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RESOLUTION 87-77

RE: Zone Change from General Use (GU)
to Mixed Use planned development including commercial, residential
and recreational uses - ZC 366

WHEREAS, the Chelan County Planning Commission conducted duly advertised public hearings on June 16, 1986 and December 3, 1986 to which the public was invited to attend and enter testimony regarding the proposal; and

WHEREAS, the Board of Chelan County Commissioners conducted duly advertised public hearings on July 8, 1986, January 6, 1987, February 2, 1987, February 17, 1987 and August 25, 1987, to examine the records and files of the Chelan County Planning Commission and invite public testimony for or against the proposal; and

WHEREAS, this Board finds that the planned development zone is based on the plan of development, narrative and environmental documents on file with the Chelan County Planning Department. These materials indicate that with the exception of Section 19, activities on those other lands will be limited to winter use only and consist of the installation of ski lifts (B) (C) (D1) and (D2) as identified in Figure 1, page 3 of the Final Environmental Impact Statement, May 1986. The only other development activity authorized by this zone change is the construction of the necessary maintenance/access roads and the development of ski runs. Development within Section 19 will occur as generally depicted on Exhibit 1 and more specifically as defined on page 10 of the Final Environmental Impact Statement, item #1, Phase 1--northeast area; #2, Phase 1--day skier's area. Development within Section 20 is specifically limited to those aspects of the wastewater treatment facilities generally defined in Appendix C of the environmental documents. Those privately owned lands controlled by the applicant in the northeast 1/4 of Section 30 will be available for winter use only, with development limited to the clearing and revegetation of ski runs, and

WHEREAS, the Board also stated specific findings of fact as follows:

1. The Chelan County Comprehensive Planning Outline designates this area as a major recreation area.
2. Portions of the area are currently developed as a major regional ski facility.
3. The Final EIS with addendums on wastewater treatment and surface and ground water monitoring adequately meets all provisions of SEPA.
4. The Planned Development zoning district allows Chelan County the flexibility to condition the project.
5. Approval of a preliminary concept development plan allows the developers to proceed with the preparation of final development plans.

6. The Board of Chelan County Commissioners conducted several public hearings with many comments forming the basis for additional and modified project conditions.

AND, WHEREAS, the Board of County Commissioners hereby finds that certain conditions should be attached to approval of the proposed zone change to clarify and relieve concerns raised during the public comment and testimony;

GENERAL CONDITIONS OF APPROVAL

1. The preliminary plat proposed for Phase I is subject to all the requirements of RCW 58.17 and the Chelan County Subdivision Resolution. The approval of the planned development zone does not include preliminary subdivision approval for Phase I or II. The preliminary plat will be submitted in accordance with the Chelan County Subdivision Resolution and be processed through the Planning Department for hearing before the Planning Commission and Board of County Commissioners.

2. All utilities within the planned development shall be placed underground.

3. The planned development zone change is approved on the basis that all water for domestic use, fire flow reserve and irrigation of landscaped areas will be provided by the Chelan County Public Utility District. The only use of ground or surface waters authorized as part of this planned development approval would be those water rights that maybe granted by the State of Washington for winter use only for snow making purposes.

4. The monitoring of surface water quality and quantity within the Orr Creek drainage shall be an ongoing responsibility of the developers and shall be in accordance with the surface Water Monitoring Plan for Wastewater Treatment and Disposal Facilities, August 1987, prepared by James D. King & Associates, Inc. Samples shall be sent to a certified laboratory for tests as identified by the Director of Environmental Health, Chelan-Douglas Health District. Test results shall be forwarded by the laboratory directly to the Chelan-Douglas Health District and the Washington State Department of Ecology.

5. The developers are encouraged to continue to work with the business community in Wenatchee to provide transit service to the site. At the conclusion of construction of the Phase I hotel and condominium units, a regularly scheduled bus/shuttle service shall be required.

6. The exterior surface of all buildings shall be of natural or earth tone colors and no reflective finishes or unpainted metal surfaces except glass and hardware features and special promotional or decorative accents shall be permitted. This provision will also include fences, doors, trim, window frames, above roof projections, exposed pipes, and mechanical equipment.

7. Outdoor area lighting shall be shielded so as to prevent visible glare.

8. All signs shall be indirectly illuminated with final sign design subject to the approval of Chelan County.

9. Areas developed for new ski runs shall be revegetated in a manner consistent with current practices at Mission Ridge and appropriate buffer strips between ski runs and surface waters shall be maintained.

