

PM -16- 00004



Connecting Generations  
Since 1938

March 30, 2016

Lindsey Ozbolt  
Kittitas County Community Development Services  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

**RE: Preapplication Conference Application & Meeting Summary for Quilomene Bay Floating Restroom Proposal**

Dear Lindsey:

Public Utility District No. 2 of Grant County, Washington (Grant PUD) is proposing to install a prefabricated floating restroom in the cove near Washington Department of Fish and Wildlife owned Quilomene Dune. The floating restroom is a prefabricated and self-contained, floating sanitation facility that is designed for use in "no-discharge" waters. The unit has traditional restrooms, a portable boat toilet disposal area and option for back water pump out for boats.

The floating restroom will improve environmental issues as this is an area of concentrated boat activity where there is no access to upland restrooms.

Grant PUD is submitting the following forms and documents:

- Preapplication Conference Application & Meeting Summary form
- A check for \$500.00 for application fees

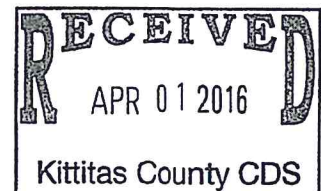
Grant PUD is applying for a Clean Vessel Boating Program grant to fund this project and to have this floating restroom in the water by spring 2017.

Grant PUD looks forward to working with your agency on the Quilomene Floating Restroom project. If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script that reads 'Deb Firestone'.

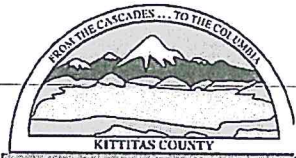
Deb Firestone  
Compliance Technician  
[Dfirest@gcpud.org](mailto:Dfirest@gcpud.org)  
509-793-1583



ADDRESS PO Box 878  
Ephrata, WA 98823

PHONE 509 766 2505  
FAX 509 754 6770

[grantpud.org](http://grantpud.org)



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS-WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

PM-16-00004

**PREAPPLICATION CONFERENCE APPLICATION**  
**& MEETING SUMMARY**

*(To be completed for each Preapplication Conference)*

Please type or print clearly in ink. A preapplication conference is required prior to submittal of a building permit for any commercial or multi-family project (not including 2-family dwellings) and for certain land use applications per KCC 15A.03.020. The following items must be attached to the application packet and is required to be submitted prior to scheduling of the preapplication conference.

**REQUIRED ATTACHMENTS**

- A scaled site plan showing lot area, proposed/existing buildings, setbacks, points of access, roads, parking areas, water system components, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, and natural features (i.e. contours, streams, gullies, cliffs, etc.)
- Floor plan with minimum labeling to include uses of rooms, dimensions, plumbing & mechanical fixtures (if proposing structures other than residential and accessory)

**GENERAL APPLICATION INFORMATION**

**APPLICATION FEES**

\$355.00 Kittitas County Community Development Services (KCCDS)

\$145.00 Kittitas County Environmental Health

\$500.00 Fees due for this application

**FOR STAFF USE ONLY**

Application Received/By (CDS Staff Signature):

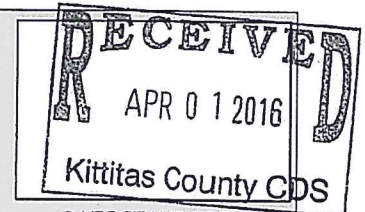
*KS*

DATE:

*4-1-16*

RECEIPT #

*29427*



DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 1-26-16

Page 1 of 6

1. Name, mailing address and day phone of land owner(s) of record:  
*Landowner(s) signature(s) required on application form.*

Name: Public Utility District No. 2 of Grant County, WA  
Mailing Address: P.O. Box 870  
City/State/ZIP: Ephrata, WA 98823  
Day Time Phone: 509-793-1503  
Email Address: \_\_\_\_\_

2. Name, mailing address and day phone of authorized agent, if different from landowner of record:  
*If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.*

Agent Name: Deb Firestone  
Mailing Address: P.O. Box 870  
City/State/ZIP: Ephrata, WA 98823  
Day Time Phone: 509-793-1503  
Email Address: Dfirest@gcpud.org

3. Name, mailing address and day phone of other contact person  
*If different than land owner or authorized agent.*

Name: Greg Cardwell  
Mailing Address: P.O. Box 878  
City/State/ZIP: Ephrata, WA 98823  
Day Time Phone: 509-754-5088 EXT. 4176  
Email Address: Gcardwe@gcpud.org

4. Street address of property:

Address: - see attached -  
City/State/ZIP: \_\_\_\_\_

5. Tax parcel number: 943433 & 623433

6. Property size: \_\_\_\_\_ (acres)

7. Land Use Information:

Zoning: Commercial forest Comp Plan Land Use Designation: \_\_\_\_\_

8. Proposed Water System (as defined by KCC 13.03) NOTE: Show location of water system on site plan.

Group A     Group B     Individual     Shared     Cistern     Other: Not applicable

