



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

KLING BOAT AND RV STORAGE

CUP-2024-02

TO: Douglas County Hearing Examiner
FROM: Douglas County Land Services Staff
RE: Kyler Kling Mini Storage, CUP-2024-02
DATE: August 2, 2024

I. GENERAL INFORMATION

Requested Action: An application for a Conditional Use Permit (CUP) to allow for a 7,000 square foot indoor storage of RV's/Boats together with outdoor uncovered parking/storage of the same on a Rural Service Center zoned property.

Location: The property is located at 160 Sun Cove Road, Orondo, WA 98843. The subject property is described as being located within Section 11, Township 26N, Range 21E. Douglas County Assessor's Parcel Number: 67501500000.

II. SITE INFORMATION

Site Characteristics: The subject property includes an existing 40' X 80' steel frame shop building and a gravel lot.

Access: The subject property will be accessed via Sun Cove Rd.

Zoning: The subject property is located within the Rural Service Center (RSC) zoning district, which allows mini storage facilities larger than 5,000 sq ft through a conditional use permit (CUP).

III. COMPREHENSIVE PLAN – REGULATIONS/ POLICIES:

The Douglas County Comprehensive Plan designates this property as *Rural Service Center* and is zoned Rural Service Center (RSC) under Douglas County Code. The following goals and policies set forth in the comprehensive plan are relevant 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-11: Establish siting and design criteria to provide buffering or other mechanisms that will protect adjacent land uses from potential conflicts between incompatible uses.

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 DEVELOPMENT:

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

POLICY RD-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.

RURAL SERVICE CENTER

GOAL: Promote the continuation and enhancement of the existing rural service centers in order to preserve their 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.

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.

ECONOMIC DEVELOPMENT

POLICY ED-7: Develop and implement land use regulations that are flexible enough to recognize the changing nature of business and industry.

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.
 - *Goals and Policies 4.2 Rural Service Centers state these centers are characterized as having limited commercial uses. It is intended to be a mixture of land uses, particularly limited neighborhood businesses and services.*
 - *This proposal meets the goal and policies of this criteria.*
- 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 areas to the north and west are residential. The area to the east is a large lot with warehouses. The proposed structure will be in keeping with both the residential character of the neighborhood as well as the warehouses to the east.*
- C. The traffic generated by the proposed use shall be mitigated so as not to burden the traffic circulation system in the vicinity.

- *The purpose of this development is for the storage, both indoor and outdoor for RV's and boat storage. The traffic generated by storage facilities is negligible and is likely less than that of a residential development.*
- 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.
- *The parcel is service by both East Entiat Drive as well as Sun Cove Road. These are both County roads and have been designed to serve the Lake Entiat Estates subdivision in the vicinity. The property is accessed from State Route 97. The development is currently service by Sun Cove Water and Irrigation System; on-site septic system (CDHD #22-231; Waste Management; Orondo School District; Douglas County Sheriff; Douglas County Fire District #4. On-site stormwater is proposed for this project.*
- E. The proposed use will not create excessive additional requirements at public cost for public facilities and services.
- *Public facilities and services are already in place for this parcel and are presently taxed and assessed.*
- 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.
- *The property is in the general vicinity of recreational development and opportunities as it lies south of the Columbia River, Daroga State Park to the south and the Orondo River Park to the north. Traffic from this proposal is anticipated to be less than that of a residential subdivision. Emissions, glare and odors from traffic from this site should be relatively light in comparison to the residential subdivision and SR 97.*
- 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.
- *Pursuant to a March 1, 2023 memo from Douglas County Transportation and Land Services, this development will comply and adhere to all rules and regulations as outlined in their memorandum.*
- 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.
- *Pursuant to a March 1, 2023 pre-application meeting for this project a landscaping plan is submitted with this application conforming to the requirement of Chapter 20.40.*
- I. Conditional use permits shall comply with the DCC and all applicable local, state, or federal regulations.
- *The applicant/developer agrees with this criterion and understands the application will be reviewed for compliance with all rules and regulations for this development.*
- 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.

