

MASTER PLAN APPLICATION NARRATIVE – SECTION D

1. What is the current use of the site?

The project site is comprised of approximately 432 acres located generally east of the intersection of Highway 97 and Sun Cove Road in Douglas County, on the east bank of the Columbia River. The site is bisected by Highway 97, effectively creating a northern and southern portion of the proposed Master Planned Resort. There are 19 individual parcels which make up the project site (refer to Table 2.2a). Six of the 19 parcels were oddly configured under the previous platting of the site, to allow access to Highway 97 in addition to shoreline access. As such, 6 of the 19 parcels currently have shoreline access.

The northern portion of the site is located approximately 500 feet from the Columbia River. Between the project site and the Columbia River there is a band of platted land which varies between approximately 300-500 feet in width, with the exception of the 6 parcels aforementioned. Although platted for residential use, this band of land is generally designated as “Undeveloped” per WAC definitions, though some parcels have been developed with single-family residences. The zoning for this portion of property is Rural Resource 5 (RR5) which is consistent with the zoning designation of the northern portion of the Master Planned Resort.

The site generally slopes from south to north, with some very steep slopes located along the southern perimeter of the project site. The steep slopes and rocky outcrops located in the southern portion of the site total approximately 49 percent in some areas. Much of the remainder of the site is currently designated as “Open space” per WAC definitions described in Douglas County Assessor data, as well as some “Agriculture” areas. On portions of the project site there are existing apple and pear orchards of low value. There are some existing farm buildings associated with the original farm located on parcel 2622072-000-2 which will be demolished.

2. Please describe adjacent land uses in all directions around the subject property?

Based on Douglas County Assessor information, the site is surrounded by open space to the south and west. There is some existing agricultural use in the form of crops and orchards located adjacent to the southeast and eastern portions of the site. The platted land abutting the northern portion of the site is generally undeveloped and shares the same rural resource zoning as the northern portion of the proposed site, although a few select parcels are developed with single-family residential use.

3. A detailed statement how the proposed amendment is consistent with the Growth Management Act (RCW 36.70A), county-wide planning policies, the Douglas County Comprehensive Plan, applicable city comprehensive plans and capital facilities plans.

A. RCW 36.70A

As noted in the RCW, 36.70A.011, in order to retain and enhance the job base in rural areas, “...rural counties must have flexibility to create opportunities for business development”. The legislature states in defining its rural element that a county should “...foster land use patterns and develop a local vision of rural character that will help preserve rural-based economies.....permit the operation of rural-based agriculture, commercial, recreational and tourist businesses that are

consistent with existing and planned land use patterns..” The proposed River Course Master Planned Resort will contribute to the local rural economy through job creation as a result of the many recreational amenities proposed golf course and clubhouse, hotel and day spa and other associated commercial uses. The development of diverse recreational uses such as the provision of an 18-hole golf-course, tennis courts, fitness center, fishing and walking trails will attract tourists to visit the area, resulting in greater prosperity for the local community.

The RCW identifies Planning goals in RCW 36.79A.020. General planning goals which will be fulfilled as a result of the proposed project include:

• **Economic development (RCW 36.79A.020.5)**

Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient growth, all within the capacities of the state’s natural resources, public services ,and public facilities.

As a result of the proposed project, economic opportunities will be created.

• **Open space and recreation (RCW 36.79A.020.9)**

Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

The proposed Master Planned Development will retain approximately 71 percent of the site as open space. Of the open space, active recreational uses will comprise approximately 47 percent and passive recreational uses will occupy approximately 24 percent. There will be extensive recreational opportunities afforded by the proposed project including an 18-hole golf-course, 3-par pitch and putt with 6-holes, driving range, day spa, 20,000 square foot fitness center, 3 tennis courts, stocked fishing pool and approximately 3½ miles of walking trails with fitness stations. Any existing wildlife habitat that is identified through the environmental review process will be protected with the necessary buffers as required by Douglas County Code.

The RCW identifies requirements for Master planned resorts in RCW 36.70A.360.

