



Grant County  
**PUBLIC UTILITY DISTRICT**  
*Innovation & Excellence...Yesterday, Today and Tomorrow*

P.O. Box 878  
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Phone: 509-754-5088 ext. 2307  
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*COPY*

**FAX TRANSMISSION COVER SHEET**

DATE: August 3, 2006  
TO: Joanna Valencia, Kittitas County Community Development  
FAX NUMBER: 509-962-7682  
FROM: Nancy Craig, Lands & Cultural Resource Manager  
RE: Vantage Bay Rezone Application

YOU SHOULD RECEIVE 4 PAGE(S), INCLUDING THIS COVER SHEET. IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL Julie Yount at 509-754-5088, xt. 2307.



*Public Utility District No. 2 of Grant County, Washington*

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August 3, 2006

VIA FACSIMILE and US MAIL

Joanna Valencia  
Kittitas County Community Development Services  
411 Ruby St., Suite 2  
Ellensburg, WA 98926

RE: Vantage Bay Rezone (Z-06-25) and Preliminary Plat (P-06-26)

Dear Ms. Valencia:

Public Utility District No. 2 of Grant County (Grant PUD) owns and operates the Priest Rapids Hydroelectric Project No. 2114 on the Columbia River under authority of a license issued by the Federal Energy Regulatory Commission (FERC). The original license for the Priest Rapids Project expired on October 31, 2005 and the project is currently operating under an annual license, pending approval of Grant PUD's application for a new license.

Grant PUD's Final License Application (enclosed) was based on numerous resource studies and developed with broad public input, and is intended to serve the public interest. Grant PUD's application for a new license includes proposals for recreational development at the Vantage area that are intended to provide continued public access to Project lands and waters<sup>1</sup>. In the Final License Application, Grant PUD proposes to partner with Washington State Parks and Recreation Commission on the construction and operation of the facilities. Subject to FERC approval, proposals for future development of new recreation facilities immediately east of the Vantage Bay development plat include:

- RV/tent campsites (up to 100), dispersed walk-in campsites (10), group campsites (2), boat launch (3 lanes), day use/picnicking (25 picnic sites), a swimming area, internal trails, restrooms with showers (4), vault toilets (5 double, 1 single), interpretation, and habitat enhancement.
- Coordination with affected landowners on potential future commercial recreation or other future development on adjoining private lands and how shoreline access may be provided.
- Trail linkages to recreation and residential areas to the north and south.

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<sup>1</sup> Grant PUD's proposed contribution to public recreation at Vantage for the term of the new license is estimated to be \$7.9 million.

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Grant PUD's review of the Vantage Bay rezone and preliminary plat has raised a number of broad issues as well as several specific review comments. From the broader point of view, Grant PUD has concerns about the following:

- There are not enough details in the application about basic services and resource impacts for Kittitas County to base a preliminary plat decision.
- This plat as proposed contains no features other than residential lots and three "Community Areas" with no improvements other than possibly a reclaimed water storage pond. As such, this request for the Planned Unit Development zone seems misplaced. A Residential Zoning Classification with a Performance Based Cluster Plat Use overlay might be a more appropriate designation for this area.
- The applicant's conclusion that aesthetic values and resources will not be affected by this action may be premature. For example, building type and color covenants should be recorded in the plat to protect the aesthetic values of the site. The sewer facilities that are proposed to be located adjacent to public lands raise aesthetic questions that cannot be answered with the information provided in the application.
- The proposed location of the Tract A and Tract B Community Areas will provide access to the Grant PUD-owned shoreline. Shoreline uses are regulated by FERC and permits issued by Grant PUD will be required for any community access other than non-motorized undeveloped ingress/egress.

Grant PUD has the following specific review comments for the Vantage Bay rezone and preliminary plat:

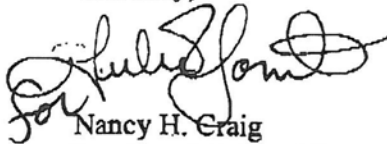
- Grant PUD requests dedicated public ingress and egress for motorized vehicle access over the road proposed to extend from Huntzinger Road to Tract A Community Area, and over the proposed Tract A Community Area.
- Grant PUD requests dedicated public ingress and egress for non-motorized trail access adjacent to the road proposed to extend from Huntzinger Road to Tract A Community Area lot, and over the proposed Tract A Community Area lot.
- Grant PUD requests a 10-foot wide unobstructed easement running parallel to the Grant PUD property line. This easement should be located within the plat on property owned by the developer and dedicated to community ingress and egress for non-motorized access to Tract A and Tract B Community Areas proposed in the plat. This easement will provide a community thoroughfare to the Grant PUD-owned shoreline properties for use as a non-motorized trail system.
- Grant PUD assumes that this Rezone does not affect the shoreline lands in public (Grant PUD) ownership, and that they will remain zoned as Forest and Range-20.
- Grant PUD recommends installation of fencing delineating private and public property on the easterly property boundary to prevent future encroachment, and minimize ground disturbances and vegetation damage.
- The Environmental Checklist does not explain how the impacts of concentrated and permanent residential development on nesting bald eagles will be mitigated.

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- The plat as proposed does not adequately address the storage and guest space needs of the lots. The lots as proposed are scarcely large enough to build a single-family house, to say nothing of the guest parking, boat storage, and other space needs that will surely accompany second-home, resort residential development.
- The applicant has not demonstrated how the proposed amendment avoids material detriment to the use of properties in the immediate vicinity since these properties are currently used for hunting and are proposed for development to serve identified public recreation need for day use and overnight facilities.
- The proposed lot sizes in the plat are not in keeping with the open, natural appearance of the Vantage area, especially the adjoining public lands (Grant PUD and Washington State Parks).
- Kittitas County should provide opportunity to comment to all landowners within 300 feet of this proposed rezone and preliminary plat. Ellensburg Boat Club, c/o Sandy Calkins, 211 S. Main, Ellensburg, WA 98926 is one such owner who may not have been notified.

Grant PUD does not believe the developer has adequately addressed the effects of this proposal on Washington State Parks and Grant PUD lands in the immediate vicinity of the rezone and plat. Grant PUD requests that Kittitas County facilitate and encourage further dialogue among these parties so that the public interest is best served by the decisions to be made in this matter. Thank you for the opportunity to comment on this proposal. If you have any questions, please contact me at (509) 754-6606.

Sincerely,



Nancy H. Craig  
Lands and Cultural Resources Manager

Enclosure – Grant PUD Final License Application CD

cc: Skip Coddington, BCSCBN, Inc.  
Ken Jacobson  
Todd Lolkus Land Surveying, LLC  
Jim Harris, Washington State Parks  
Joyce Palelek