

Public Recreation Development Plan Vantage Recreation Area

Public Utility District No. 2 of Grant County, Washington

Approved - July 14, 2015
Revised – April 14, 2020

Executive Summary

The Vantage Recreation Area Public Recreation Development Plan (PRDP) ensures that public recreation and resource conservation needs are met on Public Utility District No. 2 of Grant County (Grant PUD) fee-owned lands adjacent to the Vantage residential community. Vantage is located on the west shore of the Wanapum Reservoir in central Washington state (Figure 1). The reservoir is part of the Priest Rapids Hydroelectric Project (Project) operated by Grant PUD under Federal Energy Regulatory Commission (FERC) License P-2114¹.

Throughout the Project area there are lands owned by Grant PUD, lands designated as Federal Power Act reservations, Washington state-owned lands, and privately owned lands on which Grant PUD maintains flowage and transmission line easements. These lands, totaling 34,571 acres of inundated and non-inundated property, are encompassed by the Project Boundary². Grant PUD owns 4,831 acres within the boundary in fee title. Adjacent to the Vantage residential area, Grant PUD owns approximately 49 acres of shoreline property.

Project lands are defined as those necessary for hydroelectric power generation and other Project purposes, including the protection, mitigation, and enhancement of resources negatively affected by operation of the Project. Grant PUD may authorize certain “non-Project” uses provided they are consistent with the Project’s operational, scenic, recreational, and environmental values. Non-Project uses are defined as specific third-party uses and occupancies of Project lands and waters unrelated to hydroelectric power production or other Project purposes.

The development of a PRDP is a provision of the Priest Rapids Project Shoreline Management Plan³ required by Article 419 of Grant PUD’s FERC operating license. This plan provides the framework for managing the multiple resources and uses of Project shorelines in a manner consistent with Grant PUD’s FERC license requirements and Project purposes. As outlined in the Priest Rapids Project Procedures and Standards Manual for Shoreline Management (<https://www.grantpud.org/shoreline-management>), a PRDP is a comprehensive living document developed for shoreline communities which desire authorization of allowable non-Project uses on Grant PUD fee-owned property. These allowable uses are listed in Table 1 of this document and in the Priest Rapids Project Procedures and Standards Manual.

The Vantage PRDP was originally developed in 2015 in cooperation with the local community and regulatory stakeholders and identified the specific allowable uses available to the adjacent residential community. The plan has been updated to reflect current conditions, permitted non-Project uses, and policy changes included in Grant PUD’s Shoreline Management Plan update approved by FERC on January 16, 2020.

¹ 123 FERC ¶ 61,049 (2008)

² FERC project boundaries are used to designate the geographic extent of the hydropower project that FERC determines a licensee must own or control on behalf of its licensed hydropower project. <https://www.ferc.gov/resources/faqs/shoreline-mgt.asp>

³ 170 FERC ¶ 62,027 (2020)

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1.0 Intent and Purpose

The Vantage Recreation Area Public Recreation Development Plan (PRDP) ensures that public recreation and resource conservation needs are met on Grant PUD fee-owned lands adjacent to the Vantage residential community. A PRDP is a comprehensive living document developed for shoreline communities which desire authorization of allowable non-Project uses on Grant PUD property. This Vantage PRDP was developed in cooperation with the local community and regulatory stakeholders and identifies the specific allowable uses available to or currently permitted to the adjacent residential community.



Figure 1 The Town of Vantage and the Vantage Recreation Area, Grant County, WA

2.0 Community and Shoreline Characterization

The Grant PUD fee-owned shoreline property adjacent to the Vantage community included in this PRDP was acquired in 1961 for the purpose of operating the Priest Rapids Hydroelectric Project. These 49 acres of shoreline property are located on the west side of the Columbia River on the shores of the Priest Rapids Reservoir between river miles 420 and 422. The shoreline adjacent to Vantage is non-contiguous due to segmentation by State Interstate I-90.

Limited development is associated with the western shoreline of the Columbia River within Kittitas County. The population of Vantage is estimated at 23 people based upon the 2018 census⁴. There is one gas station, one restaurant, and a privately owned RV park/campground/marina open to the public within the Vantage area. Nearby, public recreation amenities owned and operated by Washington State Parks and Grant PUD include three boat launches, two campgrounds, an accessible fishing pier, and several day-use picnic areas.

Adjacent to the Grant PUD-owned shoreline north of I-90 is Riverstone Resort and property owned by Kittitas County. The Riverstone Resort is operated by a private party and provides overnight tent camping, day use, boardwalk trail, and boat moorage. A portion of the resort is located on Grant PUD fee-owned property.

Landowners adjacent to Grant PUD property to the south of I-90 include the 100-member Ellensburg Boat Club and William Cowin, d/b/a BCSCBN. BCSCBN received preliminary plat approval from Kittitas County for the proposed 315-lot Vantage Bay Planned Unit Development (57.21 acres) in 2006. On July 17, 2019, conditional approval for a Substantial Shoreline Development Permit was approved by Kittitas County for a portion of a community garden, a small barn, and a pool to be constructed within the platted area.

To ensure activities on Project lands and waters are comprehensively managed consistent with all regulatory requirements, Grant PUD's Shoreline Management Plan designates all lands within the Project Boundary to one of the following three land-use classifications based on Project purpose and shoreline characteristics:

- Project Facilities
- Resource Management
- Public Recreation Development

The Project Facilities land use classification is primarily for Project purposes related to hydropower generation and transmission and is meant to limit public use and access to protect public health and safety, and to provide security to Project facilities.

Lands in the Resource Management classification are managed to preserve, enhance, and protect fish, wildlife, scenic, historic, archaeological, and cultural resources. General public access, fishing, and hunting, unless otherwise posted for the purpose of public safety, is allowed as a Project purpose in this classification. This classification generally includes those areas for which there is no specific FERC-approved Project facilities and/or public recreation improvements identified within the Project license.

The Public Recreation Development classification allows for recreation-oriented development and is primarily assigned to lands with FERC-approved recreation infrastructure and activities

⁴ Margin of error +/- 33; <https://data.census.gov/cedsci/>

identified in Grant PUD's Recreation Resources Management Plan, undeveloped lands adjacent to the formalized recreation areas, and Grant PUD-owned shoreline areas adjacent to developed communities, such as that at Vantage. The primary criteria used to identify and designate lands in the Public Recreation Development classification is the presence of recreation-related infrastructure or intensive and/or quantifiable public access and use of the shoreline.