Master Planned Resorts are defined as “a self-contained and fully integrated planned unit development, in a setting on significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities” (RCW 36.70A.360.1).

The proposed River Course Master Plan meets the RCW definition in that there are considerable scenic resources within the immediate vicinity of the project site. The approximately 432-acre site is bisected by Highway 97, very close to the Columbia River to the north and steep, rocky outcrops to the south. The Master Planned Resort is ideally situated overlooking the Columbia River, an 1,200-mile long

expanse that flows between northern Oregon and southern Washington. Formed in glacial floods, it is the country's fourth largest river.

Another significant scenic resource, located approximately 12 miles northeast of the proposed River Course Master Planned Resort site is Lake Chelan. The lake has an elevation of nearly 1,500 feet, and is ranked as the third deepest lake in the country. As a result, it is also the center of diverse recreational opportunities including boating, fishing, hiking, river rafting, golfing, hang-gliding, paragliding, water and snow skiing, and horseback riding.

The proposed resort will have a diverse number of on-site recreational activities. An 18-hole golf course will surround the residences in the northern portion of the site, and occupy most of the north side. A resort village center is proposed in the northern portion of the site along Highway 97 and will form the central focus of the resort. Amenities will include a central clubhouse and restaurant, pro shop, 100-room hotel with gift shop, gourmet wine/grocery store, day spa, 20,000 square-foot fitness center, gas station, and convenience store. Other recreational amenities in the nearby vicinity include 3 tennis courts, a pool, community park and picnicking areas. There will also be a stocked fishing pool associated with hole 10 of the proposed 18-hole golf course.

Capital facilities – RCW notes that capital facilities, utilities, and services, including those related to sewer, water, storm water, security, fire suppression, and emergency medical may be provided to a master planned resort by outside service providers, including municipalities and special purpose districts, provided that all costs associated with service extension and capacity increases directly attributable to the master planned resort are fully borne by the resort.

The applicant will bear the costs of utilities and services for the Master Planned Resort as determined through Douglas County's application process.

The master plan is allowed to include other residential uses within the proposal, if the residential uses are integrated into and support the on-site recreational nature of the resort.

The proposed Master Planned Resort project will include the development of a range of vacation ownership dwelling units including; 117 single-family residences; 32 estate lots; 120 condos north of the highway including 100 units a mix of flats and townhomes, 20 units attached single-family; and 88 attached single-family condos south of the highway, for a total of 208 condos. These residential uses will be fully integrated within the design of the master planned resort. The single-family residences located in the northern portion of the plat will be completely surrounded by the proposed golf course on all sides, providing the opportunity for attractive views (refer to Exhibit 1.1B – Resort Character, to get a sense of the proposed character of the golf course and architecture).

A resort village center is proposed in the northern portion of the site along Highway 97 and will form the central focus of the resort. Amenities will include a central clubhouse and restaurant, pro shop, 100-room hotel with gift shop, gourmet wine/grocery store, day spa, 20,000 square-foot fitness center gas station and convenience store. The resort village center will also include approximately 100 units of flats/townhomes proposed to be located along an outdoor pedestrian

plaza. There will be benches and landscape plantings situated along the length of the plaza and a water fountain in the center, combining to create an attractive pedestrian experience for visitors and residents of the resort. Other recreational amenities in the nearby vicinity include 3 tennis courts, a pool, open green space and picnicking areas. There will also be a stocked fishing pool associated with hole 10 of the proposed 18-hole golf course.

In the southern portion of the resort site, there will be a 3-par pitch and putt golf course with 6-holes and driving range. As mentioned previously, east of the golf course, 88 attached single-family condos are proposed. Proposed amenities will include swimming pools and green, open space areas. An approximately 3½ mile walking trail is proposed along Highway 97 which will climb behind the 32 estate lots located west of the golf course up along the hilly, ranges which lie along the southern perimeter of the project site. Exercise stations are proposed along the flatter portions of the trail. A vineyard is proposed along Highway 97, abutting the southern perimeter of the proposed Master Planned Resort, providing an attractive visual buffer along the road.

