



**North Jetty Cove Project Shoreline Substantial Development Permit
File Number SD-22-00001
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

I. GENERAL INFORMATION

Requested Action: The applicant proposes the renovation of North Jetty Cove, formerly known as the Riverstone Marine and currently closed to the public, as a Public Facility including the removal of electrical infrastructure, removal of underwater structures left over from dock removal, removal of fountain pump, the installation of dedicated buoy/rope across marina entrance, and the addition of amenities such as bollards, handrails, picnic tables, benches, trash cans, and removal of invasive vegetative species that may exist within the cove.

Location: SEC 29 and 20, TWP 17, RGE 23, WM in Kittitas County; The project site is an existing Marina located north of the westerly side of the I-90 Bridge crossing over the Columbia River.

II. SITE INFORMATION

Total Property Size:	480.38 Acres
Number of Lots:	2
Domestic Water:	N/A
Sewage Disposal:	N/A
Power/Electricity:	N/A
Fire Protection:	Fire District 4
Irrigation District:	N/A

Site Characteristics:

North: Primarily the Columbia River and campground facilities
South: Private property and Grant County PUD Land – Vantage Boat Launch
East: Columbia River and Grant County
West: Private property - Campground

Access: The site is accessed via an existing pathway from the Vantage Boat Launch parking facilities and existing trail along the shoreline.

Zoning and Development Standards: The project area is located along the western shoreline of the Columbia River and will include renovation of an existing marina that is currently closed to the public due to safety concerns. The project area is located within the Urban Conservancy which is regulated by the Kittitas County Shoreline Master Program and Title 17B of the Kittitas County Code. The project requires a Shoreline Substantial Development Permit, a Public Facilities permit application from Kittitas County and SEPA Checklist. The Public Facilities are located on map number 17-23-20000-0002 located within the LAMIRD Type 1 Residential, LAMIRD Type 1 General Commercial and Forest & Range, within the LAMIRD and Rural Working Land Use. The Forest and Range zone, per 17.15.060.1 Public Facilities are allowed as a use in this zone when permitted administratively. The Public Facilities is being proposed under KCC 17.62 Public Facilities Permits, and KCC 17.60B.050 Administrative Review Process.

Shoreline Master Program

The Shoreline Use Table in KCC 17B.04.090.1 allows for Marinas within the Urban Conservancy with a Shoreline Substantial Development Permit. KCC 17B.07.060 provides the criteria for approving a Shorelines Substantial Development permit:

- “2. Substantial development permits. A substantial development permit shall be granted only when the applicant demonstrates all of the following:
 - a. That the proposal is consistent with the policies and procedures in RCW Chapter 90.58 and WAC Chapter 173-27;
 - b. That the proposal is consistent with the policies and procedures of the Master Program; and
 - c. That the proposal has been appropriately conditioned where necessary to assure consistency of the project with the Act and the local Master Program”

Public Facilities

The Community Development Services department shall review public facility permit applications in accordance with the provisions of this section and may approve, approve with conditions, or deny the public facility permit.

1. Required Findings. A public facility permit may be approved by the Community Development Services department only if all the following findings can be made regarding the proposal and are supported by the record:
 - a. That the granting of the proposed public facilities permit will not:
 - i. Be detrimental to the public health, safety, and general welfare;
 - ii. Be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located; nor
 - iii. Adversely affect the established character of the surrounding vicinity.
 - b. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.
 - c. That the granting of the proposed public facilities permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulations.
 - d. That the facility site and environmental designs:
 1. Meet local and state siting criteria and design; and
 2. Have been reviewed and/or commented upon by local and state agencies responsible for issuing permits.
 - e. That all conditions to mitigate the site specific impacts of the proposed use which were identified can be monitored and enforced.
 - f. That all yards, open spaces, landscaping, walls and fences, and other buffering features are properly provided to mitigate the impacts of the facility to make it compatible with the character of the surrounding area.
 - g. That the proposed public facility will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.

III. ADMINISTRATIVE REVIEW

Deemed Complete: A Shorelines Substantial Development permit application and Public Facilities permit application were submitted to Kittitas County Community Development Services (CDS) on May 16, 2022. The application was deemed complete on June 16, 2022.

Notice of Application: A Notice of Application was mailed to all state and local agencies/departments with potential interest in the project as required by KCC 17B.07.070 and KCC 15A.03.060, as well as to adjacent landowners located within five hundred (500) feet of any portion of the boundary of the proposal's tax parcels on June 23, 2022. The comment period for this notice ended on July 25, 2022.