9. Proposed Sewage Disposal: - see attached -



10. List any Buildings or Structures including sq. ft. & no. of stories proposed: -See attached-

11. Proposed Project Name: Quilomene Bay Floating Restroom

12. Type of proposed project (circle one):

Cluster/Conservation  
Plat

Planned Unit Development

Master Planned Resort

Conditional Use Permit

Shoreline Permit

Rezone

Preliminary Plat  
over nine (9) lots

Commercial Building

**PROJECT NARRATIVE**

*Include responses as an attachment to this application*

13. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal, proposed buildings or structures, proposed uses for the project and all qualitative features of the proposal; include every element of the proposal in the description.

14. **Provision of the zoning code applicable:** 17.57

**AUTHORIZATION**

15. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

**All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.**

Signature of Authorized Agent:  
(REQUIRED if indicated on application)

Date:

X Bob Inestone

3/11/2016

Signature of Land Owner of Record  
(Required for application submittal):

Date:

X M. F. F. F.

3-24-16

**FOR STAFF USE ONLY**

Date of Pre-Application Meeting: 4/27/16 Time: 9 AM  
Pre-application meetings are scheduled typically on Wednesdays.

List persons present at pre-app meeting:

Meeting Moderator: JEFF WATSON

*To be present at each pre-app:*

1. CDS representative (planning): WATSON
2. CDS representative (building): FLOPY
3. Fire Marshal representative: HINK
4. Public Works representative: BACON
5. Environmental Health representative (water): --- NOT PRESENT
6. Environmental Health representative (sewer): --- NOT PRESENT
7. Others present: \_\_\_\_\_

*Present at pre-app for project: (attach business cards if available)*

Applicant: GRANT COUNTY PUD

Application phone: \_\_\_\_\_

Application email: \_\_\_\_\_

Applicant authorized agent (if applicable): \_\_\_\_\_

Applicant authorized agent phone: \_\_\_\_\_

Applicant authorized agent email: \_\_\_\_\_

Others present for applicant: \_\_\_\_\_

*\*The Kittitas County Community Development Services Department does not guarantee a parcel eligible for development until such time as a complete and accurate application is submitted. Further analysis may be conducted at the time of permit application.*

**Items/issues/concerns/questions discussed (To be filled in by staff during preapplication conference):**

1. Planning/Land Use

Critical Areas conducted  SEPA Required; Pod to serve as lead

Shoreline designation: Aquatic - water enjoyment use  
Shoreline development permit/exemption required

Underlying Zone: Commercial Forest - Public Facility & outdoor recreation - permitted use. Public Facility permit required.

SEPA - Review

2. Building

Type of Building (res., comm., etc.): \_\_\_\_\_ Building Use classification: \_\_\_\_\_

BUILDING DEPT. HAS NO JURISDICTION — NO BUILDING PERMIT REQUIRED ~~MP~~

3. Fire

Located within Fire District # \_\_\_\_\_ (if applicable)

FIRE MARSHAL'S OFFICE HAS NO CONDITIONS FOR THIS PROJECT.

4. Public Works

Proposed access: \_\_\_\_\_

NO PERMIT REQUIRED ~~MP~~ FOR KELLY BACON

5. Environmental Health (water)

Proposed water supply: \_\_\_\_\_

NOT PRESENT

6. Environmental Health (sewer)

Proposed sewer disposal: \_\_\_\_\_

NOT PRESENT

7. Others present: (if applicable)

## **QUILOMENE BAY FLOATING RESTROOM**

### **4. Street address of property:**

Township 19N Section 26 Range 22E & Township 22N Section 26 Range 22E in Kittitas County, Washington.

Latitude/Longitude

47.112691 N, -120.022884 W

### **9. Proposed Sewage Disposal:**

The proposal is a floating restroom to be anchored in Quilomene Bay with a 1200 gallon self-contained, double wall holding waste tank. A pumphouse boat will be used to empty the waste tank into a holding tank on the pumphouse boat. The waste is then taken to a fixed unit on a dock, or shore area and unloads the waste into sewer lines.

### **10. List any Building or Structures including sq. ft. and no. of stories proposed:**

The proposal is a floating restroom to be anchored in Quilomene Bay. The floating structure is 26 feet long by 13.5 feet wide and 7.5 feet high. Four no- wake buoys will be deployed near the entrance to the bay to minimize wake driven erosion.