The mix of residential uses in close vicinity to the recreational opportunities provided on the site fulfills the requirement of the RCW's code.

The County's comprehensive plan must identify policies and development regulations to guide the development of Master Planned Resorts.

Please refer to responses below.

B. Compliance with Douglas County Comprehensive Plan

4.4.1 Master Planned Resort Goals & Policies

GOAL: Provide opportunities for Master Planned Resorts (MPR's) that will provide a mixture of recreational, commercial, lodging and resort-residential land uses that are appropriate for the site.

Policies:

MPR - 1 Encourage MPR's, which do no conflict with existing adjacent land uses, and in those cases where conflicts may be created, ensure that appropriately planned buffers are provided.

The zoning code also states that a buffer will be required when the MPR has greater density and/or intensity than that allowed in an adjacent zoning district and/or is located adjacent to an agricultural district and/or critical area. The surrounding zones bounding the perimeters of the site share the same zone, Rural Resource-5 (RR-5) to the north and Commercial Agriculture (AC-10), with the exception of the zone located to the west of the site, Rural Service Center (RSC). The density of these adjacent zones is equivalent to or greater than the density proposed in the subject Master Planned Resort. The existing land use in these surrounding properties is primarily open space with some agricultural use.

Along the western project perimeter where the proposed master planned resort abuts the RSC zone, the golf holes and adjacent single-family residential lots will be set back approximately 50 feet. Along the northern perimeter, the project site is abutted by an existing local road, named Orchard Drive. Residential single-family lots will set back a minimum of approximately 150 feet from the northern project perimeter in most places.

MPR-2 Provide a process that will encourage MPR's to be high quality developments that are shown to be beneficial to the overall economy of the area and Douglas County, as well as being environmentally sound and appropriate for the site.

The proposed River Course Master Planned Resort has been designed as a high quality development with diverse recreational activities proposed and associated commercial uses in addition to a range of vacation ownership dwelling units. The vacation ownership units will include single-family residences, estate lots, condos including a mix of flats and townhomes.

The central resort village center will include a central clubhouse and restaurant, pro shop, 100-room hotel with gift shop, gourmet wine/grocery store, day spa, 20,000 square foot fitness center gas station and convenience store. The resort village center will also include approximately 100 units of flats/townhomes proposed to be located along an outdoor pedestrian plaza. There will be benches and landscape plantings situated along the length of the plaza and a water fountain in the center, combining to create an attractive pedestrian experience for visitors and residents of the resort. Other recreational amenities in the nearby vicinity include 3 tennis courts, a pool, open green space, and picnicking areas.

The resort will be constructed in a high desert architectural style, employing the use of natural materials such as wood and stone. The intent is to create a natural, attractive aesthetic that complements the existing character and surroundings of the site (refer to Exhibit 1.1B – Resort Character). There will be extensive planting throughout the central resort village to further contribute to the high quality ambience of the proposed resort.

The quality of the development is expected to attract many visitors and residents to the resort, which will contribute to the existing recreational draw of Lake Chelan and associated economic benefit for the community.

MPR-3 Plans developed for MPR's will be consistent with the other elements of this comprehensive plan, particularly the designated Resource Lands Element.

The Master Planned Resort will be consistent with other elements of the comprehensive plan. A thorough analysis of the potential impacts on resource lands including forest, agriculture and mineral lands with, adjacent to or affected by the proposal will be provided in the additional environmental review that will be conducted by Douglas County.

MPR-4 MPR's will be separated physically and aesthetically from the nearest existing developed areas.

The subject project site is located within an undeveloped area of primarily open space and some agriculture. There are no existing developed areas within the

immediate physical proximity of the project site. The closest developed area is Suncover residential subdivision located approximately 0.5 miles from the project site.

While the existing landscape is essentially undeveloped, the proposed Master Planned Resort will be aesthetically and visually softened through a landscaped berm that would abut the northern perimeter of Highway 97. On the southern side of the highway an approximately 100-foot vineyard buffer would be planted to obscure views of the golf course and estate lots proposed on the southern side of the highway.