IV. ENVIRONMENTAL REVIEW

Pursuant to WAC 197-11-600(4)(a) on June 17, 2022 the County adopted the SEPA DNS issued on March 2, 2022 by Grant County Public Utility District entitled, "Vantage Recreation Area – North Jetty Cove Improvement Project". A copy of the threshold determination may be obtained from the County.

V. AGENCY AND PUBLIC COMMENTS

Applicable agencies, adjacent property owners, and interested parties have been given the opportunity to review this proposal. The following agencies and individuals submitted substantive comments during the comment period: Yakama Nation, Kittitas County Public Health, Washington State Department of Ecology, Kittitas County Public Works, Colville Tribe, Kittitas County Fire District 4, Kittitas County Sheriff's Office, Allie Merrill, Benjamin Stockdale, Dalin McDonnell, David Wright, Jake O'Leary, John Howe, Michael Mckeown, Morgan Howe, Naamah Stockdale, Nina Williams, Patch Kulp, Rachele Stockdale, Shelli Morris, Sydney Soares. All comments are on file and available for public review. The following are a summary of the substantive comments submitted.

Yakama Nation

Jessica Lally stated that several known archaeological sites were located near the proposed project and asked for Grant County to confirm that they would be avoiding all sites and to provide an IDP for Yakama Nation CRP review.

Applicants Response: Grant PUD will avoid all known and eligible archaeological sites within the Project vicinity. Grant PUD maintains a Historic Properties Management Plan (HPMP) that includes an Inadvertent Discovery Plan (IDP) that will be followed should the need arise. A copy of the HPMP is included for your reference and the IDP is found in Section 6.6.3.2.

Staff Response: Staff transmitted the applicant's response to Yakama Nation on August 24, 2022 with a due date of August 31, 2022 for any additional comments to be submitted. Staff did not receive any additional correspondence from Yakama Nation.

Kittitas Co. Public Health

Holly Erdman submitted comments requesting the applicant clarify if there would be any toilets and handwashing facilities proposed with the project. After receiving the applicants response Public Health submitted comments on August 31, 2022 stating that Public Health has no requirements for the project.

Applicants Response: The Project area will be served by the existing restroom facility located at the Vantage Boat Launch. No additional restroom facilities are planned at this time to serve this pre-existing recreation area.

Washington State Department of Ecology

WSDOE submitted comments in regard to dredge or fill below the OHWM would possibly require individual or general permit from U.S. Army of Corps of Engineers, DOE regulating discharges into Waters of the State, minimizing construction impacts on wetlands and sediment and erosion control BMP's.

Applicants Response: "This Project does not include grade and fill activities, however, Grant PUD has applied for all necessary U.S. Army Corps of Engineers (ACOE) permits, reference ACOE permit NWS-

2022-182. It is anticipated Grant PUD will receive the "Letter of Permission" and the Nationwide Permit 1 (NWPI) by mid to late August, 2022. Once the NWPI is obtained, an application for a PATON will be submitted to the U.S. Coast Guard. There are no anticipated discharges into Waters of the State associated with this work. Grant PUD's response to Question 8a of the JARPA notes that Best Management Practices (BMP) will be implemented as the project progresses; a standard practice for Grant PUD projects."

Staff Response: The applicants have clarified that no grade or fill activities will take place during this project and that all required state permitting is being obtained and BMP's will be implemented.

Kittitas County Public Works:

Public Works submitted comments regarding the projects proposed access location being off of Holiday Avenue and that the Board of County Commissioners vacated Holiday Avenue to Stockdale Inc. Public Works asked for the applicant to identify any alternative access to the project and once identified Public Works would evaluate the proposal for any access requirements, A Floodplain development permit being required, a transportation impact analysis being required for development that will generate more than nine (9) peak hour vehicle trips, and the possible need for a grading permit.

Applicants Response: "Access to the Project area will be limited to Boat Launch Road and the existing pedestrian access originating near the restroom adjacent to the Vantage Boat Launch. Grant PUD will work with Kittitas County to obtain the necessary floodplain development permit as directed. We have reviewed the JTE trip generation manual (6th addition) as it relates to the Project and believe the site is best classified as a "Beach Park" in the ITE manual. Beach Parks generate approximately 1.18 peak hour trips per acre (Saturday peak). The Project area is approximately 2.04 acres in size and would therefore generate approximately 2.41 peak trips which is below the threshold to require a transportation impact analysis. As previously stated, the Project does not include grade and fill activities, and no grade and fill applications are anticipated."