## **Project Narrative**

### **QUILOMENE BAY FLOATING RESTROOM**

Public Utility District No. 2 of Grant County, Washington (Grant PUD) is proposing to install a prefabricated and self-contained floating restroom in Quilomene Bay that is designed for use in “no-discharge” waters to protect sensitive shoreline habitat and water quality.

On April 17, 2008, the Federal Energy Regulatory Commission issued Grant PUD a license to operate the Priest Rapids Hydroelectric Project. The license requires that Grant PUD operate and maintain previously identified recreation sites (i.e., boat launches, campgrounds, and picnic areas) located within the Priest Rapids Project boundary. Proposed site operation and maintenance measures for six boat in shoreline areas were outlined in Grant PUD’s Recreation Resource Management Plan (RRMP). Installation of facilities for increased resource protection, such as toilets, was a maintenance action identified in the RRMP that is applicable at Quilomene Dune and Bay.

Grant PUD is required to monitor for recreation impacts at Quilomene Bay. One impact that is observed every year is the large amount of boats anchored in the bay and along the dune. The impact of hundreds of people leaving their trash and waste is an impact Grant PUD is attempting to mitigate by installing a floating restroom.

The purpose of the Project is to provide enhancements to the Quilomene Bay area to ensure long term health of shoreline habitat through installation of a public restroom for boaters in this popular recreation area. The volume of people has created a need for restroom facilities to prevent human waste from entering the river.

This proposal will not be detrimental or injurious to the public health, peace or safety or the character of the surrounding area. The floating restroom will improve public health conditions by providing an appropriate means of disposing of human waste.

The project complies with the relevant development standards set forth in the Kittitas County Code. The floating restroom is a pre-fabricated, self-contained, floating sanitation facility comprised of three main components: barge, superstructure, and toilet system. The overall dimensions of the restroom are 26 feet in length by 13.2 feet in width, with a hull draft of 28 inches, and drafts ranging from 8 to 14.5 inches. The highest point on the restroom is 7.5 feet.

The units have traditional restrooms, a portable toilet disposal area and option for black water pump outs for boats. Marine grade aluminum is used as the primary material. The facility will be anchored with helical screws. The facility has a 1200 gallon sewage holding tank of double wall construction. A pump-out boat will be used to empty the waste tank into a holding tank on the pump-out boat. The waste is then taken to a fixed unit on a dock, or shore area and unloads the waste into sewer lines.

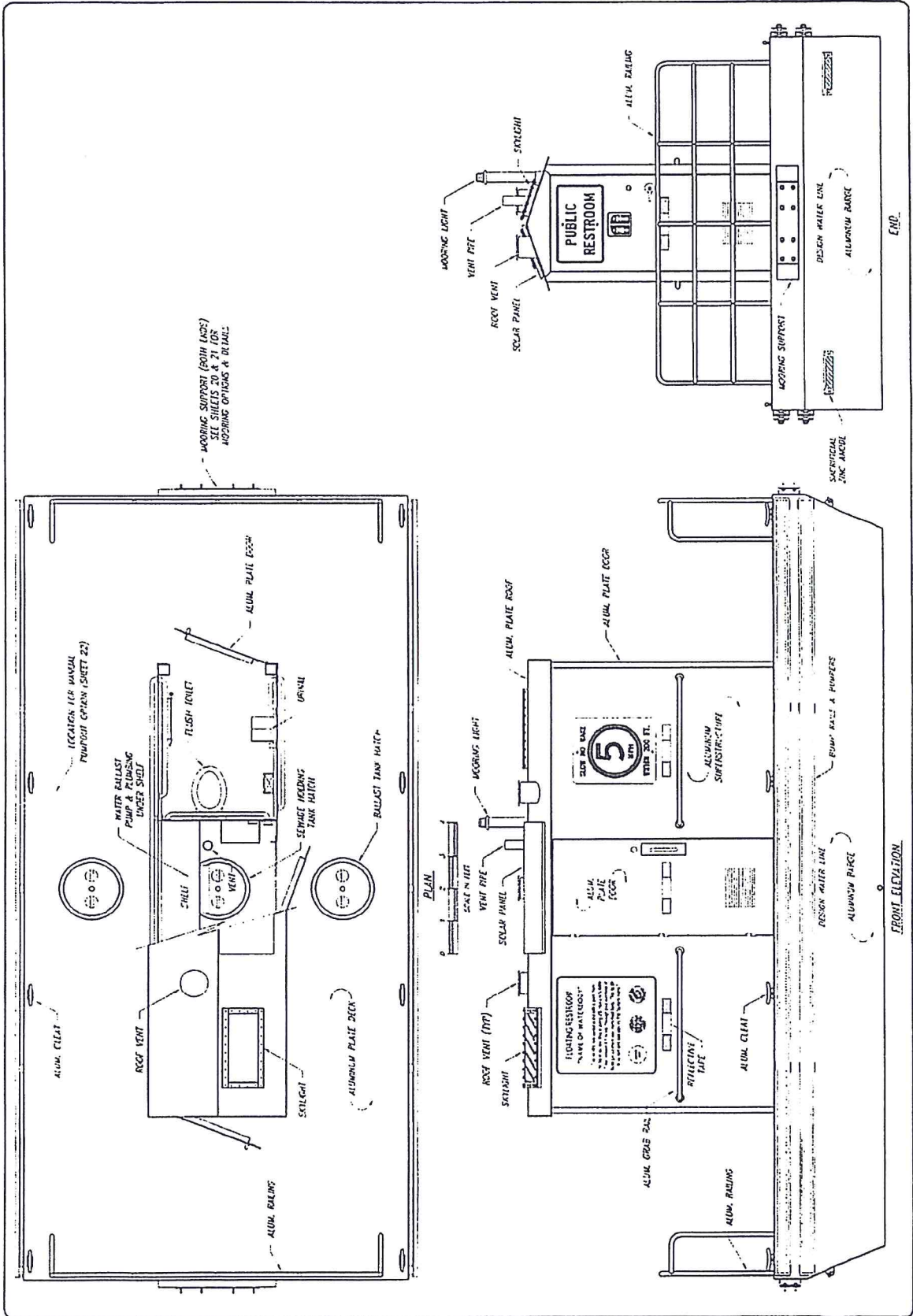
This proposal will mitigate impacts to the environment by limiting degradation to existing habitat and sensitive resources and will improve public health and quality of the habitat within shoreline recreation areas by encouraging the recreating public to use the floating restroom instead of the shoreline areas, as there are no other public restroom facilities nearby.