Potential non-Project uses within formalized recreation areas could include temporary special use permits for recreation-related activities and events, such as fishing derbies, waterski tournaments, athletic events, and/or concessions which serve the needs of the recreating public (e.g., food trucks, watersports rentals). For undeveloped portions of the Public Recreation Development classification, potential non-Project uses could include joint access trails to the shoreline, mooring buoys, or docks with public access. In all cases, any proposed non-Project use must be consistent with the Priest Rapids Project Shoreline Management Plan; meet all local, state, and federal requirements; and not unreasonably exclude or inhibit public use and access to recreational opportunities.

Recreation-based non-Project uses of Project lands classified as Public Recreation Development are generally approved within the context of a Public Recreation Development Plan as defined in Grant PUD's Procedures and Standards Manual.

The use and development of the Vantage Recreation Area shoreline is governed by land use and environmental regulations administered through Kittitas County Community Development Services. The Kittitas County Shoreline Master Program (2016) Environment Designations assigned to the Grant PUD-owned property within the Vantage Recreation Area is Urban Conservancy and Rural Conservancy.

Under the FERC-approved Priest Rapids Project Shoreline Management Plan classification system, the Vantage Recreation Area is designated as Public Recreation Development. This classification allows for non-Project recreation-oriented development and includes areas required by Grant PUD's FERC License to be developed for public recreation purposes.

2.1 Public Access and Shoreline Use

The Vantage community and general public access the Vantage PRDP area shoreline from Grant PUD's Vantage Boat Launch and a pedestrian trail from the boat launch north to the Riverstone Resort day use and moorage area, currently authorized under Grant PUD Land Use Authorizations (Figure 2).

There is currently no public access to the Airstrip property other than boat-in access and non-developed pedestrian access from property owned by Washington State Parks which lies approximately 2 miles south of the Airstrip property. Discussions have taken place with the adjacent property owner, BCSCBN, regarding public road access to this shoreline for future recreation amenities.

The Ellensburg Boat Club property is landlocked. A license agreement for private ingress/egress has been granted by adjacent property owner Washington State Department of Transportation.



Vantage Area Access Points



Figure 2 Vantage Recreation Area public access and Vantage community access points.

3.0 Public Outreach and Stakeholder Consultation

The Vantage Recreation Area PRDP is a provision of the Priest Rapids Project Shoreline Management Plan which was developed with extensive input from a broad group of stakeholders, including local, state, and federal agency representatives; tribal representatives; the Wanapum of Priest Rapids; adjacent landowners; and other members of the public. Grant PUD continues to meet its consultation requirements by holding annual meetings with required agency and tribal stakeholders to communicate land management activities and through formal consultation as required by the license. Grant PUD staff also meets several times each year with Wanapum representatives to discuss land management issues.

Continued public outreach related to Grant PUD's shoreline management activities occurs through regular communication with affected landowners and homeowners associations, and through information posted on Grant PUD's web and social media sites. Interested parties may also contact Grant PUD Lands and Recreation staff directly by calling 509-754-5085 or by email at (lands@gcpud.org).

3.1 Vantage Community Issues

Grant PUD meets with members of the Vantage community periodically to discuss issues regarding management and use of Grant PUD property. Through the stakeholder communication process, several important issues were discussed and are considered in this PRDP.

- Crowd management
- Wildfire response
- Operations and maintenance of the Vantage Recreation Area
- Boat launch area parking
- Shoreline access/trespassing

4.0 Allowable and Prohibited Uses

Allowable and prohibited non-Project uses of Grant PUD property, as well as the procedures for requesting a land-use authorization, are defined in detail in the Shoreline Management Plan and associated Grant PUD's Procedures and Standards Manual (www.grantpud.org). Public access and passive recreation activities such as hiking, picnicking, etc. are allowed outright on Grant PUD-owned property. Other uses, such as camping or large group events, etc., require a permit from Grant PUD. Burning of any kind is not allowed on Grant PUD-owned property. Hunting is only prohibited where signed.

All land-use authorizations must comply with public access requirements and be kept in good repair and to standards identified in Grant PUD's Shoreline Management Plan, Procedures and Standards Manual, specific Grant PUD policies, and land use authorization terms and conditions. Violations of these requirements may result in revocation of an authorization.

See Table 1 for a list of allowable uses of Grant PUD property by land-use classification.

Table 1 Non-Project uses on Grant PUD fee-owned property by land-use classification

GCPUD = Requires GCPUD approval = Prohibited or restricted	Project Facilities	Public Recreation Development	Resources Management
Use/Activity			
Overnight camping	GCPUD	GCPUD	GCPUD
Signs/fencing/access barriers		GCPUD*	
Formalized trails/access roads		GCPUD*	
Utilities	GCPUD	GCPUD*	GCPUD
Recreational structures/facilities		GCPUD*	
Water intake or pumping facilities		GCPUD*	GCPUD
Boat launches/marinas/docks		GCPUD*	
Mooring buoys		GCPUD*	GCPUD
Concessions and special events	GCPUD	GCPUD	GCPUD
Agricultural use			GCPUD
Vegetation control and/or removal		GCPUD*	
Erosion protection/stabilization		GCPUD*	GCPUD
Landscaping or plantings		GCPUD*	

*Within the context of an approved Public Recreation Development Plan

4.1 Land-Use Authorization Process and Fees

Grant PUD’s land-use authorization process is described in Figure 3. In some circumstances, FERC review and approval of a non-Project use of Project lands is required. There is a one-time application fee for all proposed non-Project uses and an annual renewal fee. Fees depend on the type and scope of non-Project use requested.