10. Mission Ridge shall continue to stagger lift ticket start and expiration times.

11. Seed mixtures for rehabilitation activities shall be reviewed and approved by the U.S.F.S. and Game Department.

12. An advisory committee will be appointed by the Board of Chelan County Commissioners for service throughout the life of the project. The committee will serve to facilitate communication between the county, community, various interest groups and the developer/operator; while concurrently providing recommendations and/or information to all of the preceding. Specific committee responsibilities will include regular review of the developer's performance on the conditions attached to the zone change, regular review of monitoring reports and the development of recommendations to the Planning Commission and Board of Chelan County Commissioners regarding proposals to amend or modify the planned development and environmental documents related to the project. A representative will be appointed to the advisory committee from each of the following boards/organizations:

Beehive Grange
Wenatchee Heights Reclamation District
Wenatchee Heights Water Co.
Spring Hill Irrigation Co.
Stemilt Irrigation District
Beehive Irrigation District
Wenatchee Sportsmen Association

The Chelan County Planning Department will provide staff assistance to the committee.

13. The Board of Chelan County Commissioners will appoint a study committee from the Stemilt, Wenatchee Heights, Wheeler Hill and Squilchuck areas for the purpose of developing a long range comprehensive plan for the area. The recommended plan will be considered for adoption by the Planning Commission and Board of Commissioners.

ACCESS ROAD

1. The final design and location for the access road from the point at which it enters the existing Mission Ridge parking lot to the resort site

shall be subject to the review and approval of Chelan County and the U.S. Forest Service.

2. Costs for design and construction, including preliminary engineering and construction inspection, shall be the responsibility of the applicants. Chelan County's participation in this aspect of the project shall be limited to serving as the governmental sponsor in the event that other funding sources become available which require such a sponsor.

3. The applicants shall be responsible for the negotiations and necessary documentation which will be required to convey the access road right-of-way to Chelan County.

4. Final plans shall specifically identify those portions of the road to be constructed using the full bench technique.

5. Disposal sites to be used for the placement of excavated materials shall be approved by Chelan County.

6. Revegetation of cut and fill slopes shall commence as soon after construction as the growing season allows.

UTILITIES:

Water

1. The developers shall bear the full cost of necessary improvements to the PUD water delivery system.

2. Final design of the on-site delivery system in Section 19 shall be subject to the approval of Chelan County. Specific consideration shall be given to main size, hydrant location and storage capacity.

3. Final design for on-site storage will be adequate for anticipated fire flows.

4. Rehabilitation of the pipe line route shall commence immediately following construction.

5. An adequate fire flow subject to the approval of the chief of Fire District No. 1 shall be available on-site in Section 19 prior to residential and/or commercial construction.

Sewer

1. The final design of the on-site collection system, lagoons and sprayfield shall be in accordance with the "Geotechnical Soil Investigation, Mission Ridge Wastewater Facility Project", July 20, 1987, prepared by Hong Consulting Engineers, Inc., and shall be approved by Chelan County and the Department of Ecology.

2. The preliminary design of the sprayfield area shall include the development of berms in low lying areas and the sprayfield itself shall be sized and operated in accordance with letter dated July 29, 1987 from James D. King and Associates, Inc. to the Department of Ecology. Interceptor ditches shall be constructed below the berms and shall include a pump system which will return runoff to the lagoon cells.
3. The design of the sewer interceptor line, lagoons, and sprayfield distribution system shall incorporate an alarm system which would notify the resort in the event of a system failure or malfunction.
4. A maintenance agreement between the developer and the operating agency shall be prepared subject to the approval of Chelan County, the Chelan-Douglas Health District and the Department of Ecology. In addition to other items the agreement shall specifically identify the frequency of system inspections and the level of maintenance provided.
5. The final on-site inspection of facilities shall be conducted by the Department of Ecology or their official agency designee.
6. The location of borrow areas, extent of excavation and rehabilitation plans shall be subject to the approval of Chelan County.
7. All residential and commercial development occurring within Section 19 shall be served by the domestic sewer system.
8. A ground water monitoring system as required by Chelan County and the Department of Ecology shall be installed and maintained by the developer and be in accordance with paragraph 4.2.3 "Soil Saturation Monitoring Wells" of the Geotechnical Soil Investigation, Mission Ridge Wastewater Facility Project, July 20, 1987, prepared by Hong Consulting Engineers, Inc.
9. Upon completion of construction, lagoon embankments shall be seeded and fenced and warning signs installed.
10. If determined necessary by Chelan County, additional trees will be planted to screen the lagoon as per Section 1.1.2, Appendix C.
11. Fencing and signing of the sprayfield area shall be completed as outlined in Section 4.2.5, Appendix C.
12. Mechanical aeration equipment shall be installed in cell 1 as per Section 4.3.1, Appendix C.
13. An underground power cable from the resort site to the waste water facilities shall be installed.
14. Plans for road relocation and/or reconstruction shall be approved by Chelan County.

Storm Water

1. All construction shall be designed to release surface water runoff at a rate no greater than pre-development conditions.
2. The design of storm water systems for the project shall be prepared by a licensed engineer and that design shall be subject to the approval of Chelan County.
3. Rip rap will be placed in the drainage channel downstream from all culverts to prevent erosion.
4. The new road crossing east of Squilchuck Creek shall be designed by a licensed engineer to accommodate the 100 year flood event.
5. Oil water separators shall be installed in the storm water drainage system and a maintenance schedule shall be approved by Chelan County.
6. The on-site drainage system shall be maintained by the project proponent.
7. The storm water retention ponds shall be completed by the end of the first year of on-site construction in order to act as settling basins for the removal of sediments for the resort area construction.

