



STATE OF WASHINGTON

DEPARTMENT OF COMMUNITY, TRADE AND ECONOMIC DEVELOPMENT

128 - 10th Avenue SW • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000

January 2, 2007

Joanna Valencia
Staff Planner
Kittitas County
411 N Ruby Street Suite 2
Ellensburg, Washington 98926

Dear Ms. Valencia:

Thank you for sending the Washington State Department of Community, Trade and Economic Development (CTED) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

County of Kittitas - Adopted Ordinance 2006-60, approving the rezone of approximately 75.61 acres from Forest and Range-20 to Planned Unit Development (Z-06-25), and preliminary plat (P-06-26) (Vantage Bay Rezone). These materials were received on 12/21/2006 and processed with the Material ID # 11171.

We have forwarded a copy of this notice to other state agencies. If this is a draft amendment, adopted amendments should be sent to CTED within ten days of adoption and to any other state agencies who commented on the draft.

If you have any questions, please call me at (360) 725-3045.

Sincerely,

Linda Weyl
for

Joyce Phillips
Growth Management Planner
Growth Management Services

Enclosure

RECEIVED
JAN 04 2007
KITTITAS COUNTY
CDS

STATE AGENCIES REVIEWING DEV REGS

Revised December 19, 2006

Cities and counties need to send their development regulations to the agencies' representatives, as listed below, at least 60 days ahead of adoption. Adopted development regulations should be sent to Washington State Department of Community, Trade and Economic Development (CTED) immediately upon publication, as well as to any state agencies that commented on the draft regulation. A jurisdiction does *not* need to send its regulation to the agencies which have been called ahead and that have indicated the local plan will not be reviewed. The jurisdiction should keep a record of this contact with state agencies and the state agencies response.

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Rex D. H.
Director

STATE OF WASHINGTON
WASHINGTON STATE PARKS AND RECREATION COMMISSION

1100 Commwater Drive SW • P.O. Box 42650 • Olympia, WA 98504-2650 • (360) 902-8500
TDD (Telecommunications Device for the Deaf): (360) 664-3133
www.parks.wa.gov

September 11, 2006

TO: Kittitas County Community Development Services, *Bill*
FROM: Bill Koss, Manager, Planning and Research
SUBJECT: SEPA Notice of Action -- Vantage Bay Rezone (Z-06-25) and Preliminary Plat (P-06-26)

Washington State Parks offers the following comments on the proposed development:

- 1) Consider a trail corridor through the property for a trail connecting Vantage to Iron Horse State Park- John Wayne Pioneer Trail and/or Wanapum, per Grant County PUD Recreation Trails Plan.
- 2) Require cluster housing sites to maximize open space.
- 3) Minimize entry/exit points to County Road.
- 4) Provide a landscape buffer along east edge of County Road
- 5) Require developer to establish architectural standards addressing building materials and colors to blend with the regions textures and colors.

Thank you for the opportunity to comment.

RECEIVED

SEP 13 2006

Kittitas County
CDS

Post-Net Fax Note	7071	Date	# of pages
To	Kittitas Co.	From	Bill Koss
Co/Dept.		Co	State Parks
Phone #	360 902 7682	Phone #	360 902 8625
Fax #		Fax #	



Joanna F. Valencia

From: skip coddington [skipcoddington@aol.com]
Sent: Monday, August 28, 2006 6:54 AM
To: Joanna F. Valencia
Cc: Bill Cowin
Subject: Letter to PUD
Attachments: Grant County PUD.doc

Joanna

Attached please find letter sent to Grant Co PUD on the 25th.

If you would e-mail me your fax # I will send you our agreement letters with Washington state parks and a copy of our water transfer requests. To many pages to scan and e-mail.

Also I will call you this AM to discuss mitigation with PUD and how it effects the closing of the plat.

thanks

Skip

Grant County PUD
Nancy H. Craig
Land and Cultural Resources Manager
P O Box 878
Ephrata, WA. 98823

August 25 2006

Dear Ms. Craig

Nancy, first an explanation of our proposed Plat of Vantage Bay and it's zoning. "BCSCBN INC is the holder of a Preliminary Plat Application for the Plat of "VATAGE BAY" in Kittitas County, Washington. The above Plat meets the requirements of the Vantage Sub-Plan that was adopted by Kittitas County to meet the requirements of Growth Management. The zoning for the Vantage Sub-Plan is 6000-sq. ft. per lot or 5000- sq. ft. for a Planned Unit Development. The "VANTAGE BAY" Plat Application is for a 5000- sq. ft. Planned Unit Development to meet the above requirements.

As per our conversation on Monday August 21st 2006 at your office of Grant County PUD. With what was derived from that meeting we would like to propose the following.