Staff Response: Staff transmitted the applicant's responses to Public Works on August 24, 2022 with a deadline for additional comments from Public Works by August 31, 2022. No additional comments were received from Public Works. Existing access to the site is via a trail along the shoreline from the Vantage Boat launch parking area. The applicant has expressed the interest to continue working with Kittitas County Public Works on possibilities for overflow parking.

The Confederated Tribes of the Colville Reservation:

The Colville Tribe submitted comments concerning the removal of infrastructure and facilities that concentrate on recreational use and the potential impacts the cultural and archeological resources may have due to dispersing these recreational activities to other areas. The Colville Tribe requested consultation prior to any decision being made on the proposal.

Applicants Response: "Grant PUD is sensitive to the impacts of removing recreational opportunities from the Priest Rapids Project area and is uniquely aware of the impacts those actions can have to undeveloped sites elsewhere. The Project seeks to improve visitor safety by removing derelict equipment left behind by a former permit holder, while preserving the recreational opportunities presented at the site."

Staff Response: Kittitas County Staff facilitated a meeting between Grant County PUD and The Colville Tribe on September 27, 2022. Staff requested additional comments from the Colville Tribe be received by October 7, 2022. No additional comments were received by the due date. Staff finds that the proposed project would address safety concerns on a previously used cove area, allowing the site to be reopened to the public for day use.

Kittitas County Fire District 4:

District Chief William V. Rose submitted comments regarding opposition of the proposed swimming location due to steep terrain and cliff areas, underwater slope extreme instead of gradual, proposing extreme risk for inexperienced swimmers. District Chief William V. Rose also commented on the importance of re-establishment of the marina in the subject location as it has been used to stage and moor rescue craft over the decades and the future need will only increase, the removal of the beacon and reference point for boaters is a disregard for boaters. District Chief William V. Rose strongly urged CDS to reject the proposal on its merits-based deficiencies and the need to reestablish the vital facilities previously in place to promote welfare and safety of its constituents.

Applicants Response: "Grant PUD proposes to revise its response to Question 6b in our original JARP A such that it refers to the cove as a "swimming area". Grant PUD will not designate the cove area as a swimming area at this time. The proposed buoy line is solely intended to prohibit motorized vessels from accessing the cove area. We support the use of the Vantage Boat Launch by emergency responders at any time, but particularly when exigent circumstances warrant such use. The launch facility is safe and well equipped to support vessel launching and staging, and the surrounding gradients into the water are shallow. Grant PUD respectfully disagrees with the Fire District's assertion that the application should be denied on its merits. The Project as designed complies with all relevant goals and policies of the Kittitas County Shoreline Master Program and warrants approval by Kittitas County. Furthermore, Grant PUD has invested nearly \$63 million toward the improvement of recreation opportunities throughout the entire Priest Rapids Hydroelectric Project, which demonstrates our commitment to providing ample and safe recreational opportunities to all users, regardless of place of residence."

Staff Response: Grant County has decided not to designate the area as a "swimming area" at this time due to safety concerns. The proposed work is to address safety issues within the cove and reopen the area for public use. The removal of derelict equipment will improve the safety of the public area.

Kittitas County Sheriff's Office:

Kittitas County Sheriff's Office submitted comments concerning the lack of parking facilities designated for the project area and the existing boat launch adjacent to the project area operating at 120% capacity on busy summer weekends, designation of this area as a swimming area without mitigating the need for additional parking with further strain the Vantage boat launch and ask that parking concerns be considered in the decision.

Applicants Response: "The Project area is currently served by seven (7) passenger vehicle parking spaces and approximately fifty (50) vehicle/trailer combination spaces at the Vantage Boat Launch. No additional parking is planned at this time given that this is an existing recreation space that will continue to be served by the Vantage launch. However, it should also be noted that Grant PUD is currently discussing with Kittitas County Public Works additional overflow parking for the launch area. It is our sincere hope that this effort continues forward and additional parking can be realized."

Staff Response: The proposed project currently uses the existing Vantage Boat Launch passenger vehicle parking spaces and pathway along the water to access the area. The projects peak trip generation is approximately 2.41. The applicants have also elected to not designate the area as a "Swim Area" at this time. CDS staff acknowledges the applicant's intention to continue working with Kittitas County Public Works to continue forward with efforts to establish overflow parking for the launch area.

