

## **Desert Canyon Golf Resort**

<u>Property Owner:</u>	Great Links Resorts, LLC Pro Desert, LLC	Lynden, WA
<u>Project Applicant:</u>	Homestar Northwest, LLC	Lynden, WA
<u>Civil Design and Engineering:</u>	Forsgren & Assoc.	Wenatchee, WA
<u>Building Design:</u>	Homestar Northwest, LLC	Lynden, WA
<u>Landscape Design:</u>	Homestar Northwest, LLC	Lynden, WA

The application of development for Phase V will be the culmination of the original Desert Canyon Resort plans. The additional features of indoor activities for the entire family, pools, hot spas, conference center, game room, fitness center and the like will create the year round destination originally sought by the original owners back in 1991. As the current owners and operators of the Desert Canyon Golf Course and its existing amenities we are excited to execute this vision.

The Desert Canyon Resort may provide vacation ownership opportunities in several methods of purchase, time share, and fractional as well as full share residential ownership. The Resort will offer the best recreational opportunities such as existing 18 hole golf course, putting course, walking/jogging trails as well as new amenities of year-round hot spas, indoor water park play structures, waterslides, croquet lawn, clubhouse with game room and fitness area, conference center and coffee shop as well as quality accommodations near Daroga State Park and mid-way between the communities of Wenatchee and Chelan.

Great Links Resorts has already completed the following projects at Desert Canyon: a 21 Unit Condominium Lodge, 16 Condominium Units in 4 – 4 Unit Casitas, and are currently under construction of the remaining Falcon Point (Columbia Crest) Condominium Units which total 28 Units. Overall we have underway or completed 65 multi-family Units of our total 265 Unit density allocations. Our application here for Phase V will demonstrate the use of that 200 remaining density units allocated to Great Links on our parcel.

Per our original purchase and the terms of the 1991 PRD and subsequent Amendments, Great Links hereby claims the following Density Allocations for Desert Canyon:

- 265 Multi-family Units
- 21 Great Links Lodge
- 16 Great Links Casitas
- 28 Columbia Crest Condos (under construction, 4 sold & occupied)
- 200 Remaining Density Units for Use in Phase V

## **Land Use Plan:**

Please review Exhibit A Density Distribution and Division Phasing Map, Exhibit B - site plan for Phase V.

### **Master Plan Conditions – Resolution C.E. 91-31, PRD91-01, PRD92-02**

The original Desert Canyon PRD and associated amendments are the planning documents from which we have developed our Phase V intentions. As required the application is in “substantial conformance” of the approved Master Plan, Chapter 18.67 D.C.C and the conditions of the original resolution. The development of Phase V will include the intersection improvements at SR 97 as determined by Traffic Study and cooperation with Douglas County Transportation and WSDOT. The Traffic Study is attached to this application as Exhibit I.

## **Phase V Development and Density Plan by Division**

### **Division 1 – New Entry Road and Amenity Center – 10.35 acres**

Our first project will be the creation of a new entrance to the Desert Canyon Resort from Brays Canyon Road, and extending to the south providing road access to the Desert Highlands property (Birdie Properties), as well as the ability to provide access to the Brays Heights Subdivision property (Buck/Lesh) to the west. The new entry and road will be constructed within the 60’ of jointly contributed land established in a Memorandum of Agreement #2804413, filed in Douglas County Nov. 1992. Exhibit M. This road will eventually connect to and be the continuation of Desert Canyon Boulevard and provide the needed circulation in the resort. Division 1 will encompass the new Lobby-Check In facility, as well as the aquatics amenities, game room and fitness center for the resort, and may include up to 72 Condominiums. Exhibit C. The new portion of Desert Canyon Boulevard will be a 2 lane road with shoulders in a 50’ ROW, with an 8’ path for walking, jogging, golf carts, bicycles outside the county ROW.

The new Desert Canyon Amenity Building is designed to be an additional hub attraction on the site, the Desert Canyon Golf Course, Restaurant and Putting Course as the original hub, and the new Aquatics Amenity as the second hub. This new Amenity area will provide the first impression of the quality of the project as visitors arrive at Desert Canyon.

