



Grant County  
**PUBLIC UTILITY DISTRICT**  
*Excellence in Service and Leadership*

**Crescent Bar Island Visioning  
Public Comment Summary & Analysis  
November 2009**

**Introduction and Background:** Public Utility District No. 2 of Grant County (Grant PUD) received a new license from the Federal Energy Regulatory Commission (FERC) to operate the Priest Rapids Hydroelectric Project on April 17, 2008. The Priest Rapids Project license requires consultation with FERC-identified stakeholders to complete a Shoreline Management Plan (SMP) for the shorelines along the reservoirs created by the two dams. Included among these is a directive for Grant PUD to finalize a plan to “protect and enhance Crescent Bar Island.”

The SMP for the Priest Rapids Project (Project) is a policy document that will ensure Grant PUD-owned lands are managed to meet FERC license requirements and support Project operations. The SMP will describe the types of uses that will be allowed on designated shoreline areas within the boundaries of the Project.

Crescent Bar Island, a man-made island located approximately 20 miles north of Wanapum Dam on the Columbia River, is owned by Grant PUD as part of the Project. The now popular recreation island was created by construction of Wanapum Dam under the utility’s initial 50-year FERC license, which expired in 2005. The development and use history of Crescent Bar Island is complex. The island and a portion of the mainland shoreline (totaling 160 acres) were leased by Grant PUD to the Port of Quincy in 1962. This lease, which expires in June of 2012, includes a “mutual obligation to fulfill purposes of the lease by promoting development for public and recreational uses and managing property for the highest and best public uses consonant with the obligation of the parties to the public and to the taxpayers of Grant County.”

Initially, the Port of Quincy installed primary services including water and sewer facilities and developed a golf course, restaurant, boat moorage, a trailer park and camping area. In 1970, the Port subleased the land to a developer that later sold its interest to Crescent Properties, Inc. In 1973, the Port lease was amended by Grant PUD to permit division of portions of the property and operation and maintenance of a recreational facility, including motels, condominiums, a trailer park, boat moorage and other specified facilities. Currently the Port of Quincy subleases to Crescent Properties, Inc. who in turn subleases to three homeowners associations.

Currently there are 400 parties that have an interest in Crescent Bar condominiums and RV lots, with over 50 percent of the developed portion of the island under private use. Public access to the island has been limited as a result of the intensive private uses that have occurred over time.

With the pending 2012 expiration of the Crescent Bar lease, Grant PUD has taken the opportunity to solicit broad public input to revisit the uses of Crescent Bar and determine how best to protect and enhance this Grant County resource while improving public access and use of the island.

**Outreach Process:** A critical component of successfully completing a program to protect and enhance Crescent Bar Island, is offering members of the public information about Grant PUD's requirements and management objectives, as well as providing opportunities to comment. To that end, Grant PUD developed and implemented a Public Outreach process running from June through September of 2009. The primary purpose of this process was to inform and gather comments on the draft SMP, and to listen to people's ideas about the future of Crescent Bar Island. A number of different techniques to accomplish this purpose were used, including news releases, public workshops, individual and small group meetings, the Grant PUD web site and comment forms that were available for people to fill out as paper copies and through an on-line form.

In four different locations throughout Grant County, a public informational workshop was conducted. The format of the workshop involved a series of brief presentations that covered not only the general operations of Grant PUD, but also covered (among other things) a more in-depth description of the history and current issues related specifically to Crescent Bar Island. Leading up to and following the presentations, people were encouraged to visit five stations that included posters and handout materials with information related to specific topic areas: Shoreline Management Plan, Crescent Bar, Recreation, Fish and Wildlife Resources and Cultural/Historic Resources. People were able to ask questions of the Grant PUD staff representatives about these different topic areas, and to use that information (if they chose to) in filling out the comment forms that were provided for their feedback.

In addition to the aforementioned process, on September 14<sup>th</sup>, 2009 the Grant County PUD Commissioners provided an opportunity for citizens to provide verbal comments and testimony. The meeting day consisted of time for testimony on the draft Shoreline Management Plan in the morning and early evening, with mid-day and evening opportunities to comment on the future for the Crescent Bar area. A transcript of the verbal comments was provided to assist with summarizing and incorporating these with the reporting of the written comments, below.

**Comments Received:** During this public outreach process, Grant PUD received a substantial number of comments through a variety of avenues: e-mails, letters, formal verbal statements, paper comment forms and through the on-line comment form. Because it was set up to provide a report, the on-line comment form was used to assist in compiling all of the comments, including those submitted other than through the web site. All letters, paper comment forms and e-mails (sent to any PUD employee or commissioner) related to the draft SMP and Crescent Bar Island were entered by administrative staff into the on-line comment form. The complete documentation of written comments and verbal testimony submitted and entered into this form through September 14<sup>th</sup> are attached as "[Exhibit A](#)." These comments were used to develop this summary report.