IV. ENVIRONMENTAL REVIEW

This application is exempt from a SEPA Threshold Determination in accordance with WAC 197-11-800 and DCC 19.04.110(A)(3)

V. AGENCY AND PUBLIC COMMENTS:

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

Agency Notified	Response Received	Agency Notified	Response Received
WSDOT	04/23/2024	Douglas County Transportation	07/16/2024
Douglas County Fire Marshal	06/24/2024	Douglas County PUD	04/30/2024
Douglas County Planning	06/26/2024	WA State Dept. of Ecology	04/30/2024
Douglas County GIS	06/20/2024	WDFW	N/R
DAHP	05/2/2024	Colville Tribes	04/30/2024
CDHD	05/01/2024		

* N/R = No Reply

Public comments were received and included as an attachment. The comments raised concerns related to the landscape plan.

Agency comments have been included as an attachment.

VI. PROJECT ANALYSIS

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

Comprehensive Plan consistency:

The project is located within designated *Rural Service Center* designation and is consistent with Section 4.2 “Rural Service Centers”, section 4.3 “Rural Development”, of the Douglas County Comprehensive Plan.

Consistency with DCC Chapter 18.80.030 “Conditional Uses – Evaluation Criteria”

RSC zoning authorizes this land use as a Conditional Use. The required operational conditions will sufficiently mitigate associated impact. The project will not create excessive demands on public services. Noise impacts, dust control, and adequate buffering must fall within the parameters of Douglas County Code, as well as State standards.

As conditioned, the proposal appears consistent with the requirements of this section.

Consistency with DCC 18.32 RSC:

The Rural Service Center (RSC) zoning district allows this use via a Conditional Use Permit (CUP).

As conditioned, the proposal appears consistent with the requirements of the zoning district.

Douglas County Transportation Department has evaluated the proposal and recommended approval of the project with applicable conditions.

Douglas County Land Services: The application materials demonstrate compliance with adopted codes, standards, and specifications applicable to this project. As conditioned, the proposal is consistent with the provisions of Douglas County Code.

VII. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 18, 19 and 20 of the Douglas County Code, and the Douglas County Countywide Comprehensive Plan. Staff recommends approval of CUP-2024-02, subject to the following findings of fact and conditions:

Suggested Findings of Fact

1. The applicant is Kyler Kling, 525 Sage Hills Drive, Wenatchee, WA 98801.
2. General Description: An application for a Conditional Use Permit (CUP) to allow for a 7,000 square foot indoor storage of RV's/Boats together with outdoor uncovered parking/storage of the same on a Rural Service Center zoned property.
3. Location: The property is located at 160 Sun Cove Road, Orondo, WA 98843. The subject property is described as being located within Section 11, Township 26N, Range 21E. Douglas County Assessor's Parcel Number: 67501500000.
4. The Comprehensive Plan Designation for the subject property is Rural Service Center.
5. The subject property is a part of the Rural Service Center (RSC) zoning district.
6. Douglas County Code Section 18.80.030 establishes minimum criteria for Conditional Use Permits.
7. This application is exempt from a SEPA Threshold Determination in accordance with WAC 197-11-800 and DCC 19.04.110(A)(3)
8. Initial application materials reviewed by Douglas County Transportation and Land Services include:
 - a. Preliminary Civil Plans prepared by Complete Design, dated February 7, 2024.
 - b. Stormwater Report prepared by Complete Design, dated February 7, 2024.
 - c. Landscape Plan, prepared by Complete Design, dated March 14, 2024.
 - d. Trip Generation Memo prepared by TENW, dated July 2, 2024
 - e. SEPA Checklist prepared by Complete Design, dated February 28, 2024
 - f. Project Narrative, dated February 2, 2024.
 - g. Site Plan, dated March 18, 2024
9. Surrounding property owners were given the opportunity to comment on the proposal, can request a copy of the decision, and can appeal the decision subject to the requirements outlined in DCC Title 14.
10. Public comments were received on the proposal. The comments raised concerns related to the landscape plan.
11. Comments from reviewing agencies have been considered and addressed where appropriate.
12. There is an existing septic system installed on this property under Septic Permit 22-231.
13. The preliminary civil plans and drainage report show pavement widening of Sun Cove Rd and include a stormwater infiltration facility located along the north side of the project site.