The Amenity building will be approximately 12,000 square feet total including the following:

Lobby and Office/Administration Area - 2100 square feet

Lockers and Change Rooms – 1200 square feet

Pool and Aquatics Area (indoors) –7200 square feet (pool area 1810 square feet)

Game Room – 200 square feet

Fitness Room – 900 square feet

Food Service – 400 square feet

The Lobby Area may include a small gift shop (not more than 250 sqft) with minor convenience items, such as you might find in any quality resort lobby. We would expect that this minor retail space would be utilized by our resort guests and owners for convenience items as they arrive on site, not as an off site attraction to the surrounding area outside the resort, and no signage for such would be placed off site for such use. Exhibit D Amenity building floor plan, concept elevations and Water Park design concept.

The indoor/outdoor Water Park Amenity is being designed and engineered under Washington State Health Department review and permitting. All state and local rules and regulations for supervision, fencing, safety etc will be met or exceeded.

Hours of the amenity activities are expected to vary by use, for example the Fitness Room may be open from 6 AM to 10 PM to resort owners & guests only, but the water park features may be open to the public from 9 –10 AM to possibly as late as 9 PM. The minor food service is adjunct to the water park features and would have similar hours. The Lobby-Check In desk may be a 24 hour facility depending on seasonal need and occupancy. Currently, Check-In facilities are in the Great Links Lodge building on site. It is expected that moving the Check In facilities to this commercial building will have less impact on residents and guests than the current location as there are no living units in the new Check In building and traffic will now come in the entrance nearest the Check In facility rather than currently having to travel all the way through the residential area to get to the Lodge for Check In.

Parking for the amenity building area will be as follows:

Swimming pools – 1810 sqft of water @ 1:150 sqft = 12 spaces

Fitness Center – 900 sqft @ 1:100 sqft = 9 spaces

Game Room – 200 sqft @ 1:400 sqft = 1

Food Service. – 400 sqft @ 1:100 sqft = 4

Total Required per Code: 26 Spaces

Total Provided on Site Plan for Amenity Area: 26

Additional overflow parking is provided for in the adjacent condominium parking lots to the south – 24 being required if all 12 units per building are constructed, and 32 spaces are provided, an excess of 8 spaces per building- total of 16 overflow spaces in the area. Also, a recorded shared parking agreement is in place with the Desert Canyon Golf Course, and there exists an extra 75 spaces over required parking for the golf course and restaurant which can be used to address space for RV parking, Bus parking and the like.

Additionally, we will provide temporary parking spaces for guests as they arrive on site to Check In and find out which building they will be staying in. Parking for them will then be adjacent to the unit they are assigned to stay in and the parking at the Amenity is expected to be used by folks

travelling from off site to the Amenity, as our guests and residents will likely walk or bike to the facility.

The surrounding outdoor area will be landscaped and may include a croquet / event lawn (which may double as storm water detention), beach volleyball area, and outdoor pool and hot spa with lounging area. For the purposes of this area, which will be open to the public, as well as resort guests and property owners, we request Recreational Overlay on Division 1.

The 72 Condominiums will be constructed in up to 8 buildings of up to 12 units per building. Each Unit will likely have multiple bedrooms and each unit will include a full kitchen and laundry equipment. Units are typically 800-1400 square feet and 2 parking spaces per unit will be provided in parking lots adjacent to the buildings. These condominiums will most likely be used in our time-share system as transient accommodations, but are not to be restricted to such use. It is expected that these units will operationally only require 1 parking space per unit as is typical in properties used primarily as second homes or transient in nature. Thus we expect that there will be overflow parking available in these parking areas which are nearby and/or adjacent to the Amenity building. Exhibit E demonstrates sample floor plans for the condominiums as well as elevations concept.

#### **Division 2 – 34 Density Units – 6.85 acres**

- 14 Condominium units in 7 duplex buildings, each unit up to 3000 square feet with attached 2 or 3 car garages. Sample concept Exhibit F.
- 20 Condominium units in 5 fourplex buildings each unit 800-1400 square feet. Each unit will include an enclosed single car garage and one open parking space. Sample concept Exhibit G.

