



August 17, 2018

Job No. 1396-001-014

Ms. Lindsey Ozbolt  
Planning Official  
Kittitas County Community Development Services  
411 N Ruby Street, Suite 2  
Ellensburg, WA 98926

**RECEIVED**  
AUG 24 2018

Re: **Vantage Bay PUD**  
**Substantial Shoreline Development Permit**

**Kittitas County CDS**

Dear Ms. Ozbolt:

Please accept this cover letter and the enclosed application materials as a complete request for a Shoreline Substantial Development Permit (SSDP). In this SSDP request, we are seeking authorization to develop portions of the proposed Vantage Bay Planned Unit Development (PUD) within shoreline jurisdiction. Vantage Bay PUD includes development of 104 detached- single family lots, 40-attached single family lots, a 40-unit boutique hotel, winery, 16 acres of vineyard, community garden, pool, clubhouse, barn, and pedestrian walking trails through out.

Project Description

The Vantage Bay PUD includes Kittitas County tax parcel nos. 622933 and 272933, lying east of Huntzinger Road in Vantage, WA. The two parcels encompass approximately 57.21 acres of sloping land, all of which is undeveloped. As shown on the attached site plan, portions of the proposed Vantage Bay PUD lie within Kittitas County Shoreline Master Program (SMP) jurisdiction. Components of the PUD that lie within SMP jurisdiction include: pedestrian walking trails, portions of the large vineyard, community garden/recreation space, barn, and portions of the lawn area associated with the clubhouse.

ESM Consulting Engineers, LLC used the FEMA FIRM Community Panel No. 530095-0620 B, May 5, 1981 to determine the location of the 100-year floodplain limits. As a result, the floodplain limits were more restrictive than OHWM or wetland delineations. Then, ESM projected a 200-foot wide buffer from the extents of the floodplain to determine shoreline jurisdiction. The included site plan illustrates the location of the PUD, SMP, Wetland Buffer, and 100-year floodplain. Research of FEMA's database shows that the preliminary FIRM panel dated March 26, 2018 currently under review, has reduced the 100-year floodplain extents in this area.

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### COMPLIANCE WITH RCW 90.58.020 POLICIES

This SSDP application has taken into consideration the order of preferences to uses that are in the best interest of all people. Discussed further in this narrative, the proposed project will maintain compliance with the Kittitas County Shoreline Master Program which has further maintained regulations that consider the order of preferences outlined in RCW 90.58.020. Vantage Bay PUD seeks to enjoy the natural beauty of the Columbia River. In doing so, recreational opportunities are provided while minimizing impacts to the shoreline and ecological functions.

### COMPLIANCE WITH KITTITAS COUNTY SHORELINE MASTER PROGRAM POLICIES

#### ENVIRONMENT DESIGNATIONS AND MANAGEMENT POLICIES

Rural Conservancy Environment- The proposed project is consistent with Rural Conservancy management policies as it emphasizes low impact recreation such as meandering pedestrian connectivity trails. Additionally, agricultural activities in the community garden are limited to use of hand tools and gardening practices that complement the existing environment. Proposed uses and developments do not include construction of shoreline stabilization or uses that would substantially degrade or permanently deplete the biological resources of the area.

#### GENERAL POLICIES AND REGULATIONS

Public Access- The proposed development includes a winery, tasting room, vineyards, and boutique hotel landward of the shoreline jurisdiction. These facilities are open to the public and as such will provide pedestrian walking trails that connect these facilities with the future park space and shoreline associated with the Columbia River. Additionally, the PUD will provide an access easement through the development which benefits Grant County PUD as it will allow visitors to access the future park space from Huntzinger Road.

Water Quality, Stormwater, and nonpoint pollution- Vantage Bay PUD will utilize a membrane bio reactor (MBR) for onsite sewage treatment. The MBR will process and treat the wastewater to be used for irrigating on site landscaping. The treated water is nearly drinkable and is compliant with EPA and DOE standards. The proposed MBR is located outside of SMP jurisdiction. All permanent stormwater management systems serving the site will be designed using best management practices to ensure compliance with the Stormwater Management Manual for Eastern Washington.

#### SHORELINE USE AND MODIFICATION POLICIES AND REGULATIONS

General Shoreline Use Policies- All components of the PUD will stay outside of the mandatory 100' setback from OHWM or frequently flooded area, whichever is greater. Site reconnaissance of the project boundary did not indicate wildlife habitat to occur on or near the components located within shoreline jurisdiction.

Filling, Grading, and Excavation- Fill, grade and excavation activities within Shoreline jurisdiction will not be located within the floodplain or 100' landward of the frequently flooded areas. Before fill, grade or excavation activities commence the contractor will utilize Best

Management Practices and erosion control measures to prevent degradation of surrounding habitat and environment.

**Recreation-** The PUD is consistent with Recreation policies set forth in the SMP. Along with public pedestrian walking/hiking trails, the community clubhouse, pool, and garden provide water-oriented and- enjoyment uses to the public and residents of the Vantage Bay PUD. The only built structure that is proposed to be located in SMP jurisdiction is the barn. This barn is necessary for the safekeeping and storage of maintenance and gardening equipment to maintain trails and recreation spaces. Recreation opportunities in the required 100' buffer will be limited to pedestrian walking/hiking trails.

**Residential Development-** All residential development will be located outside of the SMP jurisdiction. Which also includes the flood hazard zone. Access to the shoreline is provided by pedestrian walking trails. The Home Owners Association will own and maintain the community clubhouse and associated appurtenances adjacent to and within the shoreline jurisdiction.

**Shoreline Bulk and Dimensional Standards-** Rural Conservancy requires a 100' shoreline buffer. No development associated with the Vantage bay PUD will be located within 100' of the Shoreline. The proposed parcel will meet the minimum 300' frontage requirement. The proposed project meets the established minimum dimensional requirements for shoreline use development.

In conclusion, the proposed Vantage Bay PUD where located in SMP jurisdiction complies with the policies set forth in the Kittitas County Shoreline Master Program and RCW 90.58.020.

If at any time questions arise, please do not hesitate to contact me.

Very truly yours,

ESM CONSULTING ENGINEERS, LLC.



Matt Reider  
Planner

Enc: SSDP Application Fee (\$2,700.00)  
Vantage Bay PUD Site Plan  
cc: Bill Cowin, BCSCBN, LLC

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