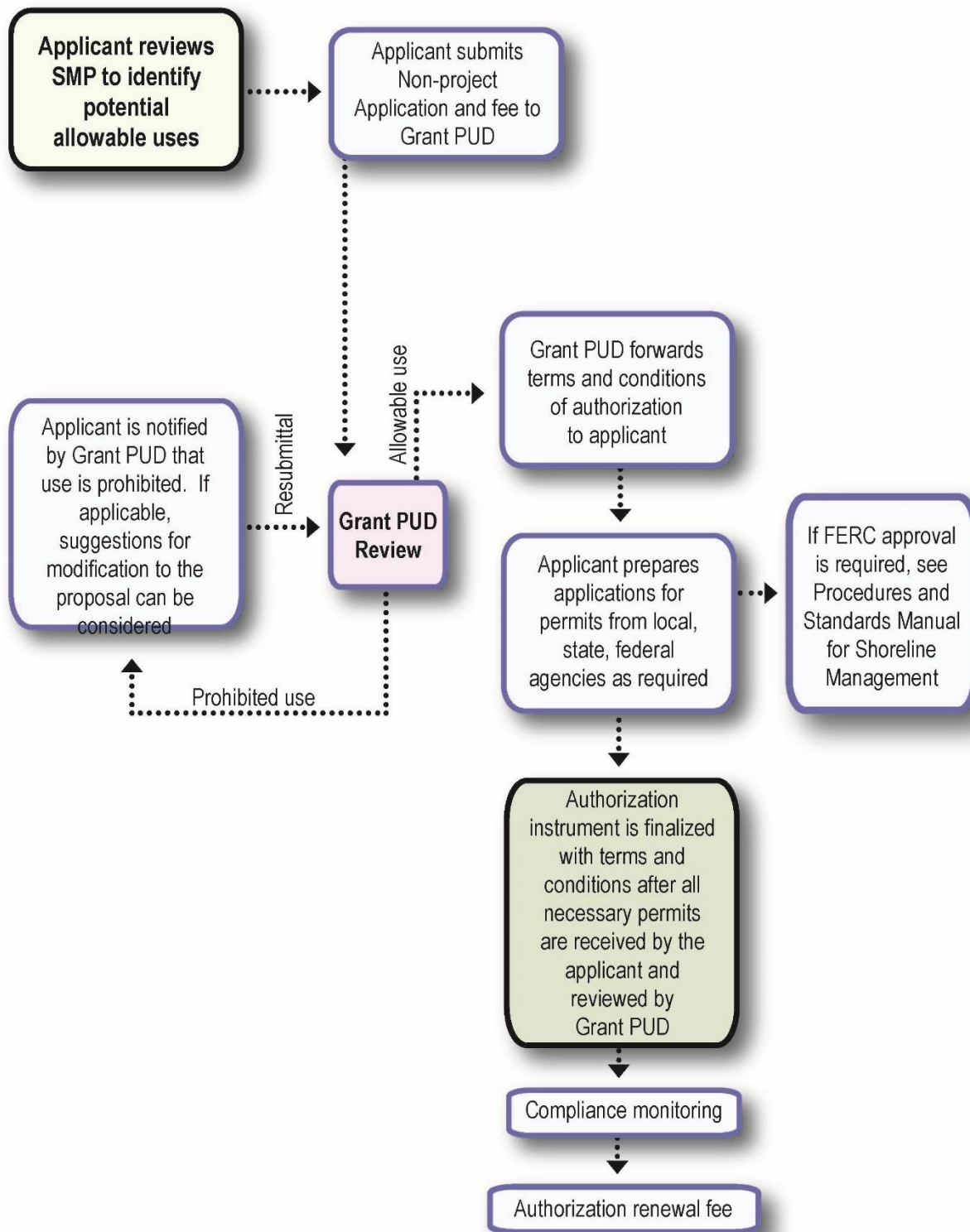


Figure 3 Land Use Authorization Process

4.2 Development Standards

Allowable non-Project uses of Project lands are only approved by Grant PUD if they meet the following criteria under Grant PUD Commission Resolution No. 8709 (Appendix A):

- Eliminate barriers to public access and use of Grant PUD-owned property;
- Avoid the appearance of private property;
- Are designed, implemented and managed to facilitate community and public use;
- Are achieved through joint-use land-use authorization, thereby minimizing to the greatest extent possible, individual authorizations;
- Avoid or mitigate for impacts to wetlands, riparian zones, cultural resource sites, or other critical habitat areas;
- Not result in a net increase in irrigated lawns within the PRDP area, and result in a net decrease in irrigated lawn where devoid of functional habitat, or when erosion, safety, liability, or other negative impacts are present;

Grant PUD's development standards are contained in Section 8 of the Priest Rapids Project Shoreline Management Procedures and Standards Manual (www.grantpud.org).

4.2.1 Irrigation

Landscaped lawn may be permitted for open spaces that benefit the public, i.e., shoreline parks, day use facilities, etc., but new underground irrigation is not allowed on Grant PUD property. Existing irrigation infrastructure may be allowed in spaces available to the public. Hand-watering of permitted landscaping is allowed.

4.2.2 Use of Fertilizer, Pesticides, and Herbicides

Grant PUD encourages the hand removal of noxious, invasive, or non-native weeds. Grant PUD may also require the permittee to remove any noxious weeds that have become established in the areas covered by a Land Use Authorization. Fertilizers or herbicides may not be used on Grant PUD property without written approval.

Grant PUD evaluates and treats noxious weeds on its property throughout the year. Vegetation assessments are done early in the growing season, typically in March. The first weed treatment is usually done in April. This can consist of herbicide spraying, mowing, or hand pulling, depending on the weed species and density. Follow up visits are typically done in June or July to determine what future action is necessary, and a follow up treatment is usually completed at the same time. Any given area is usually treated and/or evaluated between 2 to 4 times each year.

4.2.3 Tree Trimming

Adjacent property owners may not remove any trees on Grant PUD property. Grant PUD manages hazard trees under its Vegetation Management Program. Potentially hazardous trees should be reported to Grant PUD staff, which will evaluate and determine the appropriate course of action.

Removing limbs from healthy trees requires written authorization from Grant PUD.

4.2.4 Sanitation and Security

Grant PUD manages its Project Lands in accordance with the public access and use policies included in its Shoreline Management Plan. Grant PUD's rules for use of Project Lands are posted at Grant PUD-operated recreation sites (Appendix B).

At the Vantage Recreation Area, Grant PUD provides garbage clean-up and other maintenance tasks, as well as a consistent on-site presence during peak summer weekends. Details about operation and maintenance of Grant PUD's recreation facilities can be found in Grant PUD's Recreation Resource Management Plan (www.gcpud.org).

Located approximately 15 miles north of Vantage is the Gorge Amphitheatre. This 27,500-seat outdoor concert venue is managed by Live Nation and draws large numbers of people to Grant County each summer. Grant PUD recognizes the concern raised by local residents regarding the large concert crowds which access Grant PUD's shoreline each summer. Vantage residents are encouraged to continue working with Grant PUD security and maintenance staff, Live Nation, Grant County Sheriff's Office, and Washington Department of Fish and Wildlife to address those concerns. Each spring, Grant PUD coordinates a meeting between these groups to address common issues and to prepare for the upcoming summer season.

4.2.5 Buffer Zone

Grant PUD manages its property in close proximity to residential communities by generally following Firewise principles through planting of drought-tolerant, low-fuel volume, non-ornamental plantings where native vegetation does not already exist and thinning existing natural vegetation to reduce fuel load. Grant PUD does not prohibit periodic overspray of water from private property onto Grant PUD property within this zone during periods of high fire danger. Irrigation of plantings on Grant PUD contributes to fuel loads and is not allowed.

4.2.6 Stairways and Walkways

Stairs and walkways are not allowed in areas of high erosion or on unstable slopes/terrain. Grant PUD may permit stairways or walkways that are freestanding or incorporated into a permissible path to provide community walking access to Grant PUD recreation areas or the water. To maintain the natural aesthetic of the Project reservoir, Grant PUD requests that such structures be constructed of dry laid stone, wood, or wood with loose stone, gravel or wood chips. Installation of new steps or maintenance of existing steps must also meet current building standards (i.e., Forest Service Trail Construction Guide). Grant PUD adheres to specific construction standards when considering proposals for construction in shoreline areas where erosion process may or have occurred.