As of September 14, 2009, 325 people have submitted written (299) and verbal (26) comments on the draft SMP and on the future of Crescent Bar Island. Of the comments submitted, 295 people expressed some view on Crescent Bar Island, 23 on Crescent Bar Island and the SMP, and 29 on the SMP only. Several people commented more than once during the process, primarily to provide more detail regarding their previous comments and thoughts. Where this occurred, each person's comments were compiled and reported as one comment. Additionally, a few comments were represented as being submitted on behalf of a group of people. In these cases the comment

is reported as being made by the person identified in the comment. Most comments included an expressed concern or opinion, as well as specific recommendations for actions and/or recreational facilities and activities that could occur on Crescent Bar Island.

Of the 325 people commenting, 281 identified a primary city of residence (Table 1).

**Table 1 Primary city of residence of comments received.**

<b>Grant County Cities</b>	<b>161</b>
Beverly	1
Ephrata	15
Mattawa	14
Moses Lake	20
Quincy Area	105
Royal City	3
Soap Lake	3
<b>Cities West of Cascade Mtns</b>	<b>103</b>
<b>Cities East of Cascade Mtns</b> (Not in Grant County)	<b>14</b>
<b>Out of State</b>	<b>3</b>

Seventy-two people indicated a secondary city, 48 of which were either listed as Quincy or Crescent Bar. A total of 44 people did not provide primary or secondary addresses.

**Crescent Bar Island Comments:** The majority of commenter’s (305 out of 325) received during the outreach process expressed a variety of thoughts and opinions about the future of Crescent Bar Island. Of these, 146 specifically expressed some form of ownership interest on Crescent Bar Island, either directly or through some family member, within the text of their comment. The comments related to the future of Crescent Bar Island can be generally grouped into 3 categories:

- Balance: Those that expressed a desire for a balanced approach that could be a “win-win” scenario for both those with private leases on Crescent Bar Island as well as the general public;
- Status Quo: Those that focused solely on letting the existing leaseholders remain on Crescent Bar Island, without necessarily addressing the issue of public access or specific project recommendations; and
- Public: Those that indicated Crescent Bar Island should be used only for public use.

A total of 156 comments fit in the “Balance” category and support the idea of letting the current private use of Crescent Bar Island continue in some fashion, while improving both the quality and quantity of public access and recreation facilities on Crescent Bar Island. Most of these comments provide recommendations for how to accomplish this balance, particularly in identifying different types of public recreation facilities that could be constructed on Crescent Bar Island.

Of the 83 comments in the “Status Quo” group, most people discussed the benefits (financial and social) that those on Island bring to Grant County and the region through taxes, local business patronage, contributions to local charities, jobs, and tourism. Many of these people also acknowledged that infrastructure improvements needed to be made, and were willing to participate in paying for those improvements, as well as paying a fair market rent for their interests in Crescent Bar Island.

In the “*Public*” category, 55 people believe that the Island should only be used for public purposes. Similar to those in the *Balance* group, most of these comments also included specific recommendations for public recreation facilities, including trails, bath/shower rooms, playfields, campgrounds, swimming and beach areas, all with adequate signage and free parking. There were some people (11) who provided suggestions for specific recreation facilities and/or projects that could be implemented on Crescent Bar Island, without expressing an opinion as to whether or not the Island should allow for private use or not. A list of all specific recommendations is provided in Table 2.

**Next Steps:** Using this public input, in conjunction with the goals, policy and objectives of the final Priest Rapids Project Shoreline Management Plan, and Commission guidance, a strategy for dealing with the issues related to Crescent Bar Island will be developed. This strategy will address the issues related to not only the future of Crescent Bar Island but to also address the pending termination of the lease between Grant PUD and the Port of Quincy. It is anticipated that this strategy will be developed by Grant PUD in early 2010.