Public Comments Received:

Public Comments received included concerns regarding the removal of access options causing safety concerns, undesirable for people to enjoy, the need to enhance the area rather than diminish it, concerns with removing the beacon light used by recreators to find their way back to the boat launch, removal of the fountain which has been a land mark in the area for years, the removal of the electrical taking away the ability to irrigate the area, run the beacon light and the fountain, the removal of a popular loading site (docks) which further stresses the boat launch area, removal of existing amenities will only hurt the town of Vantage, downgrading of the property, sad to see the area not being maintained, urging the County to deny the application,

Applicants Response: “Grant PUD appreciates the comments offered by the members of the public. The Project area will remain open to the public and visitors are welcomed and encouraged to enjoy it. The scope of work contemplated in the permit application focuses only on removing the derelict equipment and remedying safety hazards at the site left by a previous permittee. Any equipment at the site determined to be in a hazardous condition or state warrants removal. While the upland fountain feature is not being removed, an inoperable pump and broken water intake that previously actuated the fountain up until several years ago will be removed as part of this Project. Similarly, the anchoring structures that supported the now-removed docks in the cove area must be removed for public safety purposes.”

Staff Response: The proposed work is to address safety issues within the cove and reopen the area for public use. The removal of derelict equipment will improve the safety of the public area. Although the electrical and pump that has not worked in years will be removed, the land mark fountain will remain in place.

VI. PROJECT ANALYSIS

In review of this proposal the Kittitas County Shorelines Master Program, the Goals and Policies of the Comprehensive Plan, Kittitas County Code, public and agency comments, any identified environmental concerns, and state and federal requirements were considered. Identified below is planning staff’s analysis and consistency review for the subject application.

Consistency with the Comprehensive Plan:

Kittitas County has established the following goals and policies to guide activities related to Rural Lands and Critical Areas. These goals and policies were developed in response to identified needs within the county, and support the County Wide Planning Policies:

CF-G1: Provide needed public facilities that are within the ability of the County to fund the facilities, or within the County's authority to require others to provide the facilities.

Staff Consistency Statement: The proposed recreational public facility along the Columbia River will be funded by Grant County PUD and include the rehabilitation of the site to allow the reopening for Public Use for picnicking and Shoreline enjoyment.

CF-G3: Provide consistency with the adopted land use map and the goals and policies of other elements of this Comprehensive Plan.

Staff Consistency Statement: The proposed public facilities is located within the LAMIRD and Rural Working Land Uses. Staff finds the proposal consistent with the following goals and policies of Chapter 8 Rural and Resource Lands identified within the Comprehensive Plan:

RR-G8: The County should strive to sustain and protect the westerly mountainous, recreational open space, and its easterly non-resource agricultural and rangeland activities.

Staff Response: The proposal will rehabilitate a cove that is currently closed to the public and allow for the safe day use of the site along the shoreline of the Columbia River.

RR-P9: Encourage development activities and establish development standards which enhance or

result in the preservation of rural lands.

Staff Response: The proposed rehabilitation of the North Jetty Cove will allow the site to be maintained for the day use of the public for enjoyment of the Shorelines along the Columbia River.

RR-P19: Kittitas County will provide criteria within its zoning code to determine what uses will be permitted within rural zone classifications in order to preserve rural character.

Staff Response: Due to the mixed Zoning and Land Use on the property, Staff considered the project a Public Facility under "recreation" of the "Public Facility" definition in KCC 17.62.010. Public facilities are allowed under any zoning and classification according to KCC 17.62.010(1) with a Public Facilities permit.

CF-G8: Ensure public involvement when siting of essential public facilities using timely press releases, newspaper notices, public information meetings, and public hearings.

Staff Consistency Statement: The proposed project has been noticed in accordance with Kittitas County Code Title 15A. A notice of application was published in the newspaper of record, neighbors within 500 feet of the property boundaries and applicable local and state agencies were notified and provided an opportunity to comment on the proposal.

Consistency with the KCC 17B Shorelines:

In compliance with the Shorelines Management Act, Kittitas County has adopted Title 17B Shorelines. KCC 17B.07.060 requires that the applicant must demonstrate:

- a. That the proposal is consistent with the policies and procedures in RCW Chapter 90.58 and WAC Chapter 173-27;

Staff Response: The proposal is consistent with both RCW 90.58 and WAC 173-27. The project as conditioned meets the requirements of the local shoreline program which was developed in accordance with state shoreline regulations.

- b. That the proposal is consistent with the policies and procedures of the Master Program;

Staff Response: The Kittitas County Shoreline Master Program Chapter 3 outlines goals and objectives of the program. The proposed project meets the intent of the SMP pursuant to the goals and objectives (as described below), and the appropriate permit process procedures have been followed.

- c. That the proposal has been appropriately conditioned where necessary to assure consistency of the project with the Act and the local Master Program.

Staff Response: This project has been reviewed and conditioned to ensure that it meets the intent and standards of the Shoreline Management Act and Kittitas County Shoreline Master Program.

Consistency with the Kittitas County Shoreline Master Program:

The Kittitas County Shoreline Master Program was adopted as part of the Kittitas County Comprehensive Plan. Project proposals within shoreline jurisdiction are subject to consistency with the Shoreline Master Program. The Following Goals and Objectives of the Shoreline Master Program are applicable:

SMP Goals and Objectives

3.4(A)(1) Develop and maintain a network of safe, convenient and diversified access opportunities for the public to enjoy the physical and aesthetic qualities of the shorelines of Kittitas County.

Staff Response: The project proposal will rehabilitate an existing cove area by removing safety hazards from the area, including removal of electrical infrastructure, removal of underwater structures left over from the dock removal, installation of a dedicated buoy/rope across marina entrance. Added amenities will include bollards, handrails, picnic tables, benches, trash cans as appropriate and removal of invasive vegetative species that may exist. The infrastructure removal is necessary due to safety hazards and the amenities being provided are so the public can enjoy the shoreline in a safe manner.

3.5(A)(1) Provide opportunities and space for diverse forms of water-oriented recreation.

Staff Response: The project proposal will enhance an existing cove area located adjacent to the Vantage Bay Boat Launch, providing a location for the public to enjoy the shoreline for picnicking and site seeing away from the boat launch where vehicles are traversing the launch, yet within walking distance to the area.

3.5(B)(1) Prioritize water-oriented shoreline recreational development that is primarily related to access, enjoyment, and use of the water and shorelines of the state.

Staff Response: The project proposal will enhance an area that has been used by the public for years for access and enjoyment. The removal of unsafe infrastructure and additions of handrails, picnic tables, benches and trash cans will allow the public a safe location to continue the enjoyment along the shoreline.

Consistency with the Kittitas County Title 17.62:

17.62.040 Decision criteria (Public Facilities)

The Community Development Services department shall review public facility permit applications in accordance with the provisions of this section and may approve, approve with conditions, or deny the public facility permit.

2. Required Findings. A public facility permit may be approved by the Community Development Services department only if all the following findings can be made regarding the proposal and are supported by the record:
 - b. That the granting of the proposed public facilities permit will not:
 - iv. Be detrimental to the public health, safety, and general welfare;
 - v. Be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located; nor
 - vi. Adversely affect the established character of the surrounding vicinity.

Applicant Response: “See JARPA/SEPA for additional information. No, the site is currently an abandoned day use recreation site, which has been closed to the public. For safety, compliance and usage reasons, Grant PUD is removing structures within the cove area (formally known as the

Riverstone Marine) north of the Vantage Boat Launch. New amenities to be installed include bollards, handrails, picnic tables, benches, trash cans, as appropriate for day use within and around the cove area. Installation of a dedicated buoy/rope across the marina entrance will be installed to prevent boats entering the new dedicate swimming area.”

Staff Response: Staff agrees that the proposed project increases public welfare and safety, is not injurious to the surrounding property or the existing characteristic of the surrounding area. The proposed project improvements are not detrimental to the public’s health, safety and general welfare and in fact improve the safety and allow for the reopening of the area to use by the public. In the applicant’s response to comments, they have amended their JARPA to not include the use of dedicated swimming area at this time in order to address concerns of safety.

- c. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.

Staff Response: CDS has reviewed the application proposal and found no evidence of any potential for hazardous conditions resulting from this project. No hazardous conditions are anticipated at the proposed site.

- d. That the granting of the proposed public facilities permit is consistent and compatible with the intent of the goals, objectives, and policies of the comprehensive plan and any implementing regulations.

Staff Response: The granting of the proposed public facilities permit is consistent with the comprehensive plan and existing regulations. CDS has identified consistency with three capital facilities goals (CF-G1, CF-G3 and CF-G8) and consistency with one Rural and Resource Lands Goals (RR-G8) and two Policies (RR-P9 and RR-P19) as described in detail in section VI of this document.

- e. That the facility site and environmental designs:
 - i. Meet local and state siting criteria and design; and
 - ii. Have been reviewed and/or commented upon by local and state agencies responsible for issuing permits.

Staff Response: The applicant did not provide a response to this criterion in their application materials. The proposed project is subject to meeting all applicable codes and regulations. The proposal is an approved use in the Forest and Range zone pursuant to KCC 17.15.060.1. All departments and state agencies responsible for permitting of this project have been notified of the application and given opportunity to comment in accordance with KCC Title 15A.

- f. That all conditions to mitigate the site specific impacts of the proposed use which were identified can be monitored and enforced.

Staff Response: The applicant did not provide a response to this criterion in their application materials. All conditions imposed to mitigate impacts shall be enforced through continued permitting requirements as identified in this document.

- g. That all yards, open spaces, landscaping, walls and fences, and other buffering features are properly provided to mitigate the impacts of the facility to make it compatible with the character of the surrounding area.

Staff Response: The applicant did not provide a response to this criterion in their application materials. CDS believes that as proposed the new facility is compatible with the character of the surrounding area. No fencing, walls or landscaping are being proposed in this application. The proposal includes day use items such as picknick tables and garbage cans along with some safety features which do not conflict with the character of the surrounding neighborhoods in which they reside. Other shoreline public access facilities are located within the vicinity.

- h. That the proposed public facility will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.

Staff Response: No adverse effects on existing public facilities and services are anticipated. The proposed project will be served by the existing Boat Launch parking and vault toilet facilities. Approval of this project would allow the reopening of the Water-enjoyment public facilities for day use.

- 3. Approval. The Community Development Services department may approve an application for a public facility permit or approve with additional requirements to comply with specified requirements or site conditions.
- 4. Denial. The Community Development Services department may deny a public facility permit if the proposal does not meet or cannot be conditioned to meet the required findings. (Ord. 2007-22, 2007; Ord. 2002-03 (part), 2002)

Consistency with the Kittitas County Title 17.56, Forest and Range

The Public Facilities are located on map number 17-23-20000-0002 located within the Forest and Range Zone, within the Rural Working Land Use. The Forest and Range zone, per 17.15.060.1 Public Facilities are allowed as a use in this zone when permitted administratively. The Public Facilities is being proposed under KCC 17.62 Public Facilities Permits, and KCC 17.60B.050 Administrative Review Process.

Consistency with KCC 15, Environmental Policy:

Pursuant to WAC 197-11-600(4)(a) on June 17, 2022 the County adopted the SEPA DNS issued on March 2, 2022 by Grant County Public Utility District entitled, “Vantage Recreation Area – North Jetty Cove Improvement Project”. A copy of the threshold determination may be obtained from the County.

Consistency with the provisions of KCC 17A, Critical Areas:

An administrative critical area site analysis was completed by staff in compliance with Title 17A: Critical Areas. The site falls within the Shorelines of the State under the Urban Conservancy designation. All critical areas within the project area are within or contiguous to a shoreline jurisdiction and are therefore governed by Title 17B Shorelines. Based upon the critical area analysis and report, the proposed use is consistent and in compliance with the Critical Areas Ordinance (and code) of Kittitas County (KCC 17A).

Consistency with the provision of KCC Title 12, Roads and Bridges:

The project proposal was reviewed by Kittitas County Public Works and found to be consistent with the

provisions of KCC Title 12.

Consistency with the provisions of KCC Title 20, Fire and Life Safety:

The project proposal was sent to the Kittitas County Fire Marshal for review and comment and no concerns were noted. As conditioned, the proposal is consistent with the provisions of KCC Title 20.

VII. FINDINGS OF FACT

The applicant proposes the renovation of North Jetty Cove, formerly known as the Riverstone Marine and currently closed to the public, as a Public Facility including the removal of electrical infrastructure, removal of underwater structures left over from dock removal, removal of fountain pump, the installation of dedicated buoy/rope across marina entrance, and the addition of amenities such as bollards, handrails, picnic tables, benches, trash cans, and removal of invasive vegetative species that may exist within the cove.

SEC 29 and 20, TWP 17, RGE 23, WM in Kittitas County; The project site is an existing Marina located north of the westerly side of the I-90 Bridge crossing over the Columbia River.

1. Site Information:

Total Property Size:	480.38 Acres
Number of Lots:	2
Domestic Water:	N/A
Sewage Disposal:	N/A
Power/Electricity:	N/A
Fire Protection:	Fire District 4
Irrigation District:	N/A

2. Site Characteristics:

Site Characteristics:

North:	Primarily the Columbia River and campground facilities
South:	Private property and Grant County PUD Land – Vantage Boat Launch
East:	Columbia River and Grant County
West:	Private property – Campground

3. The project area is located on Grant County Public Utility District property, located north of I-90 exit 136 and is accessed from a pedestrian trail starting at the Vantage Boat Launch parking lot and travels north along the shoreline. The project area is located within the Urban Conservancy zones which is regulated by the Kittitas County Shoreline Master Program and Title 17B of the Kittitas County Code. The project area is located within the Forest and Range zone.
4. A Shorelines Substantial Development permit application was submitted to Kittitas County Community Development Services (CDS) on May 16, 2022. The application was deemed complete on June 16, 2022.
5. A Notice of Application was mailed to all state and local agencies/departments with potential interest in the project as required by KCC 17B.07.070 and KCC 15A.03.060, as well as to adjacent landowners located within five hundred (500) feet of any portion of the boundary of the proposal's tax parcels on June 23, 2022. The comment period for this notice ended on July 25, 2022.
6. Pursuant to WAC 197-11-600(4)(a) on March the County adopted the SEPA DNS issued on March 2, 2022 by Grant County Public Utility District entitled, “Vantage Recreation Area – North Jetty Cove Improvement

Project”

7. The following agencies provided comments during the comment period: Yakama Nation, Kittitas County Public Health, Washington State Department of Ecology, Kittitas County Public Works, Colville Tribe, Kittitas County Fire District 4, and Kittitas County Sheriff’s Office.
8. The following Public Comments were received during the comment period: Allie Merrill, Benjamin Stockdale, Dalin McDonnell, David Wright, Jake O’Leary, John Howe, Michael Mckeown, Morgan Howe, Naamah Stockdale, Nina Williams, Patch Kulp, Rachele Stockdale, Shelli Morris, Sydney Soares.
9. The proposal is consistent with the provisions of KCC 17B, Shorelines as conditioned.
10. The proposal is consistent with the goals and policies of the Kittitas County Shoreline Master Program.
11. The proposal, as conditioned, is consistent with KCC 17.62, Public Facilities
12. The proposal, as conditioned, is consistent with KCC 17.56, Forest and Range.
13. The proposal is consistent with the provisions of KCC 15, Environmental Policy.
14. The proposal is consistent with the provisions of KCC 17A, Critical Areas.
15. The proposal, as conditioned, is consistent with the provisions of KCC Title 12, Roads and Bridges as conditioned.
16. The proposal is consistent with KCC 20, Fire Life and Safety.

VIII. CONCLUSIONS

1. As conditioned, the proposal meets the goals, policies and implementation recommendations as set forth in the Kittitas County Shoreline Master Program.
2. As conditioned, the proposed project meets the goals, policies and implementation recommendations as set forth in the Kittitas County Comprehensive Plan.
3. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
4. The proposal meets the criteria outlined in KCC 17B Shorelines.
5. Public use and interest will be served by approval of this proposal.
6. As conditioned, the proposal is consistent with Kittitas County Code Title 17 Zoning, Title 17B Shorelines, Title 12 Roads and Bridges, Title 17 Zoning, and Title 17A Critical Areas. Title 15 Environmental Policy, and Title 20 Fire and Life Safety.

IX. DECISION & CONDITIONS OF APPROVAL


From these conclusions and findings, the proposed Shorelines Substantial Development Permit and Public Facilities Permit are **approved** with the following conditions:

1. A Floodplain Development Permit is required for the proposal prior to any work being performed onsite.

2. The project shall comply with all conditions outlined in the HPA issued by the Washington State Department of Fish and Wildlife on April 4, 2022, Permit Number 2022-3-13+01.
3. The Applicant shall comply with all applicable State and Federal regulations.

This decision can be appealed to the Shorelines Hearings Board within 21 days of the date of filing with the Washington State Department of Ecology pursuant to RCW 90.58.180.

Responsible Staff



Kelly Bacon
Planner I

Address:

Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA. 98926
Phone: (509) 962-7506

Date:

October 25, 2022