

**Grant County  
Department of Community Development  
Planning Department**

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20 August 2009

Ms. Kelly Larimer  
Land Resources Manager  
Grant County PUD  
15655 Wanapum Village Lane S.W.  
Beverly, WA 99321

RE: Priest Rapids/Desert Aire Recreation Plans

Dear Ms. Larimer,

Thank you for meeting with Grant County on August 11, 2009 to discuss the Grant County PUD's Draft Shoreline Management Plan. You will recall that Grant County had representatives from the Planning Department, Public Works Department, and Sheriff's Office in attendance at this meeting. At the conclusion of the meeting, you requested feedback from the County relative to the various park options for the Priest Rapids Parking Area and the Priest Rapids Day Use Area. The following are the initial thoughts from Grant County Planning and Grant County Public Works on the draft plans.

**Priest Rapids Parking Area Development**

In the materials provided, there are two options for this site, the FERC/RRMP Plan – 25 Stall Parking Lot and the Trail Head Proposal – 6 Stall Parking Lot. In general, Grant County supports the FERC/RRMP Plan for a variety of reasons. This layout provides ample parking compared to that of the 6-Stall plan, given the significant use this site could potentially realize, the option with the greater number of parking stalls is preferred. The 6-Stall option presents a few issues that make this a less desirable option for our purposes, the primary concern is the limited number of parking stalls would likely result in parking spilling out onto the Road U SW cul-de-sac, this is a public road which is not to be used for parking. The presence of cars within the cul-de-sac would impede emergency vehicles utilizing the turn around in the event of an emergency; this would be an unacceptable situation.

Although the FERC/RRMP design is our preferred alternative, there are some design comments we would like to offer for your consideration at this time. The proposed asphalt walkway/sidewalk that connects the proposed parking area to Road U SW should be relocated such that it is adjacent to the driveway serving the park. This modification would serve to limit the number of conflict points the driver would need to identify while traveling on Road U SW. This plan also illustrates a series of barrier boulders along the Road U SW and along the driveway serving the park; we would request that these boulders be no closer than 10 feet to the edge of the pavement for Road U SW and the driveway serving the park for safety reasons. Also, it is noted that the driveway serving the park is to be gravel, this may present some dust issues for the residential lots across Road U SW. Given the relatively consistent wind along the river, Grant County recommends that the driveway and parking area be asphalt surface or BST at a minimum.

Currently the residents do not have a source for a dust problem, this project should not result in establishing a dust issue for the residents.

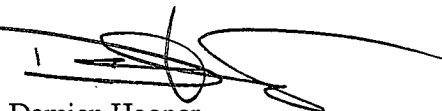
It is understood that these composite drawings are draft at this time, and there may be alterations to these plans as the PUD proceeds through their planning efforts at the site, however, Grant County would encourage you to consider appropriate landscaping and landscape design in the layout of the park. Ideally the park would employ the design principles common in the nationally recognized Crime Prevention Through Environmental Design (CPTED) standards. The CPTED standards would ensure that the landscaping and general design of the park do not provide places for illicit activities to take place unnoticed. The benefit to this location is the existing residential development across Road U SW that undoubtedly has a vested interest in protecting the neighborhood. The mere presence of these residences can go quite far in deterring illicit activities from taking place at the park because of the relatively high profile of observation this location provides.

### **Priest Rapids Day Use Park Development**

During our discussion it became clear that there are a few options for this park site as well, the composite drawing labeled "Swimming Area with Picnic Facilities" illustrates a relatively small "pocket park" consisting of a picnic area and developed sandy beach (presumable for water-based activities). This park appears to be quite some distance from any parking facility, nor does it seem to offer the same level of "public" observation that the parking area at Road U SW does. This facility may prove to be more problematic from an enforcement aspect than helpful in it would be in providing recreational opportunities to the public. At our meeting you indicated that another alternative would be to provide additional development at the existing public boat launch area, this idea seems much more prudent from the County's perspective. The County understands that regardless of the improvements that may or may not be made along the river trail, if there is a point of access to the water, trail users will utilize that access, and public use of the shorelines should be encouraged. However, establishing a developed gathering point in a remote setting such as this one, may lead to undesirable activities, and may even prove to be difficult for emergency response crews to get to should the need arise.

Again, I want to thank you for the opportunity to be involved in your planning process for these recreation areas. As you are aware, Grant County will have permitting requirements for these parks, and our involvement at this early phase in the process will undoubtedly serve to make the permitting process more efficient. Given the timeline that the PUD appears to be relegated to under the FERC conditions, we understand that expediency is necessary; we will assist as best possible to help you achieve your goals for this project. Should you have any additional questions, please do not hesitate to contact me at this office.

Respectfully,



Damien Hooper  
Planning Manager