**Table 2                      Specific Recommendations for Future Improvement on Crescent Bar Island**

ID #	Recommendations
4	A more natural state with walking trails, bird habitat, and a place to picnic
5	18-hole Golf Course along with full size Driving Range, sidewalks along Crescent Bar Road, and additional boat and trailer parking
6	Convert the driving range on the island to an additional parking facility, with beach access, additional parking, restrooms, and play area for children
8	Beaches, Parking lots, trails, and restrooms
17	Public Beaches, restrooms with showers and changing areas, a beach with campground, and low campground ground fees, hiking and biking trails. Like the Hydro Park idea.
19	Needs to be beaches for picnic use.
21	More walking paths, more campground space could be used from removing the putting green or storage areas behind the condos. Create water slides and rides and make it a small Disneyland.
22	Expand the ballparks and create more boat launches.
23	Upgrade the tennis courts and make them more playable, add additional free parking, extend the 9-hole golf course to an 18-hole course, and removing some of the trailer parks to make it possible.
24	Get a lifeguard for the public swim area.
27	Additional trails and parks to add to the recreational possibilities of the area. More free parking, replace tennis courts for more public use, and make another beach.
30	Provide for more beach front, parking, and restroom facilities.
32	Enhancements to the marina(s), additional picnic areas with BBQ pits, a park with playground toys for our youth, restore the tennis courts and provide easy/free access to all beach areas and bathroom facilities. A new, economically feasible and sensible lease for current residents
38	A large park and the ability for anyone to rent the current trailer spots, with preference given to current residents.

ID #	Recommendations
45	Clean up the beach on the island, add public restrooms, repair the tennis courts, create a skate park, improve the basketball area, and create running/walking trails to go around the island.
51	Put in public bathrooms.
56	Tear out the tennis courts and upgrade to a 4-plex ball park for community soccer and baseball use. Create public access for canoes and paddle boats, but restrict their area outside of the main channel. Create trails but be mindful of shoreline areas created by the dams and create a marina closer to Vantage to better distribute boat traffic
58	Signage needs to be improved for public access area and use.
59	Build bath house, make parking area used for boat and trailer storage, make playground area and tennis courts area into picnic area with modern playground equipment, picnic tables, benches, BBQ pits. Convert the area used for golf range to a playground area with picnic facilities and public parking adjacent to this area.
62	Likes the walking trails planned for Crescent Bar but it should also be able to be used by disabled people. Turn the putting green into more camping area and the marina deck could be improved and the channel dredged. Protect the wildlife.
63	Create a nice, not rocky, beach
67	Create another beach across the channel with more parking, maybe access from the white condos, and the beach on the west side of the island needs better signage.
72	The driving range is more of a courtesy than a money maker and would provide more public space if combine with the land adjacent to it to the bridge and river (parking and storage lot). New toilets at the “beach day park” and new covered picnic tables. More parking is required. A restaurant would be good, but a bar is trouble.
73	Add toilets to the Sand Bar south of Crescent Bar Island. Safety issues need to be addressed in any new lease agreement. Create a Hydro Park that restricts the use of motorized boats on the East Channel and develop that channel and both shorelines as a Wildlife area with nature trails and viewing areas. The Golf Course and shops could remain as is. The now public beach and play area should be cleaned and improved with the addition of public tennis courts and one or two baseball fields.
74	Do away with the existing driving range allowing for a large area for public use, improve the shoreline in this area so families have a safe place to play. Update lease for better language about who is responsible for maintaining the island so that we never have to deal with the lame duck situation we have now. Would like to see the island managed like a small city, with no profit, high quality mentality.
75	Make improvements to the ingress and egress road, it is way too narrow and is not friendly to pedestrians or bicyclists.
76	Create additional parking, boat launches, and picnic and camp areas. Lower fees for uses on the Island.
77	Create a multi-use public park.
81	Convert some of the existing lots to individual camping sites. Provide for waste removal from previous residences (just like the Trailer Parks mess Wenatchee is dealing with), tearing up all the concrete driveways and trailer pads, concrete foots to make smaller camp sites. Provide water and power to each site. Renovation to the existing boat launch on the island. Create additional docks, restroom/shower facilities, and provide lawn care and sprinklers.
82	Improvement costs to the Quincy public beach.