- 1) We, BCSCBN INC, would be willing to grant PUD of Grant County, WA an ingress and egress easement in some form IE: Perpetual Easement to access your PUD property to the east of our Vantage Bay Development.
- 2) Our first choice would be to access the DOT property west to east until you reach our property on its north west corner. (see attached drawing)
- 3) Our second choice would redraw our plan with a third entrance off of Huntzinger Road at our proposed cul-de-sac. (see attached drawing)

In exchange for the above we would request a commitment from PUD of the following.

- 1) PUD would agree to a one-time use fee for the granting of such ingress and egress IE: Perpetual Easement.
- 2) PUD would agree to reimburse BCSCBN INC for the appraised value of any lots delineated by the use of a redraw of the plat to accommodate PUD IE: parking
- 3) PUD will as part of their plan adopt a 125ft buffer between the plat of Vantage Bay running north and south between the eastern boundary of Vantage Bay and PUD western boundary. (see attached drawing)
- 4) PUD will, by letter, have delivered to Joanna Valencia at Kittitas County planning, removing their objection to the proposed Plat of Vantage Bay on or before September 1st 2006.

Given all of the above we are fully aware that PUD in the midst of their FERC rectification.

That all agreements above would be subject to your FERC re-certification and would be non-binding until such time as that is achieved.

BCSCBN INC would accept all necessary charges accrued by PUD as a "late comer charge" payable by PUD upon their re-certification.

We thank in advance for your consideration and look forward to your early reply.

11SEP06

RECEIVED

FM: PAT KELLEHER
6530 WILSON CREEK ROAD
ELLENSBURG, WA 98926

SEP 11 2006

Kittitas County
CDS

TO: KITTITAS COUNTY PLANNING COMMISSION

RE: PUBLIC REQUEST FOR INCLUSION OF A KITTITAS COUNTY ROAD FROM HUNTZINGER ROAD TO THE AIRSTRIP SITE PUBLIC BOAT RAMP ON THE WANAPUM RESERVOIR, TO BE A REQUIRED ELEMENT OF THE VANTAGE BAY PROPOSED PLANNED UNIT DEVELOPMENT REZONE.

I FULLY SUPPORT THE VANTAGE BAY PROPOSAL. (ENCL 1,2,3)

SINCE 1955 THE PUBLIC HAS HAD A RIGHT TO PUBLIC FREE ACCESS FOR RECREATIONAL PURPOSES TO ANY PROJECT GRANT PUD PROPERTY, UNDER ARTICLE 7 OF THE PRIEST RAPIDS PROJECT. THE AIRSTRIP SITE IS GRANT PUD PROJECT PROPERTY. . (ENCL 4)

THIS IS A LICENSE ARTICLE FOR ANY FERC APPROVED MAJOR HYDROELECTRIC PROJECT SUCH HAS ROCKY REACH DAM, ROCK ISLAND DAM OR WELLS DAM. . (ENCL 5)

IN DEC 1965 FERC FURTHER EXPANDED COMMISSION REGULATIONS, IN ORDER NO. 313, TO ENSURE THAT THE ULTIMATE DEVELOPMENT OF RECREATION RESOURCES AT ALL PROJECTS IS CONSISTENT WITH AREA RECREATIONAL NEEDS. (ENCL 6)

IN 1963 GRANT PUD ISSUED A PERMIT FOR A NON-EXCLUSIVE BOAT RAMP TO THE ELLENSBURG BOAT CLUB AT THE NORTH END OF THE AIRSTRIP SITE PROPERTY. . (ENCL 7)

WSDOT STATED IN THEIR 8AUG06 LETTER TO COMMUNITY DEVELOPMENT SERVICES THAT "THE LIMITED ACCESS BOUNDARIES EXTEND SOUTH ALONG HUNTZINGER ROAD. NO DIRECT ACCESS TO I-90 OR WITHIN THE LIMITED ACCESS BOUNDARIES OF HUNTZINGER ROAD WILL BE ALLOWED."

GRANT PUD IN THEIR 3AUG2006 LETTER TO COMMUNITY DEVELOPMENT SERVICES, MADE THE FOLLOWING SPECIFIC REVIEW COMMENTS FOR VANTAGE BAY:

"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."

JUST AS AN EASEMENT IS REQUIRED OVER WASHINGTON STATE PARKS LAND TO ACCESS THE VANTAGE BAY PROJECT , AN EASEMENT FOR A PUBLIC COUNTY ROAD SHOULD BE PROVIDED FOR ACROSS THE VANTAGE BAY PROJECT TO THE PUBLIC RECREATIONAL AIRSTRIP SITE AND BOAT RAMP.

