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# Vantage Bay Planned Unit Development

Final Development Plan

September 22nd, 2017  
Revised August 20, 2018

Prepared for  
**BCSCBN, Inc.**  
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FOR  
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Job No. 1396-001-017

Approved By:



\_\_\_\_\_  
President

September 22nd, 2017

\_\_\_\_\_  
Date

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### EXHIBITS

Exhibit A.	Original Vantage Bay PUD and Preliminary Plat Site Plans
Exhibit B.	Aerial and Site Images
Exhibit C.	Maps – Preliminary Conceptual Site Plans
Exhibit D.	Preliminary Building Plans
Exhibit E.	Substantial Shoreline Development Permit Application

## 1. SITE LOCATION

The site is located on the eastern border of unincorporated Kittitas County on the west side of the Columbia River, south of Interstate 90, situated between the northeast border of Washington State Park property known as the Ginkgo Petrified Forest and Grant County PUD property. The project is comprised of Kittitas County Parcel Nos. 17-23-30010-0001, -0003, -0006.

## 2. ADMINISTRATIVE MODIFICATION

The Vantage Bay Rezone and Preliminary Plat was approved on December 5<sup>th</sup>, 2006 through authorizing ordinance number 2006-60 (Appendix A). The rezone changed the Vantage Bay project location zoning designation from Forest and Range-20 to Planned Unit Development (PUD). The original PUD and preliminary plat proposed two phases of development with phase one including a total of 315 lots and tracts (310 lots for single-family residential uses) on approximately 58.2 acres, and phase two including 17.4 acres reserved for future development.

On behalf of BCSBCN, INC, ESM Consulting Engineers, LLC is submitting this Final Development Plan (FDP) along with minor alterations to the approved preliminary plat. The original approved preliminary plat layout did not take into consideration the development constraints of the existing topography and thus made development infeasible. A copy of the originally approved preliminary subdivision is included as Exhibit A. The adjustments have resulted in modified areas for each phase. Details regarding phasing is provided on page 3.

The changes being proposed with the FDP are all minor in nature and are listed below in Table 2.1.

Table 2.1

2006 Vantage Bay PUD	2017 Vantage Bay PUD Final Development Plan
Phase 1: 58.2 Acres Phase 2: 17.4 Acres	Phase 1: 52.98 Acres Phase 2: 4.23 Acres
310 Single-Family Residential Lots	144 Total Dwelling Units, including: (104 Single Family (SF) Detached Homes) (40 SF Attached Homes/townhomes) 40-unit Boutique Hotel with Restaurant 2,100 SF Winery and Tasting Room
No Open Space	Recreational Open Space including a community club house, lawn, barn, gardens, and a ±16-acre vineyard.
Public Roads	7,911 feet (centerline) of Private Roads

### 3. ROAD VARIANCE

On November 15, 2017 ESM Consulting Engineers and Kittitas County Public Works conducted a Road Variance Meeting to discuss a variance to allow portions of the Vantage Bay PUD internal road network to exceed 10% grade up to 12% grade. Included with Appendix B is the decision which approved "the variance with the condition that the southerly portion of ROAD A meet the 10% grade and the other roads can then exceed the 10% maximum grade but not exceed 12% grade, for short sections no longer than 400 feet."

### 4. TRANSPORTATION

A Traffic Impact Assessment (TIA) was originally conducted in 2006 for the approved PUD and preliminary plat, depicting 310 single family lots. That report estimated the weekday daily trips were to be 1,510, with 142 PM Peak Hour trips.

An updated TIA was prepared by TENw on September 1, 2017 for the proposed development (Appendix C), including 104 single-family homes, 40 townhomes, a 40-unit boutique hotel, a winery and additional community amenities. The proposed project is estimated to generate 1,025 Weekday Daily trips and 95 PM Peak Hour trips. The proposed development has a significantly lower traffic impact than the previously approved development plan.

The Conceptual Site Plan (Exhibit C) proposes private roads throughout the PUD. There are 89 proposed off-street parking spaces available throughout the site at designated common areas. The type of material to be used for the private roads and parking spaces is asphalt with an estimated cost of \$50 per square yard.

The site plan conceptually shows RV and Boat trailer parking space located south of lots 98-101. The exact number of stalls provided has yet to be determined and is not included with the off-street parking space calculations.

### 5. UTILITIES

A Large Onsite Sewage System (LOSS) Pre-Design report was submitted to the State Department of Health. The report and correspondence with the Office of Shellfish & Water Protection is included as Appendix D.