#### **Division 3 – 32 Density Units – 4.38 acres**

- 16 Condominium units in 4 – fourplex buildings, each unit 800-1400 square feet. Each unit will include an enclosed single car garage and one open parking space. Sample concept Exhibit G.
- 16 Condominium units in 4 fourplex buildings, each unit 1500-2400 square feet with attached 2 car garages. Sample concept Exhibit G.

#### **Division 4 – 20 Density Units – 2.65 acres**

- 20 Condominium units in 5 fourplex buildings, each unit 800-1400 square feet. Each unit will include an enclosed single car garage and one open parking space. Sample concept Exhibit G.

### **Division 5 – 20 Density Units – 6.03 acres**

- 20 Condominium units in duplex, triplex and fourplex as grade allows for placement. Each Unit up to 3000 square feet with 2 or 3 car attached garages. Sample concept Exhibit F.

### **Division 6 –22 Density Units and Density unused from previous Divisions – 15.24 acres**

- RV and Boat Parking and Storage areas to be developed, adjunct to the existing Desert Canyon RV Park on the golf course property to the north boundary of this parcel.

### **Unit Types and Description:**

Our multi-family units will be held in condominium associations. There will likely be layers of associations, with like units grouped and under master associations. Each Condo unit may be held as and “air & space” condo or a “paint in” condo, final details will be filed with each condo survey and recording. Each living unit will have private outdoor space equal to or in excess of the county standard. Typical unit types and calculations are provided in Exhibit I. The remaining outdoor space will be held in common by the association(s). A typical set of CCR’s is attached as well Exhibit J.

Buildings will be designed with the setbacks provided for in the original PRD –

Front Yard – 25’

Rear – 15’

Side Yard – 5’

Flanking Side – 25’

The units will be clustered into small groups each sharing walkways and communal garden areas. A combination of 1 and 2 story units will give the buildings a varied appearance and allow us to adjust the combination for the mix best suited to the market environment as we proceed through the project. The arrangement of the buildings on the site will still allow existing homes on the site to substantially maintain their views. The variety of sizes and types of units will promote visual interest.

Concept designs are attached with this application Exhibit D,E,F,G. Final Architectural designs will be completed with each Division formal application when siting can be determined with grade etc. We ask for flexibility on this point as we wish to bring forward the best overall combination as well as being flexible to changing market demands. Each Division will be submitted with accurate drawings for approval by Douglas County as we progress through the site.

### **Access & Easements**

Current access to the Great Links property is via Desert Canyon Boulevard, a Douglas County maintained public road. This development project includes the construction of a new primary entry to the Desert Canyon Resort. The construction of the extension of Desert Canyon Boulevard to the new entrance will provide a needed second access point and circulation for the

site. The new entry section of the road will be placed within the 60' area prescribed by a Memorandum of Agreement filed in Douglas County #280443 Nov. 10, 1992. Exhibit M. This new entry road will serve both the Brays Heights property to the west – currently owned by Buck and Lesh (MOA with previous owner Boyce) as well as provide the required access to the Desert Highlands Property (Birdie). The roadway itself will be a 50'ROW, with an 8' activity path running adjacent, to keep walkers, joggers, golf carts and bicycles off the county ROW. The other existing easements on the Desert Canyon site for reciprocal parking, storm water detention, septic system drain fields etc are included in Exhibit N.

### **Built Green, Low Impact Development, & Low Impact Landscaping**

Homestar is committed to exploring and implementing the use of “Green” philosophies and methods. Our Development staff has already implemented many of these design philosophies in projects which we have completed or are underway.

- With respect to land development and landscaping; consideration needs to be given to soil type, existing topography, and structural requirements. Upon receiving project approval our development team will proceed with civil and landscape design with the goal of implementing some or all of these programs. Preliminary design already includes a reduction in impervious surfaces, and the use of pervious methods of hardscaping, rain gardens, bio-infiltration swales and bio-swales. Landscape design will rely on the principles of Xeriscaping and the use of drought tolerant species.
- Homestar currently implements Energy Star strategies, efficient structural framing, State VIAQ & Insulation requirements, State Dept. of Ecology programs, etc. These items form the basis of the available green building projects. Homestar is committed to continued use and growth in available green building practices. As a goal the project will attempt to achieve a two star rating under the Built Green system.