MPR-5 New urban or suburban type land uses, including commercial activities, not associated with a MPR will be prohibited in the surrounding vicinity, except in areas otherwise designated for urban growth.

There are no new urban or suburban type land uses that are not associated with the MPR submittal which are being proposed in the surrounding vicinity.

MPR-6 When a MPR seeks to maintain a portion of resource use, it will be encouraged to locate on the least productive of the resource lands, and open space will be made part of that development in order to buffer and protect the adjacent resource use.

The developed portion of the proposed project for a master planned resort facility will total approximately 29 percent. The remainder of the project site will be retained as open space. The surrounding zones bounding the perimeter of the site share the same zone, Rural Resource-5 (RR-5) to the north and Commercial Agriculture (AC-10), with the exception of the zone located to the west of the site, Rural Service Center (RSC). The density of these adjacent zones is equivalent to or greater than the density proposed in the subject Master Planned Resort. The existing land use in these surrounding properties is primarily open space with some agricultural use.

Along the western project perimeter, where the proposed master planned resort abuts the RSC zone, the golf holes and adjacent single-family residential lots will be set back approximately 50 feet in order to provide sufficient setback from the existing agricultural use. Along the northern perimeter, the project site is abutted by an existing local road, named Orchard Drive. Residential single-family lots will set back approximately 150 feet from the northern project perimeter in most places.

MPR-7 MPR's will avoid, whenever possible, any critical areas or at a minimum will mitigate possible impacts to those critical areas as directed in the Resource and Critical Areas Conservation element of this plan.

An analysis of the critical areas located on the project site will be conducted during the additional environmental review that will be required by Douglas County.

MPR-8 Necessary infrastructure for the resort development will be provided by the proponent at the time of development and will be consistent with the size of the development. Actual improvements may be phased in concurrent with phased development, provided the overall size of the project is planned for.

The necessary infrastructure will be provided by the applicant to service the proposed Master Planned Resort. A septic sewage system is proposed to treat

sewage, existing on-site wells will provide water. Electricity would be provided by Douglas County East Wenatchee Public Utility District. Telephone service would be provided by Verizon.

The proposed MPR will be implemented through three separate phases of development, further described in the draft subarea plan, Section 2.1 - Proposed Phasing Plan. The sequence of actual improvements to be phased will be further defined through the Master Planned Resort review process.

MPR-9 Development plans will seek to blend the site development and architecture with the natural character and features of the land, including but not limited to topography, vegetation, geology, slope, soils, etc. The Master Plan will take all of these features and other considerations, such as cultural heritage and the nature of the resource use, into consideration to keep the facility compatible with the surrounding area.

The site planning and design of the proposed Master Planned Resort has been carefully designed to complement the existing natural character of the surroundings. The resort is proposed to be constructed in a high desert architectural style, employing the use of natural materials such as wood and stone. The intent is to create a naturalistic, attractive aesthetic that is in harmony with the existing character of the site, (refer to Exhibit 1.1B – Resort Character). The existing rolling topography of the site has been utilized in the site design through the estate lots located in the steeply sloping southern portion of the site, allowing dramatic views across to the Cascade foothills and Lake Entiat. A hiking trail has been incorporated through the steeper portions of the site to utilize the site's natural topography with a more challenging route for visitors and residents to the resort site.

The proposed Master Planned Resort will be aesthetically and visually softened through a landscaped berm that would abut the northern perimeter of Highway 97. On the southern side of the highway an approximately 100-foot vineyard buffer would be planted to obscure views of the golf course and estate lots proposed on the southern side of the highway and to better harmonize with the existing character of the landscape.

MPR-10 Encourage site planning that emphasizes cluster developments with low impact site design that reflects the natural land characteristics wherever practical, and define these clusters with surrounding open space areas.