14. The preliminary stormwater report adequately demonstrates stormwater management feasibility for the subject property through the use of qualitative analysis, sub-basin delineation, and calculations.
15. The preliminary stormwater report indicates the 100-year 24-Hour storm depth is 2.4 inches, however, it has been found to be 3.25 inches at this location per NOAA (found at the following web site: https://www.weather.gov/owp/hdsc_noaa_atlas2).
16. The preliminary drainage report utilizes an assumed design infiltration rate of 1 inch per hour. The design rate shall be determined in accordance with the current SWMMEW Chapter 6.5, utilizing either the presumptive or field infiltration testing (in accordance with SWMMEW section 6.5.4) with application of appropriate correction factors applied, per table 6.2.2.
17. The trip generation memo adequately demonstrates that the project will not generate traffic that would require a Traffic Impact Analysis (TIA).
18. The Washington State Department of Ecology had the following comment: *“This SEPA indicates stormwater will be retained on site. If stormwater will be infiltrating to ground, new construction of stormwater infiltration best management practices (BMPs) needs to comply with the nine site suitability criteria outlined in the EWSWMM, starting on page 330 of the EWSWMM. Infiltration BMPs must be preceded by a pretreatment BMP, such as a pre-settling basin. Once in operation, please assess your site’s stormwater discharges to surface and ground water and determine if an NPDES Industrial Stormwater General Permit is required for this business. Questions on industrial stormwater can be directed to Kevin Dolan at 509.575.2434 or kdol461@ecy.wa.gov.”*
19. The Department of Archaeology and Historic Preservation had the following comment: *“Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP’s Standards for Cultural Resource Reporting.”* Contact DAHP directly to discuss their requirements.
20. The Confederated Tribes of the Colville Reservation submitted the following comment: *“The proposed project falls within high probability for the potential presence of cultural resources according to the Washington State Department of Archaeology and Historic Preservation’s (DAHP) statewide predictive model. We recommend the project area be surveyed by a professional archaeologist prior to any ground disturbing activities occurring. If a survey is undertaken, we would like to request a copy of the resulting survey report for our review and comment.”*
21. Proper legal requirements were met and surrounding property owners, affected agencies, and interested parties were given the opportunity to comment on the proposal at a public hearing.
22. As conditioned, the development will not adversely affect the general public, health, safety and general welfare.

Suggested Conclusions:

1. As conditioned, the development meets the goals, policies and implementation recommendations as set forth in the Douglas County Comprehensive Plan.
2. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
3. Public use and interests will be served by approval of this proposal.

4. As conditioned, the proposal is consistent with Title 18 “Zoning”, Title 19 “Environment”, and Title 20 “Development Standards” of the Douglas County Code.

Suggested Conditions of Approval

1. The project shall proceed in substantial conformance with the plans and application materials of file except as amended by the conditions herein.
2. The applicant, and site operators, are responsible for compliance with all applicable local, state and federal rules and regulations and shall acquire all applicable permits including but not limited to:
 - a. Commercial Building Permit(s) for all structures being built.
3. Prior to building permit issuance, the applicant shall acquire approval from the Chelan Douglas Health District. The final design shall meet all applicable CDHD standards.
4. According to the Chelan Douglas Health District, a Connecting to Existing System application will be required if plumbing is planned for indoor storage facility. Septic permit (22-231) has been installed and serves a shop.
5. Per Douglas County Fire Marshal, Minimum fire flow is required in compliance with D.C.C. 15.28.090 = 1,500 GPM for 2 hours at 20 PSI.
6. Fire hydrants are required in compliance with D.C.C.15.28 (Existing Hydrant Location approved).
7. According to the Douglas County Fire Marshal, Apparatus roads shall be 26’ min. width.
8. Per the Douglas County Fire Marshal, IFC 903.2.9 An automatic sprinkler system shall be provided throughout all the buildings containing a Group S-1 occupancy where one of the following conditions exists: (5) A Group S-1 occupancy used for self-storage where the fire area exceeds 2,500 square feet.