### **Summary – Construction Schedule**

Depending on market and financial considerations, Divisions may be combined, creating a shorter build out period than indicated above. It is our desire to bring forward this project in at least one division of development per one to two years; however we must be responsive to market conditions. Each Division will be applied for with detail drawings and site plans, meeting development and building codes as necessary.

We hope to build the Divisions as shown on the attached drawings, however, grade issues, previously undiscovered attached rock, and the like may make some buildings unfeasible as currently shown. Any density per division which is adjusted for and not used as applied for is reserved for future use in the “wedge” property referred to as Division 6.

Therefore, it is our intention to begin construction on the site in 2009 with the entry road and Division 1, and expect build-out of the project within 12 to 20 years.

## **Recreational Overlay - D.C.C. 18.46**

As the Amenity building and its activities will be open to the public we are requesting the expansion of the existing Recreation Overlay of the Desert Canyon Golf Course to extend over Division 1 an area of 10.35 acres. The need for additional buffering is minimized by the majority of the project lying within the boundaries of the existing Desert Canyon Golf Course, itself under a Recreational Overlay. The only remaining “un-buffered” area is to the west of the new Amenity area along the new access road which serves the Desert Highlands Project. The design demonstrates a shielding trellis along the western boundary shielding the pool and hot spa area, as well as a grade change that will provide even more separation of the uses. The road itself will provide some of the separation and the building will be at least 55’ feet from the road edge. Additionally, the Desert Highlands ownership has requested to be a part of the Master Association and offer memberships to its future property owners. They view the Amenity as a benefit and wish to be a part of it, not something to be shielded from. Exhibit H Section 2.6-Desert Canyon Agreement.

We also request Recreational Overlay Designation on Division 6, a 15.24 acre site- although we recognize that additional detailed information is required for submittal. Division 6 lies adjacent to the golf course on the south and east side, the existing Desert Canyon RV Park on the north-east, and the existing buffering earthen berm and landscaping on the north boundary along Brays Canyon Road. This buffering will be maintained by development of Division 6. We wish to achieve the designation so that we may extend and enhance the existing public RV Park in Division 6 as well as potentially add other public recreational opportunities in this area. As Daroga State Park and other local RV facilities and parks are typically full through the summer months we believe that an expansion of the RV Park is a desired element in the larger community. We ask for the flexibility to add potential public amenities in this area, such as mountain bike and/or snowmobile rentals, ball fields, tennis courts, etc. Final design and proof of setbacks, parking etc will be provided at time of Division application.

### **DCC 18.46.070 – Development Standards**

- A. Buffering – Lies within an existing R-O District except on west boundary. Buffering on this boundary will be by vegetative screening, trellis and distance.
- B. Outdoor lighting will be screened, shielded as to only project down or low landscape type.
  - Off street parking is provided per code. 26 spaces required, 26 provided, plus 16 additional overflow parking stalls adjacent, and 75 overflow available at Golf Course parking area (easement recorded) See amenity site plan – Exhibit C

- C. Access is from Brays Landing Road to Desert Canyon Blvd. A new entry to Desert Canyon and road connection will be within Division 1.
- D. Trash collection will be on site, screened, with refuse truck access, and may also be transferred to larger existing trash facilities on the Desert canyon site.  
See amenity site plan – Exhibit C
- E. Signs will be designed per DCC 20.44
- F. Buildings will be sprinkled and alarm monitored. Roads and accesses will meet Fire Marshall approval. It is expected that these facilities will generate no unexpected demands of emergency services.
- G. See G above. All conditions will be considered.
- H. Potable and irrigation water is provided by Desert Canyon Water Utility. Septic and drain field design will be forthcoming.
- I. Outdoor speakers and any amplification will be limited to soft music on the pool decks, and the possibility of a speaker for events on the lawn. There are no churches or schools nearby, and the property owners are the applicant, we will make accommodations for noise concerns in our sale documents.