The site design proposed for the Master Planned Resort utilizes a clustered development pattern whereby the higher intensity uses associated with the resort village have been centrally clustered in close proximity to Highway 97. Approximately 71 percent of the site has been retained in open space. The 18-hole golf course will include areas of naturalistic plantings utilizing drought-tolerant plant species (refer to Exhibit 1.1B – Proposed Character). The residential, recreational and commercial project elements have been designed to be surrounded by open space areas associated with the golf course.

MPR-11 Encourage the MPR to employ local citizens and provide affordable housing for its employees where appropriate for a given MPR site.

The proposed Master Plan Resort will likely employ local citizens from the community and will strengthen the local economy through the many visitors and

residents that will be attracted to the site. Affordable employee housing will be provided on the site, in the eastern portion of the resort village overlooking the community park (refer to Exhibit 2.3a). Approximately 10-20 apartments are initially proposed.

MPR-12 The MPR will seek to internalize and provide needed facilities, services, and utilities which avoid, where feasible, impacts on existing public systems such as transportation, water, sewer, power etc.

Where feasible, the required facilities, services and utilities will be internalized in the Master Planned Resort, so as to minimize the burden on existing public systems.

There are two existing wells located on the project site that will serve the proposed development. A septic facility is proposed to treat and dispose of sewage. A detailed septic design will be prepared and submitted to Douglas County as part of the environmental review process.

Fire Protection Service for the site will be provided by Fire District #4, a station staffed by volunteer firefighters. In addition, a 500,000 gallon water storage tank is proposed to provide fire flow within the resort.

Electricity would be provided by Douglas County East Wenatchee Public Utility District.

Telephone service would be provided by Verizon.

A transit stop has been located at a central point within the resort village center for the Link Transit route 20 bus service.

MPR-13 The MPR must have a primary focus on visitor accommodations, including short-term visitors and second homes, as opposed to full time residential subdivisions. Some short-term visitor accommodations will be included in the initial phases.

River Course Master Planned Resort will include the development of a range of vacation ownership dwelling units located in amongst diverse recreational activities.

Specifically the vacation ownership dwelling units proposed in the Master Planned Resort will consist of approximately 117 single-family residences, 32 estate lots, 120 condos north of the highway; including 100 units with a mix of flats and townhomes and 20 units of attached single-family as well as 88 attached single-family condos south of the highway, for a total of 208 condos.

Additionally, an approximately 100-room hotel will be located in the resort village. These residential uses will be fully integrated within the design of the master planned resort. An 18-hole golf course will surround the residences in the northern portion of the site, and occupy most of the north side.

MPR-14 Where the sale and location of the MPR makes it economically feasible, the MPR may also provide basic convenience goods and services to resort guests to reduce off-site traffic demands. Commercial activities will

be encouraged to serve and focus primarily on the MPR's resort market, and will be located in the interior of the development rather than on the perimeter.

The proposed Master Planned Resort includes a convenience store and gas station that will be located within the interior of the project site, for the primary use of visitors and residents of the resort. The other commercial activities proposed within the resort will also directly serve the visitors and residents of the site. These activities will include a central clubhouse and restaurant, pro shop, 100-room hotel with gift shop and gourmet wine/grocery store.

MRP-15 All on-site and off-site infrastructure, utility and public services impacts will be appropriately mitigated. Capital facilities, utilities and services can be provided in phases to meet the needs of different development phases. To avoid over-sizing, it may be appropriate for these improvements to be designed by total loads rather than peak demands.

The impacts incurred as a result of off-site and on-site infrastructure required by the master planned resort application will be appropriately mitigated through Douglas County's Master Planned Resort review process.

MRP-16 it is incumbent upon the MPR to provide environmental and archaeological protection of the site.

An evaluation of the potential critical areas located on the project site will be conducted through the environmental review of the Master Planned Resort Application. The appropriate provisions will be made for any critical areas that are identified on the project site as required by Douglas County code.