4.2.7 Docks and Marinas

Grant PUD considers a dock to be any shore-based structure encroaching into a waterway used to temporarily moor boats and/or accommodate recreational activities. Docks may attach to the shore with anchors or to a bulkhead or fixed structure. They are commonly reached by a gangplank or walkway designed to accommodate changes in water levels. The portion of the gangplank or walkway that is over the water counts toward the overall square footage. A marina is a water-dependent boat moorage facility providing boat slips, which include one or more of the following: docking, fueling, repair and storage of boats, boat/equipment rental; or to sell bait/food; generally requiring fees for use.

All docks and marinas must have an approved Land Use Authorization and meet current local, state, and federal requirements, as administered through the external permitting and approval process.

4.2.8 Mooring Buoys

Grant PUD owns in fee title submerged lands adjacent to the Vantage shoreline. Buoys anchored on this property may be permitted by Grant PUD, but must conform with Kittitas County, state, and federal permit requirements. Once Grant PUD issues a land use authorization, the permittee is responsible for installing and maintaining the mooring buoy to Grant PUD standards. The buoy must be marked with the assigned land use authorization number. Grant PUD is not responsible for damage to watercraft or mooring buoys. All non-permitted buoys are removed without notice during routine reservoir inspections. Permitted mooring buoys out of compliance with local, state, and federal requirements will be reported to the appropriate agency for enforcement action.

Shoreline anchoring and tethering of any kind is not allowed on Grant PUD property. Temporary anchoring in the river is allowed subject to the following conditions:

- Fluctuating water levels should be considered when temporarily anchoring a vessel
- Non-shore temporary anchoring can occur for up to 14 days. In the event a vessel has been moored for more than 14 days, it will be considered abandoned and Grant PUD will notify for the proper authorities for removal.
- Temporary anchors not attached to a moored boat are not allowed and are removed by Grant PUD without notice.
- No boat may be anchored within a designated swim area.
- No one may reside aboard a moored or free-floating boat.
- All risks associated with temporarily anchored vessels are the responsibility of the owner.

4.3 Landscaping

Landscaping of Grant PUD property may be permitted if it meets all Grant PUD license requirements, policies, and regulations. Plantings and improvements not meeting these criteria are removed by Grant PUD and those areas restored to natural vegetation.

5.0 Land Use Authorizations

Non-Project uses must comply with public access requirements and be kept in good repair and to standards identified in Grant PUD's Shoreline Management Plan, Procedures and Standards Manual, all applicable approved Grant PUD policies, and Land Use Authorization terms and conditions.

5.1 Vantage Non-Project Use Permits

As of July 1, 2015, all non-Project existing uses (whether permitted or not) of Grant PUD-owned lands adjacent to Vantage were revoked. All new non-Project use applications for non-exclusive allowable uses must comply with the terms and conditions of Grant PUD's FERC license, shoreline policies, and other regulations. All current non-Project use requests for Grant PUD property adjacent to Vantage are listed below. Copies of all approved Land-Use Authorizations can be found in Appendix C.

- Ellensburg Boat Club, P-276, boat launch, dock, day-use parking, water access stairs
- Havilah Inc., DBA Riverstone Resort (**application under review, permit pending**), overnight moorage facility with floating docks for 17 boats, day-use areas

6.0 Developed Facilities

6.1 Operations and Maintenance of Project Facilities

Grant PUD owns and operates the Vantage Recreation Area located immediately adjacent to Vantage. This facility includes a variety of accessible amenities, including a two-lane boat launch, day-use picnic area, restroom, asphalt parking area, and interpretive signage. Just north of Vantage, Grant PUD owns and operates the Rocky Coulee Recreation Area, including 10 campsites, restroom, parking area, day-use picnic area, and interpretive signage.

Consistent with License Article 418 and the goals listed in the Priest Rapids Project Recreation Resource Management Plan (www.gcpud.org), Grant PUD operates and maintains its recreation facilities through development of an operations and maintenance program which guides management of recreation sites and amenities within the Project. The program contains management objectives, operational standards, maintenance functions, security, and staffing considerations that guide site-specific management activities.

Grant PUD uses specific visitor-related data as a guideline to ensure consistent recreation management and site maintenance in adherence with Grant PUD’s policies and FERC license requirements.

6.2 Monitoring and Compliance

Formal inspections of authorized uses will be conducted at a minimum once per year. These inspections may be coordinated with the holder of the land use authorization or conducted independently. Spot inspections of land use authorizations may also occur during routine monitoring, which occurs at least once each month.

To correct a violation, it may be necessary for Grant PUD to amend or revoke land use authorizations and/or the terms and conditions. The options below detail the circumstances and actions that may take place when a land use authorization requires an amendment.

- If the violation is of a condition of the authorization imposed by Grant PUD, and staff finds that the violation can be reasonably resolved by imposing new or changed conditions on the authorization, Grant PUD may change the conditions.
- If staff determines that the most appropriate way to correct a violation is for the permittee to cease the activity, and the permittee fails or refuses to cease, Grant PUD may revoke the authorization.
- Mitigation, restoration, fines, fees, or penalties may also apply.

6.3 Encroachments and Existing Non-Conforming Uses

Grant PUD will evaluate unauthorized uses of Project lands and waters on a case-by-case basis considering the nature and extent of prior violations when determining the course of corrective action. **In cases where an encroachment exists in an area where a new Land Use Authorization is requested, Grant PUD will not issue the Land Use Authorization until the encroachment is resolved to Grant PUD’s standards.**

The following steps generally outline the process for addressing an unauthorized use or activity:

1. Grant PUD staff will fill out a report, documenting evidence of the unauthorized use or encroachment.
2. Grant PUD staff will attempt to gain voluntary compliance from the person responsible for the unauthorized use. Voluntary compliance means that the person admits to owning/performing the unauthorized use and agrees to take the necessary steps to correct the violation within a certain period.
3. If voluntary compliance is not obtained, Grant PUD will seek civil penalties, or, the matter will be referred to appropriate code enforcement or regulatory agency(ies), as Grant PUD reserves the right to rely on the appropriate jurisdiction of law or regulatory entities to perform corrective actions.
4. Unresolved or repeated encroachments occurring within a permitted area may result in permit revocation.