OR

- DCC 15.28.040 C. Structures not exceeding three thousand square feet, footprint, in floor area, and not located within a water district or within an area served by a state-approved private water system capable of delivering the fire flow required by this chapter.
9. Sun Cove Road is classified as Rural Collector. Required frontage improvements include roadway widening along the property frontage to provide 17’ of pavement from centerline of right-of-way in accordance with DCC Figure 3-5. Construction shall be complete and accepted by Douglas County prior to use of the site as proposed.
 10. Final construction plans designed by a Professional Engineer licensed in Washington shall be submitted to Douglas County at the time of building permit submittal. Construction plans shall be prepared in accordance with the requirements of the Douglas County Code. Include the permit number on every plan sheet and certification note per DCC 12.55 on the cover sheet.
 11. Final acceptance shall be processed in accordance with Douglas County Code (DCC) Section 12.56.110 Final Acceptance and a Performance Assurance Agreement/Warranty Assurance Agreement shall be completed as applicable per DCC 12.50.110 prior to use of the site as proposed.
 12. 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 current edition of the Stormwater Management Manual for Eastern Washington (SWMMEW) shall be submitted Douglas County at the time of building permit submittal. Include the permit number and DCC certification notes on the cover sheet.
 13. Prior to any on-site grading occurring or prior to building permit issuance (whichever comes first), a Stormwater Pollution Prevention Plan (SWPPP) and a Temporary Erosion and Sediment Control Plan (TESC Plan) shall be submitted to and accepted by Douglas County. The SWPPP and TESC Plan shall be kept on-site at all times and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.

14. The Engineer of Record shall monitor construction and shall provide as-built drawings along with certification that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. As applicable for infiltration via a Washington State Department of Ecology (WSDOE) regulated Underground Injection Control (UIC) facility, registration shall be completed prior to construction and provided to the County.
15. Prior to use of the site as proposed, 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 shall be provided to the County. County staff then prepares the agreement for signature and recording by the applicant. A note shall be included on the face of the final plat which states:
"Douglas County will not maintain the private stormwater facilities located within this subdivision. Responsibility for the long term maintenance of the private stormwater facilities is described within the Declaration of Stormwater System Maintenance Covenants recorded under AFN _____."
16. Individual / common plan development for this proposal may exceed 1-acre of disturbed ground; and therefore, may meet the threshold requiring a WSDOE Construction Stormwater General Permit (CSGP) to discharge stormwater associated with construction activity. The applicant is responsible for acquisition of all applicable permits from WSDOE.
17. Exterior lighting is limited to a maximum height of fifteen feet and must project only on the subject property in accordance with DCC Chapter 18.16, except for building illumination.
18. Storage of materials shall be located within an enclosed building, site-obscuring fence or landscaping pursuant to DCC Chapter 18.16.
19. All outdoor refuse storage shall be located and screened pursuant to DCC Chapter 18.16.
20. At time of building permit submittal, the applicant shall submit a final landscaping plan. Proposed landscaping shall be compliant with the standards of the Rural Service Center district.

Respectfully Submitted,



Tiffany Prazer
Associate Planner – Douglas County Land Services

Attachments:

Agency/Public Comments

Amber Cook (x6563)

From: Rebecca Gordon <rebecca.gordon.hsy@colvilletribes.com>
Sent: Tuesday, April 30, 2024 7:23 AM
To: Amber Cook (x6563); Shari Tincher (x6589)
Cc: Guy Moura; DAHP SEPA (DAHP)
Subject: Re: CUP-2024-02 Request for Agency Comments

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 Morning-

We have completed our review of application CUP-2024-02 for the proposed development of indoor and outdoor storage space by the Klings.

The proposed project lies within the traditional territory of the *ščəlamxəx^w* (deep water) or Chelan Tribe, one of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

The proposed project falls within high probability for the potential presence of cultural resources according to the Washington State Department of Archaeology and Historic Preservation's (DAHP) statewide predictive model. We recommend the project area be surveyed by a professional archaeologist prior to any ground disturbing activities occurring. If a survey is undertaken, we would like to request a copy of the resulting survey report for our review and comment.

Thank you for consulting with the Confederated Tribes of the Colville Reservation. These comments are based on the information as currently presented. We reserve the right to revise our comments as additional information becomes available. If you have any questions, please contact me at the number below.