Water will be provided with an onsite well. Water right documentation is provided as Appendix E, to include: Water Budget, Water Right Report (dated 2009) and a Water Right Extension (dated 2016).

A Class A Water System certification from the Department of Ecology is in process. PLSA is the consultant tasked with acquiring a Group A Water System approval. Their letter is included in Appendix F, along with a Hydrogeologic Evaluation Report (2008).

## 6. STAGING PLAN

Following is a staging plan describing the sequence of construction for all the elements on the plans:

### Phase 1

- Estimate of Phase 1 Construction Start Date.....2-4 Months from FDP Approval
- Phase 1 Construction .....4mo.-2yrs. from Start Date
  - Pre-Construction Meeting
  - Establish Clearing Limits and Install Temporary Sediment and Erosion Control Measures
  - Clearing, Grubbing, Grading
  - Water Reservoir Construction
  - Membrane Bio-Reactor Construction (Phased Installation)
  - Utility Construction
  - Roadway/Parking Construction
  - Signage, Lighting, Landscaping and Vineyard Installation
- Lot and Building Construction..... 1-2 Years from Start Date
- Final Stabilization and Finish Date.....2-3 Years from Start Date

### Phase 2

- Phase 2 drawings submitted to county.....4-6 Months from FDP Approval
- Estimate of Phase 2 Construction Start Date.....6mo.-1yr from PH 1 Start
- Phase 2 Construction .....4mo.-2yrs. from PH 2 Start Date
  - Pre-Construction Meeting
  - Establish Clearing Limits and Install Temporary Sediment and Erosion Control Measures
  - Clearing, Grubbing, Grading
  - Membrane Bio-Reactor Expansion (Phased Installation)
  - Utility Extension
  - Driveway/Parking Construction
  - Signage, Lighting, Landscaping and Vineyards
- Hotel and Winery Construction.....6mo.-2yrs. from PH 2 Start Date
- Final Stabilization and Finish Date.....1-2 Years from PH 2 Start Date

Please note that subdivision lot sales may precede other elements of the development upon final plat approval (KCC 17.36.040(1)).

## 7. SEPA MDNS CONDITIONS

Kittitas County issued conditions of approval with the SEPA Mitigated Determination of Nonsignificance that were attached to the approved ordinance adopting the Preliminary Plat and Planned Unit Development (Ord. 2006-060). Table 7.1 is provided to verify that the alterations included with this FDP do not increase any environmental impacts taken into consideration by the original SEPA threshold determination.

**SEPA MDNS CONDITIONS  
TABLE 7.1**

Mitigated Determination of Non-Significance	Status	Notes
<b>I. <u>Transportation</u></b>		
A. The applicant shall adhere to all applicable regulations as set forth in the current Kittitas County Road Standards.	Compliant	The project is including a proposed modification to the adopted road standards as allowed under KCC 12.04.080. A Road Variance application was submitted to Kittitas County for proposed grading higher than typically allowed.
B. No direct access to I-90 or within the limited access boundaries of Huntzinger Road will be allowed per WSDOT requirements.	Compliant	Access is proposed outside of limited access boundaries onto Huntzinger Road via easements provided by Washington State Parks.
C. The north side of Tract "F" abuts WSDOT property on the north side. Access from the plat area to or across said WSDOT property shall be prohibited.	Compliant	No access is proposed across WSDOT property.
D. It is the developer's responsibility to dampen or deflect any I-90 traffic noise for the development.	Agreed	
E. Any outdoor advertising or motorist signage for this project shall comply with state criteria. The applicant shall contact Rick Gifford of the WSDOT South Central Regional office at (509) 577-1985 for requirements.	Agreed	
F. Site grading shall be designed so as not to reduce flood storage or conveyance capacity.	Agreed	The proposed layout works with the topography, minimizing site grading significantly.
G. Mail routes shall be approved by the postmaster. The postmaster shall also approve the mailbox locations. Mailbox locations shall not create sight obstructions.	Agreed	
<b>II. <u>Light and Glare</u></b>		
A. Any proposed lighting should be shaded and directed down towards the site and away from I-90.	Agreed	A note will be added to the plat which reiterates this condition so that final engineering and subsequent final plat ensures light and glare from project site is not directed towards I-90.
<b>III. <u>Water</u></b>		