ID #	Recommendations
84	Promote camping and beach use, also create a waterski tournament to be held near Crescent Bar. Resurface the tennis courts, put walking trails in front of homes, along the water, and clean the beach so that we can play in the sand without shoes on.
88	Create RV camping along the river like Chelan County has.
90	A nice RV area so people can pull in and use the river, also need hook ups and trails so we can actually enjoy our river.
93	A complete recreational venue including a public boat launch, beaches, picnic and gathering facilities, and nature trails.
98	Condos on the island can stay but the gated development at the end of the island can go. The restroom and shower area should be returned to the public or new one constructed by the fire district. Fire protection needs to be addressed. Seizing public buildings and converting them without complete district input is just wrong.
99	Safety and high water flooding/erosion issues rectified. Fees raised to fair market value to help pay for improvements. Golf course and campground profits contribute towards improvements. Expand use of public beach near the firehouse and vast public grassy area near tennis courts. Create a multi-purpose area as follows: Fix & maintain existing tennis courts, with no charge for use. Add more free parking adjacent to the tennis courts, extending current parking across from the shops. Allow public vendors, events, etc., on the vast public grassy area east of the tennis courts/proposed rest room/showers facility at public beach. Add more picnic tables and BBQ's at end of grassy area near existing public beach. Create RV sites and camping sites with more free parking and day use for the public.
109	Softball field with backstop and bleachers. Handball and racquet ball courts. Volleyball court and basketball court. Resurfaced tennis courts. New playground equipment. Good horseshoe pits. Covered picnic shelters with BBQ grills. Restrooms and changing rooms with showers. Swimming and wading pools. Utilizing the area north and west of the public beach that we used for boat storage, using the area adjacent to the NW tip of the island by the old ferry dock, using the driving range and the two acres adjacent for day use or additional overnight parking, and using the natural beach area in front of the Orchards complex which is PUD property and has access through the present campground.
115	We would love to see the Island have additional hiking trails out to the other half of the Island to access the wildlife and beaches and see the current facilities updated and repaired.
117	Provide modern playground equipment for kids, more picnic tables, more bathrooms, and restore tennis courts. Promote the restaurant more and less focus on the bar, which seems to be creating a bad atmosphere for the area. Additional law enforcement is in high need to monitor the island, campground, beach, and canal area. Create a new and safe park, beach and tennis courts, perhaps even a skate park and water feature. Better access, parking, and using both boat launches would also help eliminate some of the feeling of crowdedness. The restaurant could be re-established more as a casual sandwich and burger place, with an arcade for kids. No wild weekend bull riding events! A beach area could be added on the opposite side of the campground with picnic tables, grassy area, and maybe another volleyball net. A putt course next to the driving range would appeal to families.
124	Create a Hydro Park.
125	Give Grant County residents a free pass to use boat launches on PUD lands.

ID #	Recommendations
130	Expand the golf course. Increased access in the trailer park, as people in the trailers block access and the enjoyment of others in the area. Relocate some sites and lessen the density of the development as some of the residents get very territorial of outsiders accessing the area.
135	Take back the shoreline and make a nature hiking and biking trail around the island. Enhance the public beach to include rest rooms with dressing space and more picnic tables. Either take out or fix the tennis courts. Fix the signage to be more welcoming to the public. Better YEAR AROUND boat launching facilities. Fair and reasonable lease amounts. Enforce RV lot building restrictions.
137	Take down the gate and limit the number of people per trailer, those trailers on the perimeter should be removed. The owners of those trailers should be reimbursed for 5 years worth of lease money or some type of reimbursement.
138	The perimeter of the island could be allowed to be more natural with a bike and pedestrian trail free to all that would encircle the island. A restroom at each end would be nice. In the middle of the island, enhance the swimming pools, a park with toys, and picnic area with restrooms and changing rooms. A charge for admittance would help pay for the upkeep and discourage vandalism. Improve parking or provide a shuttle service, with parking at the top of the hill on some of that unused land next to the highway. Remodel the condos and put all the eating facilities and shops in condos. A better management team and coordination with the County or Parks department might prevent some of the runaway development that has caused present problems. Keep at least the East Channel in its natural form to provide information on its geological history.
141	More use at the public beach and playfield on the island, such as Quincy field trips, organized carnivals, kite flying contests, etc. Install a sidewalk and small public bathroom on the hill that drops into Crescent Bar. The boat launch area and bay behind the island may need to be dredged for boater safety because the water levels are getting lower the past 4-5 years.
144	The boat launch and public parking needs to be addressed as they are a disaster in their current form.
145	A nice Hydro Park down by the river off I-90, with trees, grass, shade, and some cheap things like that.
147	Remove the 9-hole course as it would make a great park and camping area for the people of Grant County. People can golf at Rock Island, Sunsera and Colockum Ridge. Raise the water 3 feet for storage.
150	An upgraded beach, new baseball and soccer area as well as safe, upgraded tennis courts. A market on the island that would feature fresh fish, local produce, and arts and crafts. A river marina and bring back river sport tournaments that we enjoyed in our early days.
155	Prominent signs should be posted that mark the public access and provide a phone number to report problems encountered by the public.
164	Provide public camping opposite the public beach in the grassy park area. Repair the tennis courts or use the space for public parking. Build restrooms/showers at the public beach and add picnic tables, BBQ's, and play equipment. Enhance the existing campground and improve the beach near the old ferry dock. Install signage welcoming the public to the beaches. The driving range at the Crescent Bar gold course has been used as a wedding venue recently, this area could become a destination location for wedding, reunions and parties for Grant County residents.