Lamlamt (Thank you),
Rebecca L. Gordon MA, RPA

Archaeologist Senior
READ/BAES

Colville Satellite Office
History/Archaeology Program
Confederated Tribes of the Colville Reservation

486 S. Oak St.
Colville, WA 99114

509-631-1173 cell
Rebecca.Gordon.HSY@colvilletribes.com

Office Hours: Monday-Thursday 0630-1700

On Thu, Apr 18, 2024 at 9:21 AM Amber Cook (x6563) <acook@co.douglas.wa.us> wrote:

REQUEST FOR AGENCY COMMENTS

APPLICANT: KYLER & REBECCA KLING

Date of Application: 03/14/2024

Date Letter of Completeness Issued: 04/17/2024

Date Notice of Application Issued: 04/18/2024

Application Number: CUP-2024-02

Description of Proposal: An application for a Conditional Use Permit (CUP) to allow for a 7,000 square foot indoor storage of RV's/Boats together with outdoor uncovered parking/storage of the same on a Rural Service Center (RSC) zoned property. The subject property is approximately 1.7 acres, located at 160 Sun Cove Road, Orondo, WA 98843. The subject property is further described as being located within Section 11, Township 26N, Range 21E. Douglas County Assessor's Parcel Number: 67501500000.

Respond By: 5:00 p.m., 05/02/2024

Return Comments to: Smart Gov or 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 any application related questions, please contact Tiffany Prazer, Lead Planner.

Amber Cook

Permit Technician

Douglas County Transportation and Land Services

140 19th St NW Suite A

East Wenatchee WA 98802

Phone: (509) 884-7173



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

March 7, 2023

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

In future correspondence please refer to:
Project Tracking Code: 2023-03-01511
Property: Douglas County_Kling RV/Boat Storage Facility (Pre-CBP-2023-03)
Re: Survey Requested

Dear Annette Jester:

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

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

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

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

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



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

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson" with a long horizontal flourish extending to the right.

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





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

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

April 30, 2023

Amber Cook
Douglas County
140 19th Street NW, Suite A
East Wenatchee, WA 98802

RE: CUP-2024-02

Dear Amber Cook,

Thank you for the opportunity to comment on the Notice of Application for the **CUP-2024-02 Kling Mini Storage**. We have reviewed the application and have the following comment.

Water Quality

This SEPA indicates stormwater will be retained on site. If stormwater will be infiltrating to ground, new construction of stormwater infiltration best management practices (BMPs) needs to comply with the nine site suitability criteria outlined in the EWSWMM, starting on page 330 of the EWSWMM. Infiltration BMPs must be preceded by a pretreatment BMP, such as a pre-settling basin.

Once in operation, please assess your site's stormwater discharges to surface and ground water and determine if an NPDES Industrial Stormwater General Permit is required for this business.

Questions on industrial stormwater can be directed to Kevin Dolan at 509.575.2434 or kdol461@ecy.wa.gov.

Sincerely,

Jessica Swift
On behalf of SEPA Coordinator
Central Regional Office
509-379-0702
crosepacoordinator@ecy.wa.gov

202401671

DOUGLAS COUNTY TRANSPORTATION & LAND SERVICES



MEMO

DATE: July 16, 2024
TO: Tiffany Prazer, Land Services
FROM: Jordan Brown, Development Services
RE: CUP-2024-02 – Sun Cove Self Storage Facility

Suggested Findings of Fact:

1. Application materials reviewed by Douglas County Transportation and Stormwater include:
 - Preliminary Civil Plans prepared by Complete Design, dated February 7, 2024.
 - Stormwater Report prepared by Complete Design, dated February 7, 2024.
 - Trip Generation Memo prepared by TENW, dated July 2, 2024.
2. The preliminary civil plans and drainage report show pavement widening of Sun Cove Rd and include a stormwater infiltration facility located along the north side of the project site.
3. The preliminary stormwater report adequately demonstrates stormwater management feasibility for the subject property through the use of qualitative analysis, sub-basin delineation, and calculations.
4. The preliminary stormwater report indicates the 100-year 24-Hour storm depth is 2.4 inches, however, it has been found to be 3.25 inches at this location per NOAA (found at the following web site: https://www.weather.gov/owp/hdsc_noaa_atlas2).
5. The preliminary drainage report utilizes an assumed design infiltration rate of 1 inch per hour. The design rate shall be determined in accordance with the current SWMMEW Chapter 6.5, utilizing either the presumptive or field infiltration testing (in accordance with SWMMEW section 6.5.4) with application of appropriate correction factors applied, per table 6.2.2.
6. The trip generation memo adequately demonstrates that the project will not generate traffic that would require a Traffic Impact Analysis (TIA).