The proposed use is compatible with neighboring land uses. A restroom in the uplands was considered but the floating restroom has been identified as the best option to meet the purpose and need of the neighboring land. A floating restroom will be easily accessible by recreational boaters, increasing the likelihood of its use. Maintenance and servicing of the restroom are more easily completed from the water due to lack of vehicular access from the uplands. In addition, placement of the floating restroom in Quilomene Bay will likely decrease recreational boat access to shore, which in turn will decrease human defecation in sensitive and disturbance to sensitive resource areas.

The proposal is consistent with the intent and character of the zoning district in which it is located. This floating restroom will not negatively impact the natural resources management activities on the property. The floating restroom will encourage the public to use the floating restroom instead of the shoreline areas, as there are no other public restroom facilities nearby.

This proposal will assure visual compatibility of rural development with surrounding areas, reduce sprawl and protect against conflict with use of agricultural, forest and mineral resource lands. The design of the floating restroom will preserve the rural character as defined in RCW 36.70A.030(15). This proposal requires no rural government services. The applicant will be responsible for all operations and maintenance of the restroom facilities. The long term viability of the designated resource lands will not be impacted as the floating restroom is not on land.





# OREGON STATE MARINE BOARD

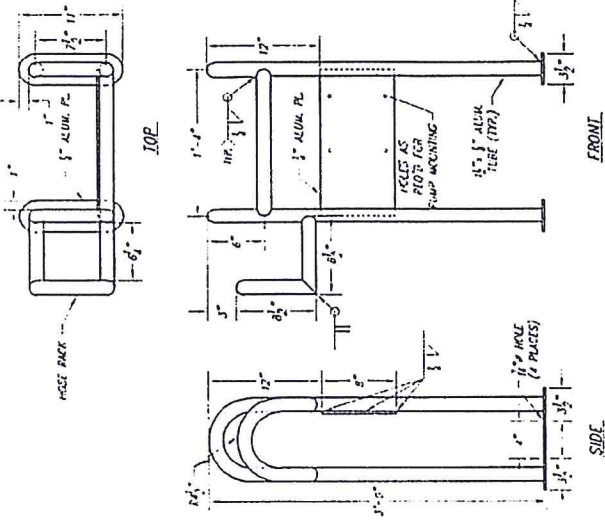
MANUAL PUMP-OUT OPTION  
FOR THE OREGON STATE MARINE BOARD  
STATEWIDE PUMP-OUT AGREEMENT



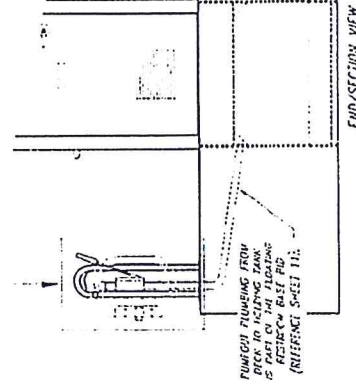
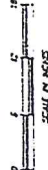
FOR COPY ONLY  
NOT FOR  
CONSTRUCTION

