

October 15, 2018

VIA EMAIL and US MAIL

Chelsea Benner, Staff Planner
Kittitas County Community Development Services
411 N. Ruby St, Suite 2
Ellensburg, WA 98926

RE: Vantage Shoreline Substantial Development Permit, SD-18-00002

Dear Ms. Benner:

Public Utility District No. 2 of Grant County (Grant PUD) owns and operates the Priest Rapids Hydroelectric Project No. 2114 (Project) on the Columbia River under authority of license issued by the Federal Energy Regulatory Commission (FERC). The shoreline properties lying in Sections 29 & 30, Township 17 North, Range 23, Kittitas County, adjacent to the proposed Vantage Bay Planned Unit Development, are owned in fee title by Grant PUD.

Grant PUD has the following specific review comments on the proposed revisions of the Crescent Bay Planned Unit Development:

- 1) Grant PUD notes that the applicant includes reference to a future public park on Grant PUD (Airstrip) shoreline properties. While Grant PUD considered this location for recreation development following relicensing studies in the late 1990s; a recent update to License Article 418 Priest Rapids Recreation Resource Management Plan concludes that additional recreation facilities and/or amenities are not warranted at this time within the Wanapum Recreation Area. Annual recreation surveys conducted over the past decade indicate availability of ample recreation amenities in close proximity, including Ginkgo Petrified Forest State Park, Rocky Coulee Recreation Area, Sand Hollow Recreation Area, Gorge Amphitheatre, Vantage Boat Launch, and Huntzinger Boat Launch. Facilities in these locations provide recreation opportunities for the public, including camping, boating, swimming, and day-use picnic areas.
- 2) The Airstrip property is being managed for wildlife habitat, as outlined in Grant PUD's Wildlife Habitat Management Plan (FERC License Article 409), as a fall and winter waterfowl concentration area with quality riparian habitat.
- 3) Waterfowl hunting occurs regularly in the fall and winter months at this site.

- 4) Grant PUD welcomes the applicant providing an easement from Huntzinger Road for public access to the lands and waters of the Project; however appropriate amenities, such as hiking/walking trails, are not included on the conceptual plan drawings for comment.
- 5) As a condition of Grant PUD's FERC license, a non-project use permit is required for any third-party use and occupancy of Project lands and waters for recreation uses. These non-project uses of Grant PUD property must demonstrate a public benefit and be non-exclusive in nature.
- 6) Grant PUD recommends installation of fencing (rock wall) to delineate private residential property from public property along the full length of the development's easterly property boundary to prevent encroachment on Grant PUD property and trespassing on private property, as well as to minimize ground disturbances and vegetation damage. Public access points should be built in to the fence system to provide access to the shoreline.

Grant PUD appreciates the opportunity to comment on the Crescent Bay Planned Unit Development. We look forward to further dialogue with the applicant to discuss finalizing public access plans. If you have any questions, please contact me at (509) 754-5014.

Sincerely,



Sheryl Dotson
Property Services Supervisor