7.0 PDRP Implementation and Update Process

Grant PUD's Shoreline Management Plan and Recreation Resource Management Plan are updated periodically to address changing conditions and regulations. These updates are subject to formal agency consultation and any significant changes are subject to stakeholder input. The Vantage PRDP is reviewed concurrent with these reviews and updates. Any newly proposed recreation-based non-Project uses or proposed Project recreation facility development on Grant PUD shoreline property adjacent to Vantage will only be implemented and included in the Vantage PRDP with the input of the Vantage community and in adherence with Grant PUD's license requirements and policies, and other applicable regulations.

Appendix A
Grant PUD Commission Resolution 8709

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RESOLUTION NO. 8709

A RESOLUTION APPROVING AND ADOPTING STANDARDS &
GUIDELINES FOR NON-PROJECT USES APPROVED IN ACCORDANCE
WITH GRANT PUD'S SHORELINE MANAGEMENT PLAN

Recitals

1. Grant PUD owns certain property within the Federal Energy Regulatory Commission (FERC) licensed boundaries of the Project;
2. Under the terms of its license, Grant PUD has adopted certain policies for public access, public use and enforcement of general land/water use policies under the Shoreline Management Plan (SMP), approved by the FERC in 2013;
3. Under the FERC-approved SMP, Grant PUD may authorize certain non-project uses of Grant PUD-owned property in areas classified as Public Recreation Development (PRD);
4. Additional policy guidance is necessary to ensure Grant PUD meets the goals included in the SMP when considering non-project use authorizations and developing Public Recreation Development Plans (PRDP) for shoreline communities adjacent to the project boundary;
5. In order to meet the SMP goals, non-project uses authorized under a PRDP will:
 - a) Eliminate barriers to public access and use of Grant PUD-owned properties;
 - b) Avoid the appearance of private property (e.g. storage of personal items, plantings that delineate perceived property lines, signage or vegetation management that deters community and public use and enjoyment);
 - c) Be designed, implemented, and managed to facilitate community and public use;
 - d) Be achieved through a joint use land use authorization, thereby minimizing to the greatest extent possible, individual use authorizations;
 - e) Avoid, or mitigate for, impacts to wetlands, riparian zones, cultural resource sites, or other critical habitat areas;
 - f) Not result in a net increase in irrigated lawns within a PRDP designated area;
 - g) Be subject to a net decrease in existing irrigated lawn if devoid of functional habitat, or if erosion, safety, liability, or other negative impacts are present;

- h) Potentially be subject to other site specific conditions required by Grant PUD in consultation with FERC identified stakeholders and with input from regulatory agencies, community members, or the general public;
 - i) Be subject to application fees, annual fees, monitoring and inspections;
 - j) Be subject to penalties and revocation of the land use authorization if found to be out of compliance;
 - k) Be designed for simplicity in administration: application, and implementation; and
 - l) Be subject to application fees and annual fees that cover the associated administrative costs and that are consistent with fees adopted by other hydro licensees.
6. The policy guidance does not limit or constrain the Commission's authority to modify procedures and standards proposed in the Procedures and Standards Manual for Shoreline Management, if consistent with the policies contained within the FERC approved Shoreline Management Plan.

NOW, THEREFORE, BE IT RESOLVED by the Commission of Public Utility District No. 2 of Grant County, Washington, that:

Section 1. The standards and guidelines for non-project uses approved in accordance with Grant PUD's Shoreline Management Plan as described in Attachment 1 be adopted.

Section 2. The General Manager is hereby authorized to modify the standards and guidelines for non-project uses approved in accordance with Grant PUD's Shoreline Management Plan; provided however, that the Commission receives notice of any proposed modifications at least twenty (20) days prior to the modifications taking effect.

PASSED AND APPROVED by the Commission of Public Utility District No. 2 of Grant County, Washington, this 28th day of January, 2014.

ATTEST:


Secretary

President


Vice President


Commissioner

Commissioner

Appendix B
Grant PUD Public Use Rules

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Public Use Rules

Use of Project Lands and Waters are subject to the following:

Overnight camping allowed only in authorized areas.

Garbage and refuse must be placed in marked containers or packed out.

Disposing of or burning waste of any kind is prohibited.

Destruction, injury, defacement or removal of any vegetation, rock, sand, soil, minerals, or materials is prohibited.

Excavation, destruction, defacement, removal or disturbance of any sites, materials, or artifacts having archaeological or historical significance is prohibited.

Uses other than public use authorized by these rules requires prior Grant PUD approval.

Grant PUD will take appropriate action to ensure full compliance with its FERC license and the Land and Water Use Policies set forth in the Shoreline Management Plan.

Access shall be non-exclusive, wherever possible, and shared by all members of the public without regard to race, color, sex, religious creed or national origin and with consideration of the needs of physically handicapped individuals.

For Emergency, call 911

Call Grant PUD @ 1-800-422-9983 (24 hours) to get information on the Shoreline Management Plan or recreational facilities or visit www.grantpud.org

**Public Utility District No. 2 of Grant County, WA
Priest Rapids Hydroelectric Project
FERC License No. P-2114**

18 CFR Ch.1 PART 8

Appendix C
Vantage Recreation Area PRDP Land-Use Authorizations

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PUBLIC UTILITY DISTRICT NO. 2 OF GRANT COUNTY
LAND USE AUTHORIZATION

Development Area: Vantage, WA

Wanapum Priest Rapids

Authorization # P-276

THIS LAND USE AUTHORIZATION, hereafter referred to as "Permit" entered into this 15th day of December, 2017, by PUBLIC UTILITY DISTRICT NO. 2 OF GRANT COUNTY, WASHINGTON, a municipal corporation, whose main address is 30 C Street SW, P.O. Box 878, Ephrata, Washington 98823, hereafter referred to as "Grant PUD", to Ellensburg Boat Club (EBC), whose address is P.O. Box 1042, Ellensburg, WA 98926, hereafter referred to as the "Permittee".

WITNESSETH:

Permittee does hereby receive Permit from Grant PUD, on the terms and conditions hereinafter set forth, those certain lands and waters including improvements situated in the County of Kittitas, more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "premises").

Grant PUD, in consideration of the payment of all applicable fees as specified in this Permit and the mutual agreements contained in this permit hereby grants a non-exclusive use of the premises described above for the purposes described in Exhibit "B" attached hereto.

The Permittee, in consideration of the Permit of the premises and the terms and conditions contained in this Permit, covenants and agrees to pay Grant PUD, at the office of Grant PUD, an annual fee of Two Hundred Dollars (\$200.00) no later than July 15, of each year.