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

Suggested Conditions of Approval:

Transportation / Stormwater

1. Sun Cove Road is classified as Rural Collector. Required frontage improvements include roadway widening along the property frontage to provide 17' of pavement from centerline of right-of-way in accordance with DCC Figure 3-5. Construction shall be complete and accepted by Douglas County prior to use of the site as proposed.
2. Final construction plans designed by a Professional Engineer licensed in Washington shall be submitted to Douglas County at the time of building permit submittal. Construction plans shall be prepared in accordance with the requirements of the Douglas County Code. Include the permit number on every plan sheet and certification note per DCC 12.55 on the cover sheet.
3. Final acceptance shall be processed in accordance with Douglas County Code (DCC) Section 12.56.110 Final Acceptance and a Performance Assurance Agreement/Warranty Assurance Agreement shall be completed as applicable per DCC 12.50.110 prior to use of the site as proposed.

4. 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 current edition of the *Stormwater Management Manual for Eastern Washington (SWMMEW)* shall be submitted Douglas County at the time of building permit submittal. Include the permit number and DCC certification notes on the cover sheet.
5. Prior to any on-site grading occurring or prior to building permit issuance (whichever comes first), a *Stormwater Pollution Prevention Plan (SWPPP)* and a *Temporary Erosion and Sediment Control Plan (TESC Plan)* shall be submitted to and accepted by Douglas County. The SWPPP and TESC Plan shall be kept on-site at all times and updated as necessary to address and prevent sediment and sediment laden water from leaving the project site.
6. The Engineer of Record shall monitor construction and shall provide as-built drawings along with certification that the improvements have been completed in accordance with the applicable codes, regulations, and accepted plans. As applicable for infiltration via a *Washington State Department of Ecology (WSDOE)* regulated *Underground Injection Control (UIC)* facility, registration shall be completed prior to construction and provided to the County.
7. Prior to use of the site as proposed, 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 shall be provided to the County. County staff then prepares the agreement for signature and recording by the applicant. A note shall be included on the face of the final plat which states:

“Douglas County will not maintain the private stormwater facilities located within this subdivision. Responsibility for the long term maintenance of the private stormwater facilities is described within the Declaration of Stormwater System Maintenance Covenants recorded under AFN _____.”
8. Individual / common plan development for this proposal may exceed 1-acre of disturbed ground; and therefore, may meet the threshold requiring a *WSDOE Construction Stormwater General Permit (CSGP)* to discharge stormwater associated with construction activity. The applicant is responsible for acquisition of all applicable permits from WSDOE.

Amber Cook (x6563)

From: NC-Review <NC-Review@WSDOT.WA.GOV>
Sent: Tuesday, April 23, 2024 1:42 PM
To: Amber Cook (x6563)
Cc: Richards, Marcus; Verellen, Clayton; Darveshi, Shaun
Subject: RE: [EXTERNAL] CUP-2024-02 Request for Agency Comments

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. At this time, WSDOT has no comments.

-Thank you

From: Amber Cook (x6563) <acook@co.douglas.wa.us>
Sent: Thursday, April 18, 2024 9:21 AM
To: EHSupport <ehsupport@cdhd.wa.gov>; Rebecca Gordon (HSY) <rebecca.gordon.hsy@colvilletribes.com>; guy.moura@colvilletribes.com; DAHP SEPA <sepa@dahp.wa.gov>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; wdfwr2planning@dfw.wa.gov; NC-Review <NC-Review@WSDOT.WA.GOV>; Manzarn@wsdot.wa.gov; Mazur, George <MazurG@wsdot.wa.gov>; water@suncove.net; admin@suncove.net; manager@suncove.net
Cc: Shari Tincher (x6589) <stincher@co.douglas.wa.us>
Subject: [EXTERNAL] CUP-2024-02 Request for Agency Comments

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REQUEST FOR AGENCY COMMENTS

APPLICANT: KYLER & REBECCA KLING

Date of Application: 03/14/2024

Date Letter of Completeness Issued: 04/17/2024

Date Notice of Application Issued: 04/18/2024

Application Number: CUP-2024-02

Description of Proposal: An application for a Conditional Use Permit (CUP) to allow for a 7,000 square foot indoor storage of RV's/Boats together with outdoor uncovered parking/storage of the same on a Rural Service Center (RSC) zoned property. The subject property is approximately 1.7 acres, located at 160 Sun Cove Road, Orondo, WA 98843. The

subject property is further described as being located within Section 11, Township 26N, Range 21E. Douglas County Assessor's Parcel Number: 67501500000.