DATE	08/28/2014
PROJECT	
DESIGNER	
CHECKED	
APPROVED	

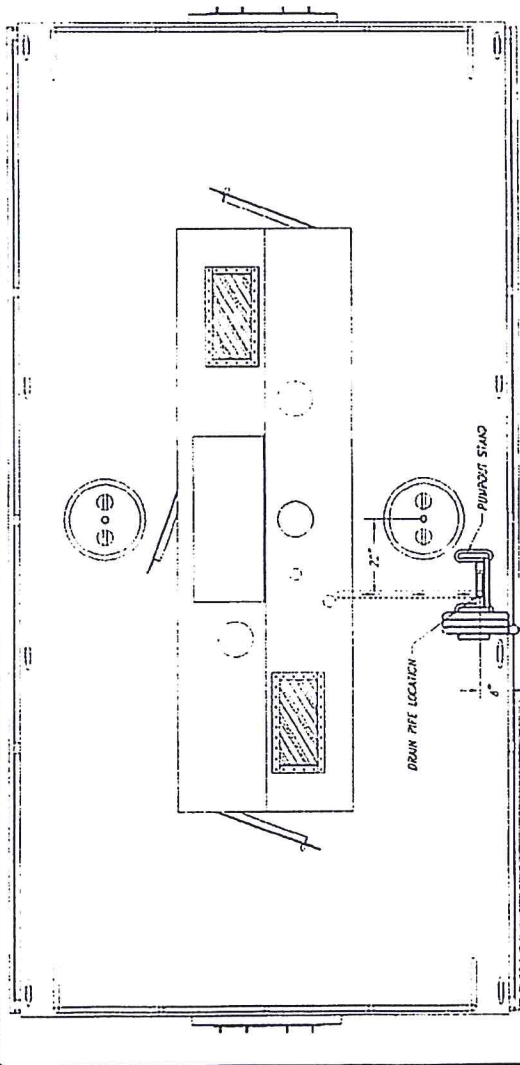
REVISION	
NO.	DESCRIPTION
1	
2	
3	



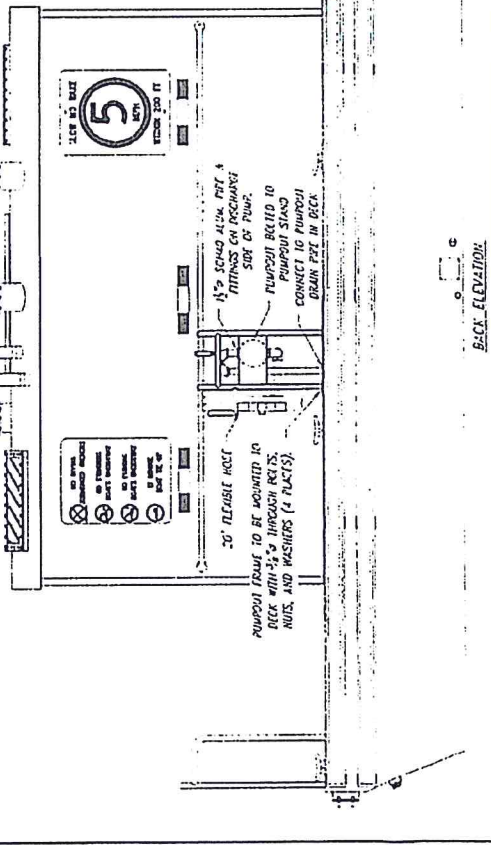
PUMP-OUT STAND



END/SECTION VIEW



PLAN



BACK ELEVATION

THIS SET INCLUDES THE FABRICATION AND INSTALLATION OF THE PUMP-OUT STAND, PUMP-OUT, AND ALL THE FITTINGS, AND HOSE AS SHOWN AND DETAIL IN THE SPECIFICATIONS.