CURRENTLY THE ONLY POSSIBLE PUBLIC ACCESS TO THE AIRSTRIP BOAT RAMP IS FROM THE WANAPUM RESERVOIR. ANY VEHICLE ACCESS IS CURRENTLY LIMITED TO THE PRIVATELY OWNED PROPOSED VANTAGE BAY PROJECT PROPERTY.

CURRENTLY THERE IS NO PUBLIC VEHICLE ACCESS TO THE PUBLIC AIRSTRIP SITE BOAT RAMP FOR FIRE OR EMERGENCY VEHICLES. THREE KITTITAS RESIDENTS HAVE BEEN INVOLVED IN FATAL ACCIDENTS AT AREA BOAT RAMPS IN THE PAST FEW YEARS.

GRANT PUD ADOPTED A LAND USE PLAN IN APR 1992 THAT DESIGNATED THE AIRSTRIP SITE AS RECREATION3, AND RECREATION 1. RECREATION 3 CLASSIFIED LANDS ARE PRIMARILY USED FOR INTENSIVE RECREATION DEVELOPMENT... (ENCL 8,9)

GRANT PUD DID A RECREATION NEEDS ANALYSIS IN NOV 2001 AND THE AIRSTRIP SITE WAS RATED "HIGH SUITABILITY" FOR RECREATION DEVELOPMENT. (ENCL 10,11)

Joanna F. Valencia

From: Darryl Piercy
Sent: Tuesday, September 26, 2006 9:34 AM
To: Joanna F. Valencia
Subject: FW: Vantage bay Plat

FYI

From: skip coddington [mailto:skipcoddington@aol.com]
Sent: Monday, September 25, 2006 1:48 PM
To: Darryl Piercy
Subject: Vantage bay Plat

Mr Piercy

I understand that planning staff is to give additional input to the planning commission for their tuesday the 26th meeting.

Chairman David Black has stated " that negotiations were still underway between the developer and state parks officials on certain aspects of the subdivision plan"

It is important to note that these negotiations DO NOT affect our subdivision plan.

We requested three items from parks for their consideration.

- 1) Locate the water tower on park property. If they decline we have already designated two locations on our property with our original submittal.
- 2) Divert the storm water they are sending on to our property. If they decline we can cut and fill and pipe the water down our property line.
- 3) Ingress and Egress across Huntzinger Road. If they decline we are not land locked. We have a point of ingress and egress on the north west of our plat that will meet county standards and be our point of entry to the plat.

As you can see this is just our "wish list" with parks, but not items we absolutly have to have for our subdivision plan. Not to mention Parks great interest in in working with us considering what they would charge us for the above options.

Thanks for early reply.

Please contact me at the following.

BCSCBN INC
Skip Coddington
Project Manager
Phone 206-953-6710
skipcoddington@aol.com

Vantage PUD

Ken Jacobson, SKIP, Bill Cowin, Todd Lucas, Tom Cheney

3/8/06

portion of Joyce Palecek property

~ 58 acres

- Grant County PUD towards water side

PUD

currently Forest + Range

- 288 lots (6000 sf, 60'x100')

- gated

- clubhouse

- sewer + water (water District #6)

↳ will upgrade to support

↳ no water @ Vantage for now

↳ purchase of H₂O rights to transfer to Vantage water to service PUD

Env. Impacts → Mitigations

- cultural Analysis (Tribe)

- DOE

- possible shoreline issue

Vantage Bay PUD Rezone + Prelim Plat

Preliminary Submittal Requirements:

2-06-25 + P-06-26

Review Date:

Tax Parcel:

17-23-30010-0006,

Date Received:

6/15/06

File Number:

17-23-30000-0001
-0003

Date Project Completed

Planner

Joanna

w/in Vantage UGN

→ Follow up to

Comp plan Docket
2005

- Fee Collected
- Second page of application turned in (landowner contact info page)
- Address list of all landowners within 300' of the site's tax parcel
- Large Preliminary Plat Maps (bluelines)
- 8.5x11.5" Copy of plat map
- Certificate of Title
- Computer Closures
- Critical Areas Review (completed by planner)
- Parcel History (optional) Date Requested: _____ Date Completed: _____

N/A

Subdivision conforms to the county comprehensive plan and all zoning regulations in effect at the time the preliminary plat is submitted.

Located within Fire District # 4

Located within Irrigation District: N/A

Memo sent to Irrigation District

Critical Areas Check

Date 6/22 Planner Signature: *[Signature]*

Kititas School District

Zoning: Forest + Range Land use: Rural

Lot Size: 75.61 acres

Required Setbacks: F S R

Y/N

Does SEPA Apply to proposed use?