An archaeological assessment has been prepared for the northern portion of the project site by Western Shore Heritage Services, Inc., in March 2004. Prior evaluation of the project site resulted in recommendations that it did not meet Washington Historical Register or National Register of Historic Places criteria for historic significance. A copy of the archaeological study has been provided under Section 2.6 - Archaeological & Historical Element. Further archaeological assessment would be required for the southern portion of the project site. This evaluation would be conducted as part of the environmental review required by Douglas County.

MRP-17 When feasible the MPR will emphasize internal transit-oriented site planning to provide resort guests with convenient linkages between recreational activity areas and housing/lodging facilities through such means as mini-shuttles, bike paths, hiking paths, equestrian trails that minimize an extensive, paved automobile circulation system.

Connecting the various elements of the proposed Master Planned Resort has been a priority in the site design (refer to Exhibit 2.4a – Proposed Circulation). Golf cart paths have been proposed interlinking much of the northern portion of the site. For added convenience, an underground tunnel is proposed to allow easy access for golfers from the northern portion of the site across Highway 97 to the southern portion of the site. Approximately 3½ miles of walking trails have been included in the proposed development, including a hiking trail located through the steeply sloping southern portion of the site. A transit stop has been located at a central point within the resort village center for the Link Transit route 20 bus service.

MPR-18 Community sewer, water, police, and fire facilities may be provided on-site, but will be sized to meet only the needs of the development. Existing public service purveyors may provide services as long as cost related to service extensions and any capacity increase generated by the development are borne by the development. MPR sewer and water facilities will not serve intervening uses, except those specifically designated in the comprehensive plan.

Services and utilities will be appropriately sized to meet the needs of the planned master planned resort development. There are two existing wells located on the project site that will serve the proposed development. A septic facility will be proposed to treat and dispose of sewage. A detailed septic design will be prepared and submitted to Douglas County as part of the environmental review process. Fire Protection Service for the site will be provided by Fire District #4, a station staffed by volunteer firefighters. Police services will also be provided by the local community.

The applicant will bear the costs of utilities and services for the Master Planned Resort as determined through Douglas County's application process.

MPR-19 School facility, solid waste service, emergency medical service, storm drainage facility, parks and recreation and any other public service impacts will be addressed and appropriately mitigated by the MPR.

School facility, solid water service, emergency medical service, storm drainage facility, parks and recreation or any other public service impacts will be addressed and mitigated as determined through the Douglas County Master Planned Resort process.

MPR-20 Coordinate the transportation/circulation system, emergency services plan, signage and general access provisions to assure quick response in case of emergency.

The resort's transportation and circulation system will be integrated with an emergency services plan to assure a prompt response in the case of an emergency. Two emergency vehicular access points have been located on the project site. Necessary emergency signage that is required will be determined through the Douglas County Master Planned Resort process

3. A detailed statement explaining how the site is more consistent with the proposed land use designation than with the existing land use designation.

The current zoning and comprehensive land use of the project site is primarily Rural Resource-5 (RR-5) with a lesser amount of Commercial Agriculture 10 (AC-10). The purpose of the RR-5 zone is to provide an area for a variety of rural lifestyles, hobby farms, densities, and open space, while protecting the rural and resource characteristics in the vicinity. The purpose of the AC-10 commercial agriculture district is to encourage agricultural development through the maximum cultivation and reclamation of lands by restricting incompatible uses within such areas. It is also the purpose to preserve and encourage existing and future agricultural land uses as viable, permanent land uses, and as a significant economic activity within the community.

However, the site is more appropriately designated as Master Planned Resort than RR-5 and AC-10 because the existing agricultural uses on portions of the site, in the form of

apple and pear orchards, are of low value (approximately \$4,000 per acre). As such, the replacement of this existing agricultural use by recreational use will yield a greater economic benefit to the surrounding community.

Additionally, the selected site meets both the RCW and the Douglas County zoning code's definition as a highly appropriate location for a Master Planned Resort:

Master Planned Resorts are defined as "a self-contained and fully integrated planned unit development, in a setting on significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreational facilities" (RCW 36.70A.360.1).