SEE SHEET 112 - MANUAL PUMP-OUT OPTION



DATE	
BY	
CHECKED	
APPROVED	

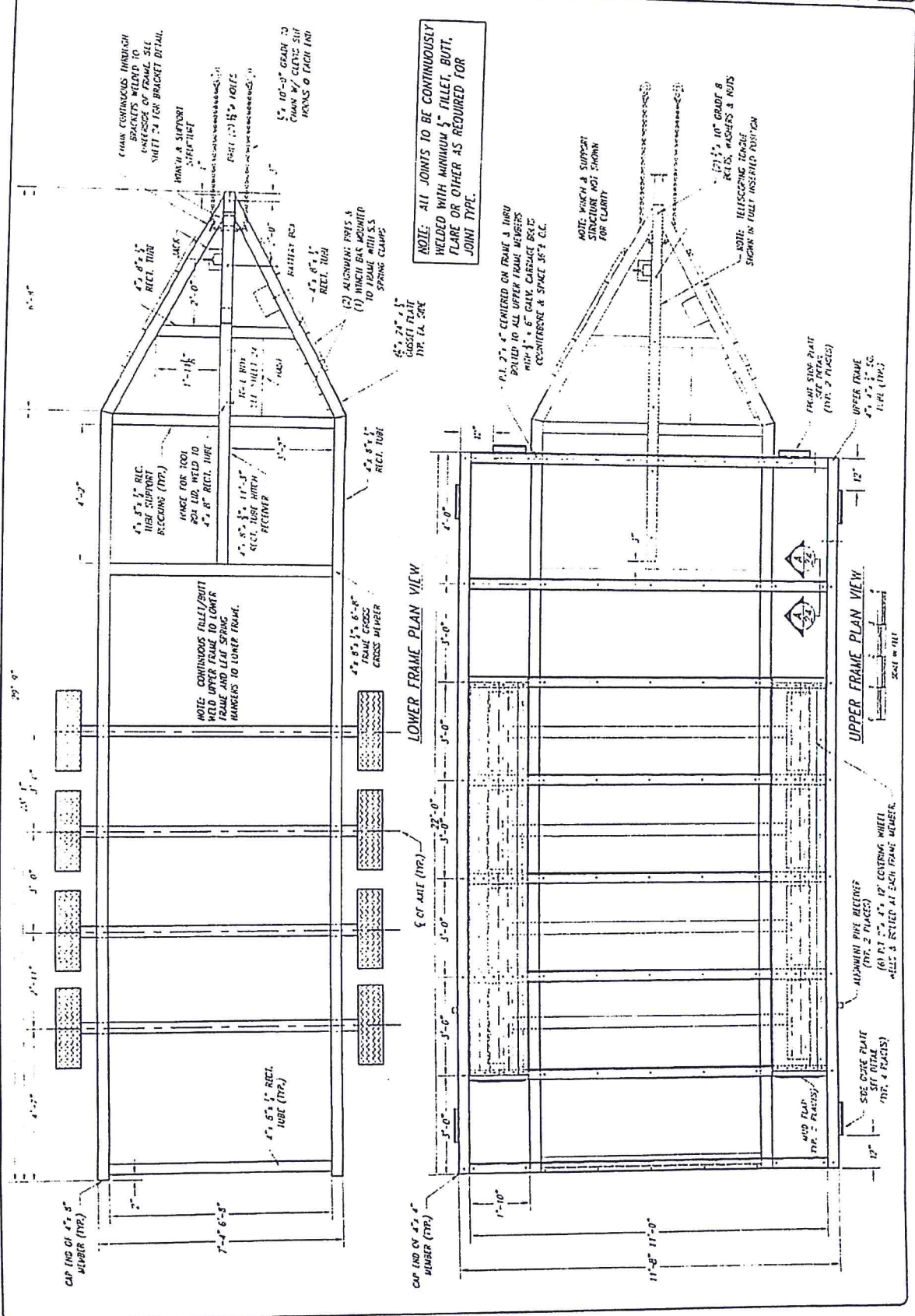
NO.	
DATE	
BY	
CHECKED	
APPROVED	

BID COPY ONLY  
NOT FOR  
CONSTRUCTION



FOR THE OREGON STATE MARINE BOARD  
TRAILER UPPER & LOWER FRAMES  
STATE PRICE AGREEMENT

DATE	
BY	
CHECKED	
APPROVED	



NOTE: ALL JOINTS TO BE CONTINUOUSLY WELDED WITH MINIMUM 1/4" FILLET, BUTT, FLARE OR OTHER AS REQUIRED FOR JOINT TYPE.

NOTE: 2x4x6" CHANNEL ON TRAILER A THRU BUILT TO ALL UPPER FRAME MEMBERS WITH 3" x 6" GALV. CARBIDE POLY. COGNITIVESS & SPACE 18" x 3" C.C.

NOTE: WELDED & SUPPORT STRUCTURE NOT SHOWN FOR CLARITY

NOTE: 10" GRADE 8 REID. WASHERS & NUTS SHOWN IN FULL INSERTED POSITION

FRONT SHOE PLATE (TR. 2 PLACES)

UPPER FRAME (TR. 2 PLACES)

LOWER FRAME PLAN VIEW

UPPER FRAME PLAN VIEW

ALUMINUM PIPE BRACES (6 PL. 2 PLACES) ATTACHED AT EACH FRAME MEMBER.

SIDE CHISEL PLATE SET BOLT (TR. 4 PLACES)

MID FLAP (TR. 2 PLACES)

SCALE: 1/4" = 1'-0"

DATE	
TIME	
BY	
NO.	