The parties to this Permit mutually agree to the following terms and conditions:

1. The terms and conditions of the Priest Rapids Hydroelectric License #2114 are incorporated herein by this reference as if fully set forth herein and Grant PUD permits and the Permittee accepts this Permit in full knowledge of said terms and conditions and subject thereto. Nothing herein shall prevent the Grant PUD in any way from performing its obligations under the terms and conditions of said license.
2. In accordance with a January 17, 1957 agreement between Grant PUD and the Wanapum Band, the Wanapum Band has the right at all times, not prohibited by law, to hunt and fish anywhere within the Priest Rapids Project Boundary (Project Boundary), and at all times to gather wild roots, herbs and berries anywhere within the Project Boundary.
3. Permittee shall not disturb or remove any archaeological, historical, or other cultural features or any improvements, which may currently exist, or may be found to exist, on the premises. The Permittee shall assume responsibility and be liable for the removal, altering, digging, excavating of any archaeological resource, or for damage, defacing or destruction of any historic or prehistoric archaeological resource or site. Grant PUD will preserve and protect historic and cultural resources and the Wanapum culture. Grant PUD shall

not fail to recognize the loss of these important resources if damaged or destroyed through land use violations by pursuing mitigation, restoration, fines, fees, or law enforcement actions.

4. Any metal or other permanent survey markers or Priest Rapids Hydroelectric Project Boundary markers removed or damaged by the Permittee will be replaced by Grant PUD at Permittee's expense.
5. No personal property shall be placed or stored on Grant PUD property. Grant PUD shall have the right to remove all the personal property located therein and to place such property in storage at the expense and risk of Permittee, and shall give written notice thereof to Permittee.
6. This Permit is transferrable to a new owner of property adjacent to Grant PUD property only if: (a) The Permittee is in compliance with the Permit and Grant PUD's Shoreline Management Plan and Procedures and Standards Manual, including these Terms and Conditions; (b) All annual fees have been fully paid; and (c) Grant PUD receives written notice by the transferee that he/she accepts all liabilities and responsibilities under the Permit. Until the Permit is transferred upon satisfaction of the foregoing conditions, all liabilities and responsibilities remain with the existing property owner.
7. The Permit is automatically renewed for successive one-year periods, upon payment of the annual Permit fee, as long as Permittee remains in compliance with Grant PUD's Shoreline Management Plan, Procedures and Standards Manual, and Terms and Conditions of the Authorization.
8. This Permit issued by Grant PUD may contain terms and conditions that differ from standards in the Procedures and Standards Manual or Shoreline Management Plan. In such cases, the terms of the Permit shall control.
9. (A) The Permittee shall at all times ensure that the Permitted facilities are constructed, operated and maintained, and that Permittee conducts activities on Grant PUD property in a manner consistent with: (1) the Permit, (2) Grant PUD's Shoreline Management Plan and Procedures and Standards Manual, including these Terms and Conditions, (3) the scenic and recreational value of the project as determined by Grant PUD, and (4) the minimization of any degradation of water quality or any adverse impact on fish and wildlife habitat and natural environmental values. (B) Grant PUD may, at its discretion, conduct inspections of Permitted facilities or require documentation from Permittee (including photographs, invoices, construction records, etc.) demonstrating compliance with the Permit, Grant PUD's Shoreline Management Plan and Procedures and Standards Manual, and these Terms and Conditions. (C) Permittee agrees to reimburse Grant PUD for any costs (including attorney's fees) that Grant PUD may incur in enforcing the Permit, the Shoreline Management Plan, and these Terms and Conditions. Permittee shall reimburse Grant PUD for all damages to Grant PUD property resulting from any violation of the Permit, or the Shoreline Management Plan including these Terms and Conditions. (D) By accepting the Permit, Permittee grants Grant PUD ingress egress access to Permittee's property to conduct the inspections and actions stated above.
10. Grant PUD must retain the full, unconditional, unrestricted and complete right and privilege to raise or lower, restrict, control, store, retain, withhold, increase, decrease, retard, stop, obstruct, divert or use the reservoirs in any manner that Grant PUD, its successors and assigns, may deem appropriate; and the erection, operation and maintenance by the Permittee of Permitted facilities shall in no way interfere with such uses, regulations or control of the reservoirs or its water.
11. The Permittee agrees that if subsequent operations by Grant PUD require an alteration in the location of the Permitted facilities, or, if in the opinion of Grant PUD the Permitted facility shall cause an obstruction to navigation, or that the public interest or its own business purposes so require, the Permittee shall be required, upon written notice from Grant PUD, to remove, alter or relocate the Permitted facilities without expense to Grant PUD.

12. In connection with the ownership, construction, operation or maintenance of the Permitted facilities, no attempt shall be made by the Permittee to forbid the full and free use by the public of Grant PUD lands or any project waters at or adjacent to the Permitted facilities, or to unreasonably interfere with land or water-based recreation.
13. This Permit only constitutes a license to use Grant PUD land and does not convey any property rights, either in real estate or material. Nor does it authorize any injury to private property or invasion of private rights or any infringement of federal, state or local laws or regulations, or eliminate the need to obtain federal, state or local assent required by law for the construction, operation or maintenance of the Permitted facility. Permittee agrees not to attempt to set up any claim of property rights or interests in or to the reservoir or the adjacent lands of Grant PUD by reason of the occupancy or use of these Permitted facilities.
14. All expenses and responsibilities for the construction, installation, operation and maintenance of the Permitted facilities, including the expenses of obtaining all necessary federal, state and local Permits or approvals, shall be borne solely by the Permittee.
15. The Permittee agrees to, and does hereby, release, indemnify and agree to save and hold Grant PUD, its officers, directors, agents and employees, harmless from any and all causes of action, suits at law or equity, or claims or demands, or from any liability of any nature whatsoever for or on account of any damages to persons or property, including the Permitted facilities, growing out of the ownership, construction, installation, operation or maintenance by the Permittee of the Permitted facilities.
16. (A) Except as stated in (B) below, by thirty (30) days' written notice mailed to the Permittee by registered or certified letter, Grant PUD may revoke this Permit whenever it determines that the public interest or its business purposes require such revocation or when it determines that the Permittee has failed to comply with the conditions of the Permit, Shoreline Management Plan, Procedures and Standards Manual, or these Terms and Conditions, including the payment of any fee, or any additional conditions imposed by Grant PUD or by any federal, state or local agency. The revocation notice shall specify the reasons for such action. Grant PUD may, in its sole discretion, give Permittee the opportunity to cure any violation prior to revocation. (B) Notwithstanding, (A) above, if in the opinion of Grant PUD, circumstances so dictate, Grant PUD may summarily revoke this Permit with less than 30 days' notice. (C) At such time that the Permittee ceases to operate and maintain the Permitted facility, upon expiration of this Permit, or upon revocation of this Permit, the Permittee shall remove the Permitted facilities within thirty (30) days, at the Permittee's expense, and restore the waterway and lands to their former condition. If the Permittee fails to complete removal and restoration to the satisfaction of the company, Permittee agrees that Grant PUD may do so and recover the cost from the Permittee.
17. For residential permits, Permittee may not engage in commercial activity or otherwise charge a fee for the use of the Permitted facilities by others.
18. This Permit is issued in reliance upon all the information in the application being true and complete. Facilities (including any modifications or additions thereto) cannot exceed the sizes stated in the Procedures and Standards Manual or the Permit.
19. Floating structures shall be securely anchored by means of mooring that do not obstruct the free use of the reservoir shoreline as determined sufficient by Grant PUD and other jurisdictional agencies.
20. Permit numbers shall be posted in a location that is visible from the shoreline and the reservoir.
21. Grant PUD shall not be liable for any damage or injury to the Permitted facility that may be caused by, or result from, subsequent operations undertaken by Grant PUD, or any federal, state or local agency of the government,

for the improvement of navigation or for other lawful purposes, and no claims or right to compensation shall accrue from any such damage.