AIR QUALITY

1. During construction, disturbed surfaces shall be watered or chemically treated to control dust. A specific source for dust control water shall be identified.
2. Burning approval and permits shall be obtained from Fire Dist. 1 prior to the commencing of any controlled burn.
3. The developers shall provide regularly scheduled shuttle service between the resort site and the existing Mission Ridge ski area.
4. All woodstoves utilized in the development will conform to the standards for wood burning devices described in Chapter 405, Washington Laws of 1987.
5. All fireplace installations shall include spark arrestors.

GENERAL CONSTRUCTION

1. A development timetable for those aspects of Phase I construction outlined on page 10 of the FEIS shall be prepared and submitted for approval by Chelan County prior to any site preparation work occurring.
2. Grading and earth moving activities will begin and end each year based on the moisture content of the soil and will be approved by Chelan County with the advise of the advisory committee. Generally, May 1 and

October 31 can be utilized as guidelines for planning the commencement and termination of such activities. In no case, however, will siltation be allowed downstream.

3. Top soil removed during grading shall be stockpiled for later use in site rehabilitation. In the event that inadequate top soil is available for site rehabilitation, materials shall be hauled to the site to accomplish approved plans.

4. An annual construction and rehabilitation plan shall be prepared and submitted to Chelan County on or before November 1st of each year. The plan shall include a bond in an amount adequate to accomplish identified rehabilitation.

ACCESS

1. Vehicular access from the resort site to the Stemilt basin shall be limited to maintenance vehicles only.

2. A plan to maintain public access through Section 20 shall be prepared and submitted to Chelan County for approval.

3. The plan development zone change as approved by Chelan County does not include a proposal to construct an access road from the south in Kittitas County to a base area in the Naneum basin.

4. A specific plan to preclude guest access to Sections 17, 20, 29 and the northeast 1/4 of Section 30 shall be prepared and submitted to Chelan County for approval.

WILDLIFE

1. The developers are responsible for the provision of all wildlife mitigation measures as outlined on pages 59 through 61 of the Final Environmental Impact Statement, May 1986.

2. Motorized off-road vehicles will be prohibited within the planned development zone with the exception of those required for maintenance and operation activities of the project.

FIRE PREVENTION

1. Prior to construction the area of the rezone shall be annexed into Fire District #1.

2. The developers shall be responsible for the cost of the staged fire protection system.

3. The protection system shall be as follows:
Year one (first year of construction) - attack vehicle with 500 gallon tank; a trained volunteer crew from project employees; a heated garage for the first winter when buildings are on-site; a reservoir(s)

sized to accommodate the fire flow requirements of the project; a fire main installed prior to the construction to provide protection for the condominiums and other buildings.

Year two - fire fighting equipment and storage space.

Year three - fire station within one mile of the resort, the location to be approved by Chelan County and Fire District #1, designed to anticipate accommodations including a kitchen, rooms for four resident fire fighters, a day room, apparatus bays for two trucks; a standard rated pumper with 1250 per minute pump.

4. The owner/developer shall provide 24 hour per day security service to control access to the project site should a road closure be required to control access to high fire hazard areas.

5. The developer shall submit to Chelan County for approval an evacuation plan for owners, guests and employees. The plan should anticipate the potential for a major fire incident within the project or adjacent areas and address evacuation by an alternative route to the proposed access road.

NOW, THEREFORE, BE IT RESOLVED that the zoning classification of that property more particularly described below be reclassified from a General Use (GU) zoning district to a Mixed Use planned development including commercial, residential and recreational uses on private land situated in Chelan County.

LEGAL DESCRIPTION

In Township 21 North, Range 20 E.W.M.: All of Sections 19 and 20; Section 30, EXCEPT the east 850 feet of the northeast 1/4 of the northeast 1/4 and the north 1/2 of the northeast 1/4 of the southeast 1/4 of the northeast 1/4; all of Section 31.

In Township 21 North, Range 19 E.W.M.: The southeast 1/4 of the southeast 1/4 of Section 22; the south 1/2 of the southwest 1/4 and the southeast 1/4 of Section 23; all of Section 24; all of Section 25; all of Section 26; those portions of the east 1/2 of the northeast and southeast quarters of Section 27, lying within Chelan County; those portions of the north 1/2 of the northeast and northwest quarters of Section 35, lying within Chelan County; all of those portions of Section 36 lying within Chelan County.

This resolution shall take effect and be in force immediately from and after its passage.

Dated this 25th day of August 1987.

BOARD OF CHELAN COUNTY COMMISSIONERS


James L. Young
James L. Young, Chairman

Thomas A. Green
Thomas A. Green

John S. Wall
John S. Wall

ATTEST:

Kenneth C. Housden
Kenneth C. Housden
Clerk of the Board