PROJECT NO.	
DATE	
BY	
NO.	

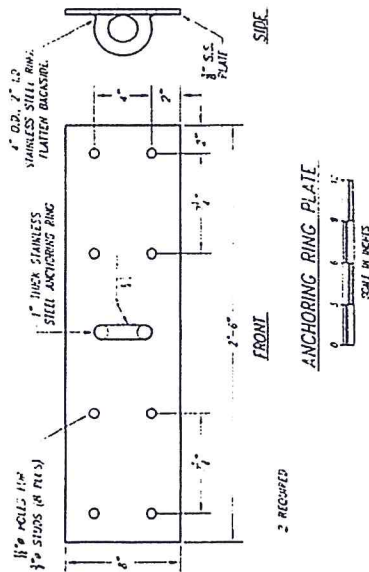
ENGINEERING  
CONSTRUCTION



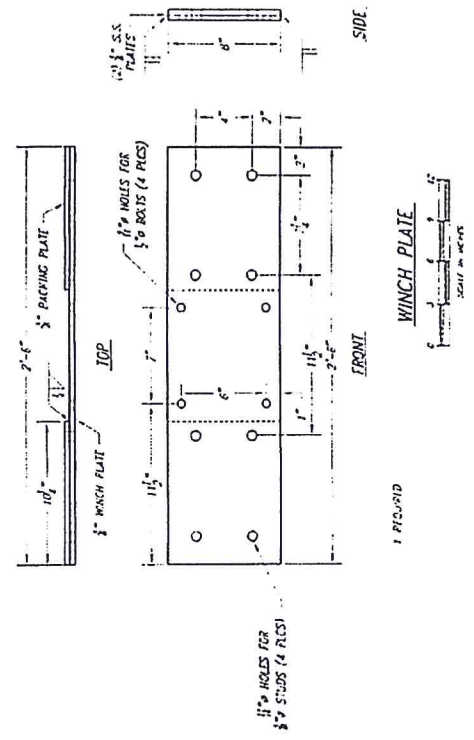
MOORING OPTIONS "A" & "B"  
STATE PRICE AGREEMENT  
FOR THE OREGON STATE MARINE BOARD

DATE	
TIME	
BY	
NO.	

OPTION	NO. ITEMS	ANCHORING ITEM	QUANTITY
A	3	ANCHORING RING PLATE	2
B	4	ANCHORING RING PLATE WINCH PLATE (SEE SPECS)	1
C	5	PULL ANCHOR (SHEET 21)	2



MOORING OPTION "A"



MOORING OPTION "B"