Respond By: 5:00 p.m., 05/02/2024

Return Comments to: Smart Gov or 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 any application related questions, please contact Tiffany Prazer, Lead Planner.

Amber Cook
Permit Technician
Douglas County Transportation and Land Services
140 19th St NW Suite A
East Wenatchee WA 98802
Phone: (509) 884-7173

Code Analysis

Project Description: Self-Storage

Project Parcel: 67501500000

Occupancy:

S-1 (Moderate-hazard storage) Storage Units

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

- IBC (International Building Code)
 - ICC A117.1-2009 (Accessible and Usable Buildings and Facilities)
 - IFC (International Fire Code)
 - WSEC (Washington State Energy Code)
 - IMC (International Mechanical Code)
 - UPC (Uniform Plumbing Code) IAMPO
 - Electrical L & I will need to provide a final inspection for the electrical
1. Minimum fire flow is required in compliance with D.C.C. 15.28.090 = 1,500 GPM
 2. Fire hydrants are required in compliance with D.C.C.15.28 (Existing Hydrant Location approved)
 3. Apparatus roads shall be 26' min. width.
 4. IFC 903.2.9 An automatic sprinkler system shall be provided throughout all the buildings containing a Group S-1 occupancy where one of the following conditions exists: (5) A Group S-1 occupancy used for self-storage where the fire area exceeds 2,500 square feet.
OR
DCC 15.28.040 C. Structures not exceeding three thousand square feet, footprint, in floor area, and not located within a water district or within an area served by a state-approved private water system capable of delivering the fire flow required by this chapter.

Heather Mauseth

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

Tiffany Prazer (x6558)

From: jackie turner <jackieinorondo@gmail.com>
Sent: Wednesday, May 1, 2024 9:38 AM
To: Tiffany Prazer (x6558)
Subject: Fwd: [EXTERNAL] Fwd: CUP-2024-02 Kling Mini Storage - Landscape Plan
Attachments: image001.png

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----- Forwarded message -----

From: Turner, Jacqueline <TurnerJ@wsdot.wa.gov>
Date: Wed, May 1, 2024, 9:36 AM
Subject: RE: [EXTERNAL] Fwd: CUP-2024-02 Kling Mini Storage - Landscape Plan
To: jackie turner <jackieinorondo@gmail.com>

Thank you Tiffany,

Do I send my comments to you?

If so,

1. I cant tell from the plan if the line around the perimeter is fencing.
2. If the line around the perimeter is fencing, what type of fencing is it?
3. If the line around the perimeter is fencing, it cannot be located here due to Douglas County PUD power poles which are not shown on the plan.
4. As far as I can tell from the zoning, both my neighbor and I are located within the RSC district. I believe that the landscaping between my property and the CUP property, should by type 1, as I am residential and this CUP is for a commercial enterprise. The landscape shown along this border does not appear to meet this requirement.



Please let me know if I need to submit these comments in another way or to another person. Thanks for your help with this.

Jackie Turner

From: jackie turner <jackieinorondo@gmail.com>
Sent: Wednesday, May 1, 2024 7:32 AM
To: Turner, Jacqueline <TurnerJ@wsdot.wa.gov>
Subject: [EXTERNAL] Fwd: CUP-2024-02 Kling Mini Storage - Landscape Plan

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----- Forwarded message -----

From: Tiffany Prazer (x6558) <tpraizer@co.douglas.wa.us>
Date: Tue, Apr 30, 2024, 3:52 PM
Subject: CUP-2024-02 Kling Mini Storage - Landscape Plan
To: jackieinorondo@gmail.com <jackieinorondo@gmail.com>

Jackie,

Attached please find the landscape plan that was submitted with the application. Please let me know if you have any questions.

Kind regards,

Tiffany Prazer

Associate Planner

Douglas County Transportation & Land Services

140 19th Street NW, Suite A

East Wenatchee, WA 98802

Direct Line: (509) 888-6558

Front Desk: (509) 884-7173

website: www.douglascountywa.net

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