22. The ownership, construction, operation and maintenance of the Permitted facility(ies) are subject to all applicable federal, state and local laws and regulations. The Permittee shall comply promptly with any lawful regulations or instructions of any federal, state or local agency of the government.
23. The Permittee is responsible for proper design, engineering, construction, installation and maintenance of the Permitted facilities. Neither Grant PUD's review nor approval of the Permit application nor any Grant PUD inspection is any guarantee or assurance that the Permittee's plans or facilities are safe, proper or adequate for the purpose intended.
24. The Permittee shall keep project lands and waters occupied by, and surrounding, the Permitted facilities free of all waste, garbage, and other unsightly debris and materials.
25. Permittee shall ensure that its contractors and agents abide by Grant PUD's Shoreline Management Plan and standards set forth in Grant PUD's Procedures and Standards Manual, these Terms and Conditions of said Plans and any provisions of the Permit issued by Grant PUD. Permittees are responsible for actions of their contractors and agents.
26. All the rights and privileges granted herein are subject to any and all limitations imposed upon Grant PUD either presently or in the future by reason of its status as a licensee under Federal Energy Regulatory Commission regulations.
27. Grant PUD's failure to enforce any of the terms and conditions of this Permit shall not be deemed a waiver and Grant PUD shall not be liable for any such failure to enforce.
28. Grant PUD reserves the right to modify the Shoreline Management Plan, Procedures and Standards Manual, or these Terms and Conditions as deemed necessary.
29. In the case of front-lot property(ies) having multiple owners, Grant PUD Permits shall be issued in the name(s) of the front-lot owner(s) whose name is provided under Section 1 of the Application for Land Use Authorization. That person(s) shall be deemed the designated contact person for matters related to the Permit and, as such, shall be authorized to request subsequent Permit changes. All owners of said front-lot property(ies) are deemed to be equally responsible for compliance with Grant PUD's Shoreline Management Plan and Procedures and Standards Manual and will be held equally responsible for any violation of said documents and/or these Terms and Conditions or any Permits issued under it.
30. All owners of a front-lot property must sign the Application for Land Use thereby confirming their agreement to abide by the Shoreline Management Plan and Procedures and Standards Manual, including these Terms and Conditions and any Permit issued under same.
31. Grant PUD will conduct compliance inspections, more particularly described in Exhibit "C" attached here to ensure continued compliance with the terms and conditions of the authorization. Formal inspections of authorized uses will be conducted once per year. These inspections may be coordinated with the holder of the Land Use Authorization or conducted independently. Spot inspections of Land Use Authorizations may also occur during routine monitoring.

Special Terms and Conditions of this Permit:

Insurance:

- The Permittee agrees that during the term of this Permit that Permittee will keep in force a general liability insurance policy, naming Grant PUD as an additional named insured, in the amount of Five Hundred Thousand Dollars (\$500,000.00). The Permittee will provide Grant PUD a certificate of insurance evidencing such coverage annually due by July 15 of each year.

Public Use/Access:

- The Permittee agrees that all members of the public shall have use and access to and use of the permitted area Project lands and waters for recreational purposes. The use permitted provides a public benefit and is non-exclusive in nature.

Landscaping:

- The Permittee may maintain an existing tree row with drip irrigation. Permittee will provide all maintenance of tree trimming/removal of diseased trees and wrapping of trees for beaver control after consultation with Grant PUD.

Dock:

- The Permittee must comply with current applicable regulatory agency dock construction requirements for new docks or when more than 50 percent of an existing/permitted dock is replaced.
- Dock must have reflective markings on all corners and /Land Use Authorization number (as specified) installed on the water-ward side of the dock.
- Dock structure will be adequately designed to resist wind and wave loading in accordance with appropriate standard design codes, or if not adequate, in accordance with minimum design standards imposed on recently permitted docks (last 5 years or less) on the mid-Columbia River.
- A dock design must be engineered to respond safely to rising and falling reservoir levels. Docks should be designed for normal summer water elevations above mean sea level (NGVD 29) including the range of 570'-575' on Wanapum Reservoir. Dock must be designed to withstand weather and operational conditions at the reservoir or be designed for removal. Dock may only be constructed perpendicular to the shoreline.
- All materials must be secured so that the structure components will not detach and disperse if subjected to severe wind/wave loading or vessel mooring and berthing.
- Gangways, walkways, and ramps to access dock must meet applicable building code standards, remain above water at all times, and kept free from materials or obstructions which would render them unsafe.
- Grant PUD may request EBC to provide a certified structure inspection report should the dock appear to have safety issues at any time during the issuance of this authorization.

Boat Launch:

- Boat launch must meet applicable county, state and federal requirements and industry accepted engineering design standards.
- Boat launch must be in character and in appropriate scale to the surrounding shoreline.

Maintenance and Upgrades:

- Permittee shall discuss with Grant PUD any routine maintenance and/or proposed upgrades to the boat launch or dock facilities prior to commencing said activities.
- The most current applicable county requirements for dock construction must be met when more than 50 percent of an existing/permitted dock is replaced.

Parking:

- Day use parking will be allowed – no overnight parking or camping unless authorized by a “Special Use” permit.

Pedestrian Trail:

- Construction of a new pedestrian gravel trail 5' x 250' to provide public access by no later than April 30, 2018.
- Trail will consist of Base Course: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; WSDOT Standard Specification Section 9-03.9(3) - Crushed Surfacing, Base Course. Top Course: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; WSDOT Standard Specification Section 9-03.9(3) - Crushed Surfacing, Top Course.
- All vegetation will be removed by hand.
- Gravel will be placed by hand, watered and rolled for compaction.
- During construction of the trail, a Grant PUD cultural monitor will be required. Contact Grant PUD Lands staff at least 2 weeks prior to construction to schedule a monitor.
- Subject to WAC 173-27-040(1) and issued under Shoreline Substantial Development Permit exemption by Kittitas County November 20, 2016 FIRM # 5300950610B (Exhibit D).
- Bi-annual maintenance of trail shall consist of replacement of CSTC rock or equivalent as needed along with raking trail to achieve level surface.