<p>A. Withdrawals of groundwater on the subject property shall be subject to the rules and regulations adopted and administrated by the Washington State Department of Ecology.</p>	<p>Compliant</p>	<p>Water rights have been purchased and a Class A Water System application has been filed with the Washington State Department of Health and is currently under review.</p>
<p>B. A minimum 80 foot buffer shall be maintained from the wetlands. Currently, the preliminary plat depicts a buffer that is over 120 feet from the wetlands. Proper signage shall be incorporated and maintained on-site to encourage the maintenance of the buffer and natural condition of the shoreline and wetlands. The signage shall be interpretive in matter, and explains about buffer integrity requirements and educates about the importance of the area for wildlife, etc. the applicant shall work with the Department of Ecology, and County to design and establish the signage and a buffer restoration plan. Wetlands locations and buffer boundaries shall be delineated on the final Mylar. A plat note shall be included on the final Mylar stating that "All development will need to comply with KCC 17A: Critical Areas."</p>	<p>Agreed</p>	<p>An updated Biological Resource Review was prepared by Environmental Assessment Services in August 2017 (Appendix B).</p> <p>Proper signage will be designated on the final plat plans including the plat note. At this time, the 80-foot wetland buffer does not extend past the project property boundary as shown on the site plan.</p> <p>The adjoining property owner with the wetland buffer is Grant County PUD.</p>
<p>C. All development shall comply with the Kittitas County Shoreline Master Plan. Lots adjacent to wetland and shoreline areas shall be large enough to accommodate a building envelope which will not intrude into buffer area or require a variance for build-out. Per Kittitas County Shoreline Master Program, all structures shall be setback a minimum of 100 feet from the Ordinary High Water Mark of all shorelines.</p>	<p>Compliant</p>	<p>An updated Biological Resource Review was prepared by Environmental Assessment Services in August, 2017. As a part of this update, the OHWM of the adjacent shorelines and wetland were verified (Appendix B).</p>
<p>D. The project shall comply with all requirements of the Department of Ecology Storm Water Manual for Eastern Washington standards for storm water and shall be collected, retained and disposed of on-site.</p>	<p>Agreed</p>	
<p>E. The project shall meet the requirements for a NPDES Construction Storm Water permit.</p>	<p>Agreed</p>	
<p>F. All development shall comply with Kittitas County Flood Code Title 14.08.</p>	<p>Agreed</p>	
<p>G. On-site drainage features associated with construction shall be designed such that wetlands are not dewatered or impacted.</p>	<p>Agreed</p>	
<p><b>IV. <u>Noise</u></b></p>		
<p>A. All county noise ordinances shall apply to the project.</p>	<p>Agreed</p>	
<p>B. Construction activities shall comply with KCC 9.45 (Noise).</p>	<p>Agreed</p>	<p>Construction activities will only occur between the hours of 6:00 a.m. and 10:00 p.m., pursuant to KCC 9.45.040(12).</p>
<p><b>V. <u>Land Use</u></b></p>		



A. A final development plan pursuant to Kittitas County Code 17.36.040 shall be submitted for approval by the Board of County Commissioners.	Compliant	This Final Development Plan, dated September 22nd, 2017, has been submitted to Kittitas County for review and approval by the Board of County Commissioners.
B. All proposals of the applicant as contained in their application that are not in conflict with these mitigations shall be conditions of approval and shall be considered as mitigations.	Agreed	
C. Fencing and/or signage delineating private and public property on the easterly boundary shall be placed in order to prevent encroachment, and minimize ground disturbance and vegetation between the properties.	Agreed	
D. Prior to development of Phase 2, the proponent shall submit detailed PUD development drawings for review and approvals to Kittitas County.	Compliant	This FDP includes detailed PUD development drawings.
<b>VI. Utilities and Services</b>		
A. A Class 'A' Water System and wastewater management system shall be developed to serve the site in conformance with local and state health regulations.	Agreed	A Class 'A' water system application has been filed with the Washington State Department of Health (DOH) and is currently under review (Appendix E). A pre-design report for the wastewater management system has also been submitted to the Department of Health (Appendix F).
B. Per the Kittitas County Shoreline Master Plan, there shall be a minimum setback of 100 feet from the Ordinary High Water Mark for all on-site sewage treatment systems.	Agreed	
C. The plat shall comply with International Fire Code (IFC) and appendices.	Agreed	
D. The subject property shall conform to the minimum requirements for fire apparatus access.	Agreed	
E. Water supplies and apparatus/equipment for fire suppression shall comply with the International Fire Code and NFPA, and shall be reviewed by Kittitas County and local jurisdictions.	Agreed	
F. The applicant shall coordinate with the local school district to provide for a safe location and passageway for a school bus stop. This shall be delineated on the final Mylar.	Agreed	

## **8. SITE CONSTRAINTS/CRITICAL AREAS**

The property was originally assessed in early 2006 by Environmental Assessment Services (EAS) and a Category III wetland was discovered off-site on Grant County PUD-owned property. At that time (2006) wetlands were regulated by Kittitas County Critical Areas Ordinance. As part of this final development plan, EAS has conducted a follow-up site visit and has prepared an updated report, dated August 22, 2017. This Biological Resources Review report, which includes the original report and findings, is included as Appendix G of this FDP. No additional wetlands or new biological resources were found to impact the proposed development. The wetland buffer for the offsite Category III wetland is 80 feet. A Custom Soil Resource Report provided by the United States Department of Agriculture (USDA) is included as Appendix H.