Variance Required?

Conditional Use Permit Required?

Within Shoreline? Shoreline Environment? ~~Shoreline~~ Columbia River Rural shoreline ENV

Frequently Flooded Area? Panel#: 530095 0620 Zone: C (out of 100 yr 1 100 yr to east)

Fish & Wildlife Conservation Area? Type of Habitat: _____ Water Type: _____

Wetland? Buffer requirement: see map

Geologic Hazard Areas:

Seismic

Landslide

Erosion

Mine

Steep Slope

Aquifer Recharge Area: Does this involve Hazardous Materials? (If no, then project is exempt)

Hazardous Materials containment required if checked

Airport Zone? Zone: _____

Forest Service Roads? Road: _____

BPA Easement Located on Property? Memo Sent to BPA

Additional Approvals Required? Type _____

CRITICAL AREA NOTES:

Preliminary Plat Drawing Requirements:

General Information (KCC 16.12.020)

Submitted on 18"x24" sheet

Names of proposed subdivision

- Location of subdivision by section, township, range, county, and state
- Legal Description of Land contained within subdivision
- Name(s), and address of the owner(s), subdivider(s), surveyor, engineer, and date of survey
- Registered Land Surveyor: Name, address, phone and Seal of the registered land surveyor who made, or under whose supervision was made, a survey of the proposed plat (License still valid?)
- Scale (1"=200', or greater)
- North Arrow
- Date
- Vicinity map showing the boundary lines of all adjacent subdivisions, roads, streets, rivers, streams, canals, or any other information that will assist the planning commission in considering the plat.
- Proposed platted boundary lines, lot and road dimensions, and gross acreage.
- A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision.
- Names and addresses of all abutting property owners.
- Approval Blocks: To include County Engineer's (or Director of Public Works), CDS Director, Health Department, Auditor (including any recording information regarding restrictions, covenants, maintenance agreements, etc.), Treasurer's, *Assessor's only applies to Long Plats.*

Existing Conditions (KCC 16.12.030)

- Contour lines at intervals of one foot or less for slopes less than three percent, five feet for slopes three to thirty percent, and ten feet for slopes over thirty percent.
- Location, width and type of all roads, streets, alleys, easements, and rights-of-way on and adjacent to the proposed subdivision.
- Location of all marshes, areas subject to flooding, and the direction of flow of all water courses.
- Existing uses of the property, including the location and nature of all acreage, fences and/or other structures.
- Any additional information deemed necessary by Kittitas County.
- The total acreage and number of lots included within the subdivision shall be indicated on the face of the plat.

Other

- Review Final Plat Requirements Checklist to determine other requirements/conditions
- Wellhead protection areas (17A.08.020). ALL non-community wells must be placed a minimum of 50 feet from property lines.
- Right to Farm Ordinance applies to **ALL** permits on or within 1000' of land zoned Ag-3, Ag-20, Commercial Agriculture, or Forest and Range
- AIRPORT OVERLAY ZONE** Subdivision. When any division of land including short plats, plats, cluster subdivision, and planned unit developments, occur on any land within the airport overlay zoning district safety zones 1 through 6, a note located on the first page of the plat, shall be recorded with the county auditor as follows:

This property is located within the Airport Overlay Zoning District in which a variety of airport aviation activities occur. Such airport aviation activities may impact the use of your property.

- Does the parcel contain lands less than 3 acres? If so, include memo from Environmental Health regarding that current lot configurations are not guaranteed until septic and water approvals.

- By Kittitas County Ordinance, only sprinkler or drip irrigation is allowed for lots 3 acres or less in size.

For Short Plats and Plats containing BPA easements, start requiring this plat note:

Plat note: "Bonneville Power Administration (BPA) imposes certain conditions on the use of properties encumbered by high voltage transmission line right-of-ways. There can be no structures built on BPA right-of-ways. Proposed uses of the right-of-way must be reviewed, approved and permitted by BPA prior to installation. BPA Real Estate Field Services can be contacted at 1-800-836-6619."

The BPA layers are on the Critical Area, remember they have around a 100' – 200' easement around these wires. We will hopefully get this easement layer soon, but for now we have the line locations. When BPA lines are identified in proximity to a proposed structure, a note on the critical area should inform the applicant and should include the phone number of the BPA real estate service member (Michelle Doiron, Realty Specialist 1800-836-6619). There is an application they have fill out for any work within a BPA easement they can get from her. So we won't hold up critical areas for this, but should make sure applicants are aware of the BPA issues on the property by putting clearly in the "note section" or any other way you can think of making sure applicants are aware of the possible easement issue.

NOTES: