



## KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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"Building Partnerships – Building Communities"

### STAFF REPORT

**TO:** Kittitas County Board of Adjustment  
**FROM:** Dan Valoff, Staff Planner  
**DATE:** July 11, 2012  
**SUBJECT:** Grant County PUD Shoreline Substantial Development Conditional Use Permit (SD-12-00001)

### BACKGROUND INFORMATION

**PROPOSAL:** Grant County PUD authorized agent for the U.S. Bureau of Reclamation property owner has applied for a Shoreline Substantial Conditional Use Development Permit to construct a new boat launch ramp, launch float and public access fishing pier and associated parking lot near Wanapum Dam in the Forest & Range zone.

**LOCATION:** This Shoreline Substantial Development permit proposal is within the Conservancy shoreline environment of the Columbia River located 5.3 miles south of I-90 south off Huntzinger Road, Vantage, WA, located Section 20, T16N, R23E, WM, in Kittitas County, Assessor's map numbers 16-23-20000-0001 & 0002. The Columbia River is a designated shoreline of the State under the Kittitas County Shoreline Master program.

### POLICY & REGULATORY REQUIREMENTS

**SHORELINE MASTER PROGRAM:** This portion of the Columbia River is located within the Conservancy Shoreline Environment. The Conservancy Environment is characterized by land uses which are primarily related to natural resource use. Management objectives are oriented toward maximizing sustained yield natural resources utilization, recreation, and low intensity recreational homes while restricting development in hazardous areas.

Please review the following applicable sections from the County's Shoreline Master Program:

Section 32: Recreation.

Recreational activities such as clubhouses, swimming beaches, developed camping and picnicking facilities shall be permitted provide the facilities or structures will not change or detract from the character of the local environment.

- (a) Only that clearing of vegetation which is necessary to the development and use of a recreational structure, facility, or access road shall be permitted.
- (b) Boat launching facilities shall be a conditional use.

Section 39: Conditional Uses

The applicant must supply whatever evidence, information or agreements indicating that all of the following conditions will be met:

- a. There is some necessity for a shoreline site for the proposed use, or that the particular site applied for is essential for this use.
- b. The design of the proposed use will make it compatible with the environment it will be placed in.

- c. That water, air, noise and other classes of pollution will not be more severe than the pollution that would result from the uses which are permitted in the particular environment.
- d. That none of the goals, policy statements or specific aims of the particular environments would be violated, abrogated, or ignored.

The boat launch requires a conditional use permit in the Conservancy Shoreline Environment.

*Staff has assessed that the proposal is consistent with these policies.*

**CRITICAL AREAS:** An administrative site analysis was completed by Community Development Services in compliance with Kittitas County Code Title 17A. The project site has portions containing the Columbia River floodplain, area. The related environmental documents addresses the need for this project and efforts to conserve the identified critical areas.

### **ADMINISTRATIVE REVIEW**

**NOTICE OF APPLICATION/WRITTEN TESTIMONY:** A Notice of Application was published in the official county newspaper of record (Daily Record) and mailed to jurisdictional government agencies, adjacent property owners, and other interested parties on June 19, 2012. The last day to submit written comments is on July 5, 2012 by 5:00pm.

### **POSTING OF SITE**

In accordance with Kittitas County Code 15A.030.110, this project was accurately posted with the “Land Use Action” sign as provided by Community Development Services. The Affidavit of Posting was signed by the applicant and returned to the planner and is included as part of the record.

### **STATE ENVIRONMENTAL POLICY ACT (SEPA)**

Pursuant to RCW 43.21C.030(2)(c) and WAC 197-11-340(2) the Grant County PUD issued Determination of Non-Significance (DNS) on March 5, 2012. The comment period ended on March 23, 2012.

### **SUGGESTED FINDINGS OF FACT**

The following general findings have been prepared by the Community Development Services Department Staff for consideration by the Board of Adjustment in rendering its decision on this matter. These findings may be used to reasonably support a recommendation in favor of or against this proposal; however additional findings may also be necessary.

1. A Shoreline Substantial Development/Conditional Use Permit application was submitted to Kittitas County Community Development Services on March 9, 2012. Kittitas County did on April 30, 2012 deem complete the Shoreline Substantial Development/Conditional Use Permit application for a new boat launch ramp, launch float and public access fishing pier and associated parking lot near Wanapum Dam (File No. SD-12-01). Proponent: Washington Department of Fish and Wildlife. Project Location: located 5.3 miles south of I-90 south off Huntzinger Road, Vantage, WA, located Section 20, T16N, R23E, WM, in Kittitas County, Assessor’s map numbers 16-23-20000-0001& 0002.
2. A Notice of Application was published in the official county newspaper of record (Daily Record) and mailed to jurisdictional government agencies, adjacent property owners, and other interested parties on June 19, 2012. The last day to submit written comments is on July 5, 2012 by 5:00pm.
3. Pursuant to RCW 43.21C.030(2)(c) and WAC 197-11-340(2) the Grant County PUD issued Determination of Non-Significance (DNS) on March 5, 2012. The comment period ended on March 23, 2012.
4. A public hearing was held by the Board of Adjustment on July 11, 2012 to consider this matter and testimony was taken from those persons present who wished to be heard. The Board also finds that due notice of this hearing had been given as required by law, and the necessary inquiry has been made into the public interest to be served by the proposed use.

5. The proposed shoreline development is consistent with the goals and policies of Kittitas County's Shoreline Master Program.

6. Additional conditions **are/are not** necessary to protect the public's interest.