There are significant existing scenic and recreational amenities in the immediate vicinity of the site. The view of Lake Entiat located north of the project site as well as the Cascade foothill north of site both provide a spectacular backdrop. The proposed project has been designed as a fully self-contained PUD with a focus on destination resort facilities and a range of vacation ownership dwelling units proposed. These include single-family residences, condos, flats/townhomes and estate lots. Additionally, a diverse range of indoor and outdoor facilities including an 18-hole golf-course, 3-par pitch and putt, driving range, day spa, 20,000 square foot fitness center, 3 tennis courts, stocked fishing pool and approximately 3½ miles of walking trails with fitness stations are proposed.

The subject site is ideally suited for the proposed rezone and comprehensive plan amendment into a Master Planned Resort.

4. A statement explaining how the site is suitable for the proposed designation and that there is a lack of appropriately designated alternative sites in the vicinity.

There are several key reasons that the subject project site is ideally suited for re-designation into a Master Planned Resort. The size of the subject property, approximating 432 acres, is a vital component in allowing for the mix and range of recreational uses proposed. There are no existing resorts providing the same range of activities in the vicinity. Additionally, the ready availability of water on a property of this size is a key factor in the appropriateness of this site for development into a master planned resort. The project area has a climate boasting over 300 days of sunshine per year, and is therefore ideally suited to this type of development.

This site also has considerable scenic resources in the form of Lake Entiat to the north, the Cascade foothills and other surrounding hilly slopes which provide a dynamic visual backdrop to the project site. Additionally, the proximity of shoreline access to the project site contributes to making this site highly desirable for development as a master planned resort. The site's location on Highway 97, a major north-south arterial, provides easy access from the major tourist markets of Seattle and Spokane.

5. For applications proposing a change in resource lands designation. A statement how the resource lands designation criteria does not apply to the subject property.

The current zoning and comprehensive land use of the project site is primarily Rural Resource-5 (RR-5) and a lesser proportion zoned Commercial Agriculture 10 (AC-10).

The purpose of the RR-5 zone is to provide an area for a variety of rural lifestyles, hobby farms, densities, and open space, while protecting the rural and resource characteristics in the vicinity. This district provides an opportunity for compatible rural land uses, and is

sensitive to the site's physical characteristics. The purpose of the AC-10 commercial is to encourage agricultural development through the maximum cultivation and reclamation of lands by restricting incompatible uses within such areas. It is also the purpose to preserve and encourage existing and future agricultural land uses as viable, permanent land uses, and as a significant economic activity within the community.

While the Rural Resource-5 zoning applies to the majority of the site, the existing agricultural uses on portions of the site, in the form of apple and pear orchards, are of low value (approximately \$4,000 per acre). The GMA encourages the conservation of productive resource lands. As such, the replacement of this existing agricultural use by recreational use will yield a greater economic benefit to the surrounding community and is therefore a more appropriate designation.

6. Is the proposed amendment adjacent to or located within lands designated as resource lands of long term commercial significance or critical areas? Will the proposed amendment adversely affect lands designated as resource lands of long term commercial significance or critical areas?

A portion of the subject site is zoned Commercial Agriculture 10 (AC-10), which are determined to be resource lands of long term commercial significance. The majority of the property is zoned Rural Resource-5 (RR-5). The proposed amendment will re-designate the resource lands of long term commercial significance, however the existing agricultural uses on portions of the site, in the form of apple and pear orchards, are of low value (approximately \$4,000 per acre). As such, the replacement of this existing agricultural use by recreational use will yield a greater economic benefit to the surrounding community.

The presence of critical areas of the site will be determined through the SEPA environmental review of the Master Planned Resort application by Douglas County.

7. Are public facilities, infrastructure and transportation systems present to serve the intended amendment or have provisions been made in accordance with DCC or provide the necessary facilities?

Some existing public utilities, infrastructure and transportation systems are present to meet the needs of the planned master planned resort development. The applicant will bear the costs of the provision of additional utilities, infrastructure and transportation systems as necessary as determined through Douglas County's application review process.