



**Beverly Bridge Shoreline Substantial Development Permit
File Number SD-20-00001 WSPRC
FINDINGS OF FACT, DECISION AND CONDITIONS OF APPROVAL**

I. GENERAL INFORMATION

Requested Action: The applicant proposes the renovation of the Beverly Bridge which is currently inoperable due to fire damage. The project would renovate the bridge for pedestrian, equine and emergency purposes linking the Cascade to Palouse Trail across the Columbia River.

Location: SEC 33, TWP 16, RGE 23, WM in Kittitas County; The project site is an existing bridge across the Columbia River.

II. SITE INFORMATION

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

Site Characteristics:

North: Undeveloped lands in various ownership
South: Privately owned agriculture lands
East: Columbia River and Grant County
West: Primarily undeveloped Federal and State-owned lands

Access: The site is accessed via Huntzinger Road approximately 8 miles south of I-90.

Zoning and Development Standards: The project area spans the Columbia River and will rehabilitate an existing bridge currently inoperable due to significant fire damage. The project area spans the Rural Conservancy and Aquatic Shoreline zones which are regulated by the Kittitas County Shoreline Master Program and Title 17B of the Kittitas County Code. The project area spans jurisdictions of Kittitas County and Grant County and involves Shoreline Substantial Development permits from both jurisdictions. The project proposal includes two staging areas. The primary staging area will be on the east side of the river within Grant County jurisdiction with a smaller staging area on the west side of the river within Kittitas County jurisdiction and within the Forest and Range zone.

Shoreline Master Program

The Shoreline Use Table in KCC 17B.04.090.1 allows for bridge development within the Rural Conservancy and Aquatic zones 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”

III. ADMINISTRATIVE REVIEW

Deemed Complete: A Shorelines Substantial Development permit application was submitted to Kittitas County Community Development Services (CDS) on March 17, 2020. The application was deemed complete on April 21, 2020.

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 May 4, 2020. The comment period for this notice ended on June 3, 2020.

IV. ENVIRONMENTAL REVIEW

Pursuant to WAC 197-11-600(4)(a) on April 30, 2020 the County adopted the SEPA DNS issued on March 24, 2020 by the Washington State Parks and Recreation Commission entitled, “Palouse to Cascades State Park Trail Beverly Bridge Rehabilitation.” 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. All comments are on file and available for public review. The following are a summary of the substantive comments submitted.

May 6, 2020 WA State Department of Transportation – Bill Gould stated that WSDOT would like to be aware of and have an opportunity to review any bridge work done over SR 243.

Staff Response: State Route 243 is within Grant County jurisdiction.

May 6, 2020 Kittitas Co. Public Health – Holly Erdman stated that Kittitas County Public Health has no comment or concern with the proposal.

May 14, 2020 Kittitas Co. Public Works – A memo received from Kittitas County Public Works stated that they had no comments regarding the project proposal.

May 4, 2020 WA State Department of Fish and Wildlife – Scott Downes stated the applicants had already received HPA approval for the project. WDFW provided a copy of the permit to CDS.

May 29, 2020 Department of Ecology – Gwen Clear requested that a floodplain development permit be processed for the project.

Staff Response: Kittitas County Public Works has jurisdiction over processing floodplain development permits in Kittitas County. Public Works will only require a floodplain development permit if the applicant does not have a containment plan to prevent railroad ties from falling into the floodplain.

May 4, 2020 Kittitas County CDS Building – Mike Flory stated that CDS Building has no concerns or comments with the proposal.

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 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

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

Staff Response: The project proposal will rehabilitate an existing bridge for primarily recreational uses including pedestrian, equine and non motorized transportation . The applicant also states that the bridge may be used when necessary for emergency vehicles. The renovation of the bridge will include rest areas that allow users an opportunity to rest and enjoy the unique views of the Columbia River. These areas

will also serve as retreat areas for users on the rare occasion that emergency vehicles need to utilize the bridge. Upon completion the bridge will serve as connection point for a statewide trail system.

3.5(B)(3) Recognize and protect the public interest by providing increased recreational opportunities within shorelines of statewide significance.

Staff Response: The project proposal will connect a statewide trail system utilized by citizens throughout the State for recreational purposes. Rehabilitating the Beverly Bridge for pedestrian purposes will increase recreational opportunities for Kittitas County citizens as well as citizens statewide.

3.5(B)(5) Consider measures necessary to establish a high level of compatibility with other uses and activities and avoid negative impacts to the shoreline environment when locating, designing and operating recreational developments.

Staff Response: The project proposal will create continuity through the statewide trail system. It will service pedestrian, equestrian and bicycling recreation as well as serve as an alternative emergency access point between Grant and Kittitas County. The proposed use will be compatible and complimentary to the trail systems on either side of the Columbia River.

3.5(B)(8) Encourage development of non-motorized multi-use trails that provide recreation and transportation opportunities where compatible with shoreline ecological functions.

Staff Response: The Beverly Bridge rehabilitation will restore an existing bridge established as a rail bridge and convert it to a primarily non-motorized recreational use. Shoreline impacts will be minimal due to the primary structure still being intact. Most of the proposed improvements are cosmetic and will not adversely impact shoreline functions.