Signage:

- Grant PUD will install a public information kiosk displaying boater safety information, Public Use Rules, Aquatic Weed information and recreation opportunity brochures at the boat launch.

Emergency Access:

- All emergency personnel including police, fire, or emergency medical service personnel shall be given access through the EBC property to the shoreline.

PUD Access:

- Grant PUD shall be provided with three (3) keys for gate access or a joint locking system for employees/contractors to complete shoreline inspections and operations and maintenance of the shoreline.



IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, if any, the date first above written.

Permittee: Ellensburg Boat Club
Nicole Ogan
Treasurer

Permit Grantor:
Public Utility District No. 2 of Grant County, WA:

By Sheryl Dibon
Title Property Services Supervisor

State of WASHINGTON)
) ss.
County of _____)

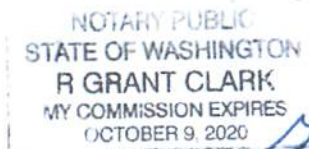
I hereby certify that I know or have satisfactory evidence that _____ signed this instrument and acknowledged it to be _____ free and voluntary act for the uses and purposes mentioned in this instrument.

NOTARY PUBLIC in and for the State of _____
_____, residing at _____
My commission expires: _____

State of WASHINGTON)
) ss.
County of Kittitas _____)

On this 30th day of November, 2017, before me personally appeared _____ Nicole Ogan to be known to be the Treasurer of the Ellensburg Boat Club that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the date and year first above written.



R Grant Clark
NOTARY PUBLIC in and for the State of _____
Washington, residing at Ellensburg
My commission expires: 10/9/20

EXHIBIT "A"
Legal Description and Facility Site Map

Parcel #942933
NE1/4 of Section 29, Township 17, Range 23, E.W.M., Kittitas County, Washington.



Vantage Area - Ellensburg Boat Club
Permit No. P-276

This map/data was created for informational, planning, reference and guidance purposes only. Grant PUD makes no warranty, expressed or implied, related to the accuracy or content of these materials. NR GIS - 2017

EXHIBIT "B"

Use of Premises:

Concrete boat launch and day use parking

Concrete abutment, gangway, & floating dock w/pilings 660 sq. ft.

5' x 250' pedestrian gravel trail



EXHIBIT "C"

Compliance Monitoring and Enforcement Protocol

1. Land Based Permit Audit: Grant PUD staff will conduct an annual audit of this Authorization as required by the Procedures and Standards Manual. The purpose of audit is to ensure the compliance of this Permit according to its Terms and Conditions.
2. The Audit may be coordinated with the Permittee or conducted independently. Spot inspections of this Permit may also occur during routine monitoring.
3. Monitoring by boat for buoy permits will be conducted concurrently with the monitoring of Wanapum and Priest Rapids reservoirs. The frequency of reservoir monitoring will vary, depending on the need, but will occur at least four times per year on the more developed Wanapum reservoir and twice per year on the Priest Rapids reservoir.
4. Enforcement Protocol:
 - (A) Grant PUD staff will fill out a report, documenting evidence of non-compliance with this Permit.
 - (B) Grant PUD staff will request compliance from the Permittee. Compliance means that the Permittee agrees to take the necessary steps to correct the non-compliance within a certain period of time.
 - (C) If compliance is not obtained, Grant PUD reserves the right to revoke the Permit. The property will be bought into pre-permit condition. Permittee will be responsible for all costs incurred.
5. If the violation is of a condition of the Permit which was imposed by Grant PUD, and staff finds that the violation can be reasonably resolved by imposing new or changed conditions on the Permit, conditions may be changed by staff.
6. If staff determines that appropriate correction of a violation is for the Permittee to cease the activity, and the permittee fails or refuses to cease, Grant PUD may revoke the Permit.
7. Mitigation, restoration, fines, fees, or penalties may also apply.

**EXHIBIT
"D"**



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT EXEMPTION

APPLICANT NAME	PHONE	MAILING ADDRESS	CITY/STATE/ZIP CODE
Ellensburg Boat Club	509-426-1493	PO Box 1042	Ellensburg WA 98926

DEVELOPMENT SITE LOCATION	FLOODPLAIN/ShORELINE
Huntzinger Rd Vantage, WA 98950	Shoreline: Columbia River FIRM # 5300950610B
PROJECT DESCRIPTION	
Construction of access trail to provide public access to recreation facilities. Project market value is less than \$6416.	

**THIS DEVELOPMENT IS EXEMPT PURSUANT TO WAC 173-27-040(2)(a).
A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT IS NOT REQUIRED FOR THIS PROJECT.**


THE FOLLOWING CONDITIONS ARE REQUIRED PURSUANT WAC 173-27-040(1):

1. All work shall substantially conform to the specifications of the application submitted to Kittitas County Community Development Services by the Ellensburg Boat Club on November 16, 2016.
2. Issuance of this shoreline exemption permit does not authorize access onto private property, or waive other jurisdictional agency requirements. The permittee shall obtain consent from respective property owner(s) prior to entering onto private property, and shall obtain and comply with all applicable federal and state permit requirements in completing the proposed development.
3. Issuance of this shoreline exemption will not create liability on the part of Kittitas County or any officer or employee thereof, for any on or off site injury or damages that may result from this project.
4. This project is subject to KCC 17A Critical Areas and all other applicable city, county, state and/or federal regulations.
5. The proposed activity will occur on a floodplain. If any development outside the scope of that listed in the application on file occurs, application must be made to Kittitas County Public Works for a floodplain permit. Any such work must be performed in accordance with Kittitas County Code 14.08.

CONSISTENCY ANALYSIS

A shoreline substantial development permit is not required for the project as described due to exemption WAC 173-27-040(2)(a). As a project with a total market value less than \$6416, and that does not materially interfere with the normal public use of the Shoreline, the project is exempt from Shorelines Substantial Development Permitting. Although exempted by statute/rule, such exempt developments must comply with all other regulatory requirements of the Shoreline Management Act and Kittitas County Shoreline Master Program.

- Buffer strips of permanent vegetation between shoreline development and associated water bodies are encouraged (See KCSMP 5.3A(5)).
- Water enjoyment uses are permitted in a Rural Conservancy Environment (See KCSMP 4.9).
- Nothing in these regulations shall obviate any requirement to obtain any permit, certificate, license, or approval from any state agency or local government.

Approved By	Date of Issuance	File No.	No. Pages
Dusty Pilkington 	November 20 th , 2016	SX-16-00022	Page 1 of 1