DATE	BY

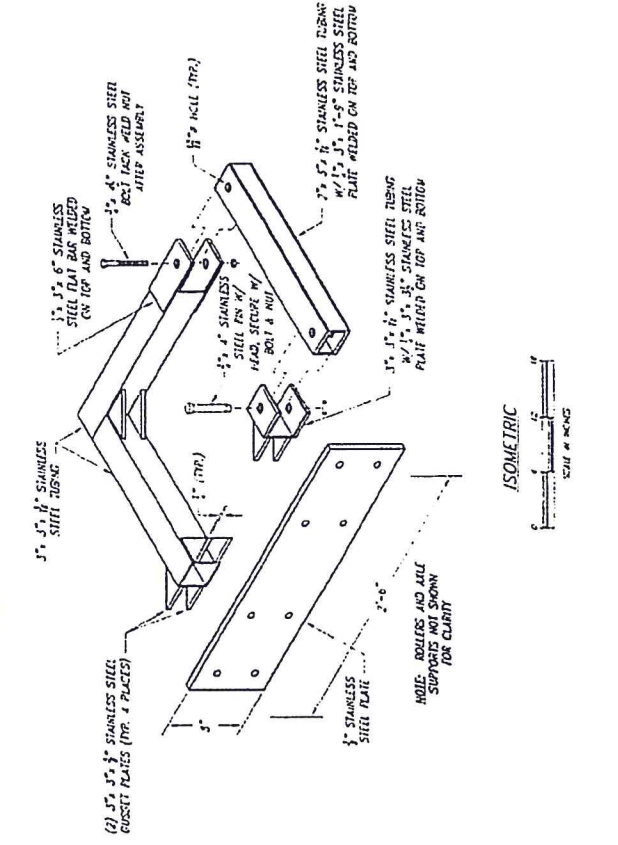
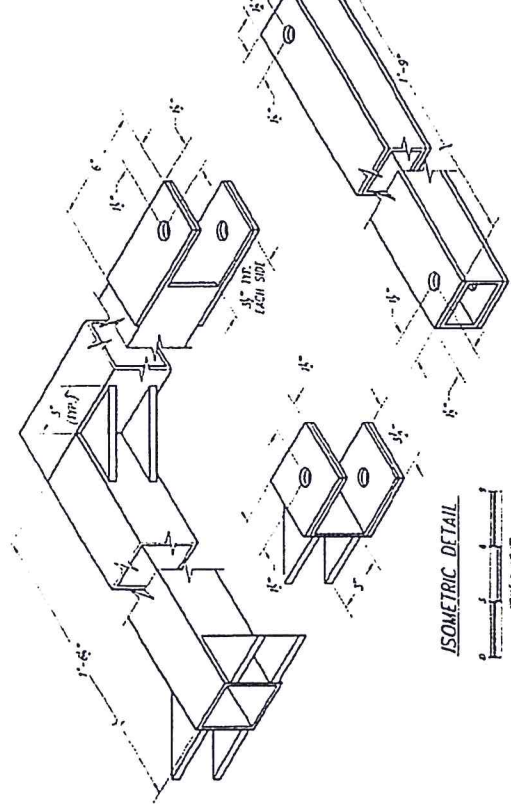
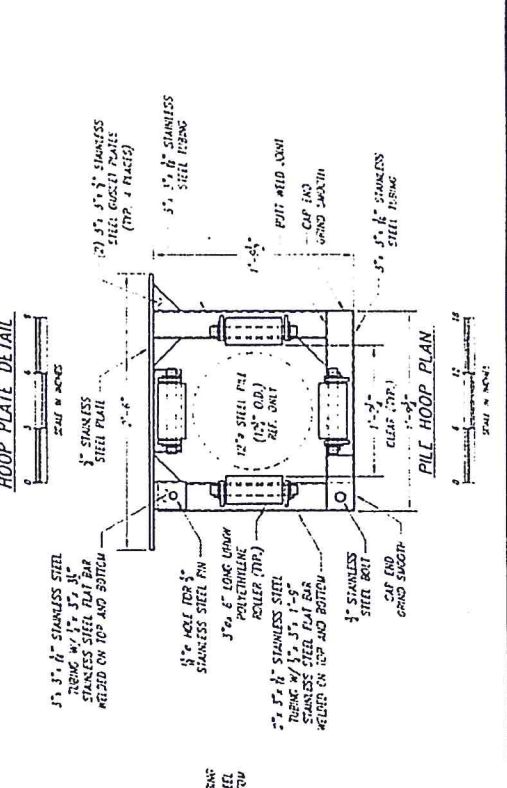
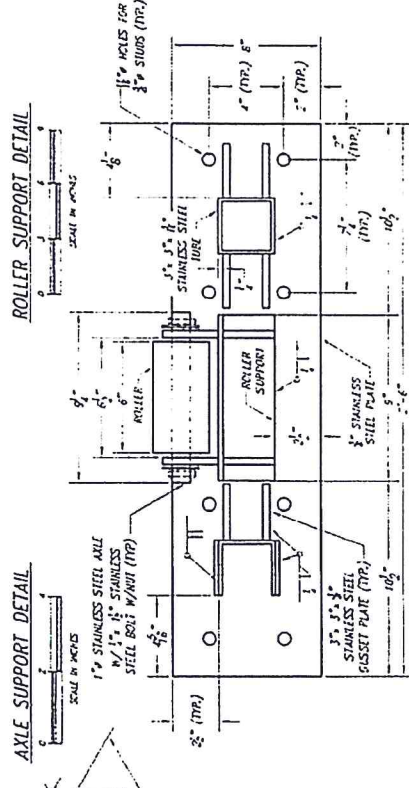
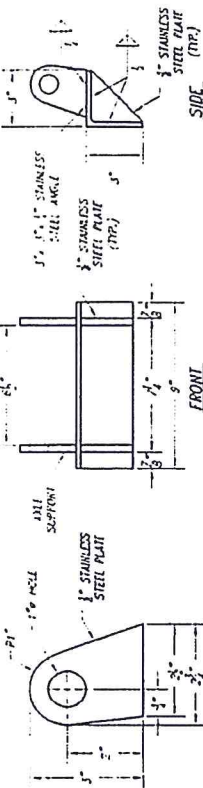
DATE	BY
12/21/2011	J. SARTER
PROJECT	1000000000
DRAWING NO.	1000000000

THIS DOCUMENT IS NOT FOR CONSTRUCTION



OREGON STATE MARINE BOARD  
FROM THE OREGON STATE MARINE BOARD  
HOORING OPTION C  
STATE PRICE AGREEMENT

NO.	DATE



ISOMETRIC  
SCALE 1/4" = 1'-0"

NOTE: BOLTS AND AXLE SUPPORTS NOT SHOWN FOR CLARITY