Consistency with the Kittitas County Title 17.56, Forest and Range

The project proposal will be utilizing a small strip of land as a temporary staging area for the project within the Forest and Range zone. Under the allowed use table for the Forest and Range zone, KCC 17.15.060.1, trails are an administrative permitted use. This project will reestablish a connection for the Palouse to Cascades trail that was previously used for pedestrian purposes prior to significant fire damage. The Beverly Bridge historically linked the Palouse to Cascade trail and is therefore part of a pre-existing trail system. As such, the renovation of the Beverly Bridge is consistent with Title 17.56, Forest and Range, as it is reestablishing a pre-existing connection for the Palouse to Cascade trail system. This decision has been conditioned to ensure the temporary staging area is brought back to a pre-construction condition following completion of the project.

Consistency with KCC 15, Environmental Policy:

Pursuant to WAC 197-11-600(4)(a) on April 30, 2020 the County adopted the SEPA DNS issued on March 24, 2020 by the Washington State Parks and Recreation Commission entitled, "Palouse to Cascades State Park Trail Beverly Bridge Rehabilitation." 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 Rural 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

- 1. The applicant proposes the renovation of the Beverly Bridge which is currently inoperable due to fire damage. The project would renovate the bridge for pedestrian, equine and emergency purposes linking the Cascade to Palouse Trail across the Columbia River.
- 2. The proposed site is located approximately 7.5 miles South of the Vantage I-90 intersection, SEC 33, TWP 16, RGE 23, WM in Kittitas County; The project site is an existing bridge across the Columbia River.

3. Site Information:

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

4. Site Characteristics:

North:	Undeveloped lands in various ownership
South:	Privately owned agriculture lands
East:	Columbia River and Grant County
West:	Primarily undeveloped Federal and State-owned lands
Access:	The site is accessed via Huntzinger Road, approximately 8 miles south of I-90.

- 5. The project area spans the Columbia River and will rehabilitate an existing bridge currently inoperable due to significant fire damage. The project area spans the Rural Conservancy and Aquatic Shoreline zones which are regulated by the Kittitas County Shoreline Master Program and Title 17B of the Kittitas County Code. The project area spans jurisdictions of Kittitas County and Grant County and involves Shoreline Substantial Development permits from both jurisdictions. The project proposal includes two staging areas. The primary staging area will be on the east side of the river within Grant County jurisdiction with a smaller staging area on the west side of the river within Kittitas County jurisdiction and within the Forest and Range zone.
- 6. A Shorelines Substantial Development permit application was submitted to Kittitas County Community Development Services (CDS) on March 17, 2020. The application was deemed complete on April 21, 2020.
- 7. 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 May 4, 2020. The comment period for this notice ended on June 3, 2020.

8. Pursuant to WAC 197-11-600(4)(a) on April 30, 2020 the County adopted the SEPA DNS issued on March 24, 2020 by the Washington State Parks and Recreation Commission entitled, "Palouse to Cascades State Park Trail Beverly Bridge Rehabilitation."
9. The following agencies provided comments during the comment period: Kittitas Co. CDS Building, Kittitas Co. Public Health, Kittitas Co. Public Works, WA State Department of Fish and Wildlife, WA State Department of Ecology, and WA State Department of Transportation.
10. No Public Comments were received.
11. The proposal is consistent with the provisions of KCC 17B, Shorelines as conditioned.
12. The proposal is consistent with the goals and policies of the Kittitas County Shoreline Master Program.
13. The proposal, as conditioned, is consistent with KCC 17.56, Forest and Range.
14. The proposal is consistent with the provisions of KCC 15, Environmental Policy.
15. The proposal is consistent with the provisions of KCC 17A, Critical Areas.
16. The proposal, as conditioned, is consistent with the provisions of KCC Title 12, Roads and Bridges as conditioned.
17. 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, this proposal is consistent with applicable federal and state laws and regulations.
3. The proposal meets the criteria outlined in KCC 17B Shorelines.
4. As conditioned, the proposal is consistent with Kittitas County Code Title 12 Roads and Bridges, Title 17 Zoning, and Title 17A Critical Areas.

IX. DECISION & CONDITIONS OF APPROVAL

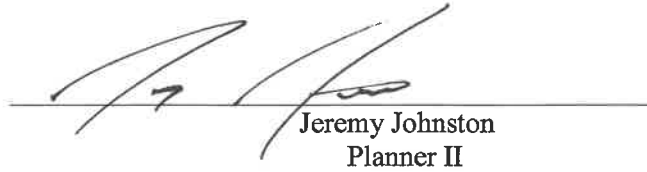
From these conclusions and findings, the proposed Shorelines Substantial Development Permit is **approved** with the following conditions:

1. Any activity that does not fully contain project materials outside of the associated floodplain area shall require a Floodplain Development Permit through Kittitas County Public Works.
2. The project shall comply with all conditions outlined in the HPA issued by the Washington State Department of Fish and Wildlife on April 15, 2020, Permit Number 2020-3-33+01.
3. The Applicant shall comply with all applicable State and Federal regulations.

4. The applicant shall bring the staging area back to pre-construction condition following completion of the bridge renovation project.

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



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