To protect the wetland and associated buffer, Grant County PUD should install signage directing people to stay out of the critical areas and protect the natural habitat. Fencing may be installed along the shared property line to minimize pedestrian traffic to designated water enjoyment areas.

In addition to the delineated wetlands, Vantage Bay PUD is near a 100-year flood zone. As such, a 200-foot wide shoreline jurisdiction buffer extends from the floodplain boundary onto parts of the proposed development. A Substantial Shoreline Development Permit has been submitted to Kittitas County for review and approval (see Exhibit E).

## **9. MAPS**

Due to existing site constraints, the project proposal has been refined in an effort to solve the known issues related to topography and the change in economic climate. The project proposal has also improved an economic benefit to the community that will overcome financial implications of development. Please refer to Exhibit C for the updated Preliminary Conceptual Site Plans.

The maps have been prepared based on the instructions provided in Kittitas County Code 17.36 (2006/2007), attached as Appendix I, from which the original Vantage Bay PUD was approved.

## **10. HOME OWNERS ASSOCIATION**

Upon approval of a Group A Water System and Large Onsite Sewage System from state and local authorities, a system of bylaws and CC&Rs will be established to ensure continued operation and maintenance of the utilities, landscaping and residential neighborhood property.

## 11. STATEMENT OF INTENT

The property owner and subsequent land developer will follow the approved plans, adopted ordinance (Appendix A), and SEPA Mitigated Conditions of Approval (table 7.1) to ensure that this Planned Unit Development does not harm or endanger the public safety and welfare, nor will it create an environmental impact not already assessed at the time of preliminary plat approval.

Civil construction plans will be designed to minimize disturbed areas. For areas that are disturbed, the developer will utilize permanent erosion control measures such as reseeded with hydro-seed or similar land cover.

Landscaping Costs are shown in Table 11.1

Table 11.1

Landscape Area	Description	Cost
Phase 2	Hotel and Winery Building Façade Landscaping	\$12- \$15 per Square Foot
	Hotel and Winery Parking Lot Landscaping	\$5 - \$7 per Square Foot
Street Trees Along Internal Roads	Street Tree + Labor	\$261 per Tree or \$29-\$32 per Square Foot
Landscaping Around Community Garden, Pool, Clubhouse and MBR	Clubhouse and MBR Bldg. Façade	\$12- \$15 per Square Foot
	Community Garden Landscaping	\$7- \$12 per Square Foot
	Pool	\$5- \$7 per Square Foot
Landscaping Around Reservoirs	Evergreen trees planted closely together for solid screen + labor	\$186 per Tree or \$21- \$25 per Square Foot
General Restoration	Areas Despoiled by Construction not designated as Landscaped Area	\$5 - \$7 per Square Foot

## APPENDIX A

Ordinance 2006-060

## **APPENDIX B**

Road Variance Decision

## APPENDIX C

Updated Traffic Impact Assessment (2017)

Original Traffic Impact Assessment (2006)

## **APPENDIX D**

Large On Site Sewage (LOSS) Pre-Design Report

LOSS Correspondence with the  
Office of Shellfish & Water Protection, Washington Department of Health

## APPENDIX E

Water Rights Documentation:

Water Budget

Water Rights Report (2009)

Water Rights Extension (2016)



## APPENDIX F

Class A Water System Certification

Hydrogeologic Evaluation Report

## APPENDIX G

Biological Resources Review

## APPENDIX H

USDA Soil Resource Report

## APPENDIX I

Kittitas County Code 17.36  
Planned Unit Development Zone (2006/2007)

## EXHIBIT A

Original Vantage Bay PUD and  
Preliminary Plat Site Plans

## **EXHIBIT B**

Aerial and Site Images

## EXHIBIT C

Maps:  
Preliminary Conceptual Site Plans

## EXHIBIT D

Preliminary Buildings Plans



## **EXHIBIT E**

Substantial Shoreline Development Permit Application