ID #	Recommendations
167	Create a Hydro Park with baseball and soccer fields as the Island has plenty of room for this. Create new and improved boat launches.
172	Improve trails and create small access parking areas at each end of the trailheads.
180	Enlarge the public beach and take out the storage areas labeled B and C north of the public swim beach. Put in a bath house, extend the swim beach, put in drinking fountains, and garbage cans. Enlarge the public campground. Directly across the channel, on the south end of the bridge, across from the existing campground is open ground that is currently closed off to the public that could be used to enlarge the campground. By the ferry dock is another area that could be used for public picnicking that is currently closed to the public.
182	Cleanup the public beach. Make sure the RV park security gate is closed, even during day time hours. Checks and balances should be written into any new lease agreement.
222	Campgrounds could be added and the beaches could be expanded to include more picnic areas.
227	Rename it Crescent Bar Park, not resort. Build a pullout/drop off spot off at the trail to the beach in front of the Orchards Close to the driving range, the area could be used for a park, ball fields, a playground, a picnic area, or celebrations. A new beach on the river side of the island would be spectacular. Put in new backstops, tennis courts, tennis practice wall, basketball court, and modern kids play equipment. Change the restaurant/bar into part of the pro shop, more of a 19th hole. Change emphasis from night-time party place to day time family place. Add picnic shelters at the beaches for day use with power and water similar to those in city parks. Add BBQ's to the picnic areas. Add concession stands at beaches. Provide adequate trash receptacles. Keep the grocery store, a necessity, and the swimsuit shop, a longtime institution at CB. Institute a state park like reservations system at campground. Let locals make reservations a week or so earlier than the general public. Put in new bathrooms at existing beach, the new driving range park and beach, and The Orchards beach. Extend trail to the new driving range park and to the current public beach on the island. Upgrade parking lot across from condos, stripe more efficient parking. If you keep the boat launch on the island, provide a day lot for trailers and a dumpster for boaters' garbage. Adequate free parking, day use amenities and "advertising" locally could make it both a destination and a local attraction. Let the Port or another local public agency manage the island.
229	A walking path around the back of the complex connecting the road/public lot to the public beach would be a great way to invite others to use the spaces. Benches would invite folks to take a seat and enjoy the area. The two docks behind our complex could be easily joined together and used as a public fishing pier.
235	Walking trails added, better waterfront parks that are maintained and accessed for disabled people such as sidewalks and ramps.
237	Trails out to the southern tip of the island, cleaning up areas of somewhat unsightly debris accumulation, and making the waterfront section of the park more suitable for day use would all raise the enjoyment of those using the island. Improve/repair tennis courts.
244	Crescent Bar residents should not be able to form their own group to self-manage the island.
246	Water Slide Park, Miniature Golf Park with local theme or any theme that appeals to many ages. Farmers and Craft Market supplied with local goods. Weekly outdoor movie in the park. Local vendors could sell refreshments. Meeting hall for activities,

ID #	Recommendations
	dances, children’s parties, auctions, classes, exhibitions, etc.
251	Family friendly campground.
256	There is the potential to extend more public access to the island in a few areas. A very large area now used for overflow and RV storage could be used potentially for overflow boat launch parking and/or expansion of the campground.
257	The field and tennis courts next to the original condos may be another viable site for improved access. Find ways to buffer more of the shoreline without impacting the existing structures. For example 1) The end of the driving range. 2) The edges of the overflow parking to the right of the bridge. 3) The edges of the condo parking lot. The overflow parking area between the lagoon and driving range could support additional campsites, picnic area, and/or additional overflow parking for the boat launch. Participate in a water quality monitoring program which would be a benefit to us all.
260	Add more picnic areas, playfields, and increase the swimming facilities from the store to the East channel. The driving range could be used as a playfield or picnic area. Add restrooms and showers.
265	Comments refer specifically to the “RV” lots. The leaseholders will be responsible, at their own expense, to provide the surveyed lot dimensions of their lease. Any construction that extends beyond their surveyed lot must be removed at the owner’s expense. A fixed date should be determined to decide who the “leaseholder” is. Leased property specifically used for rental occupancy or corporate leases will not be allowed to continue their lease past 2012. The leaseholder will be required to provide the GCPUD with a statement from Grant County Planning that they are in compliance. The GCPUD responsibility will be to keep all future construction and development at Crescent Bar in compliance at all times.
266	Hire a professional fire safety consultant to survey all Crescent Bar properties and recommend measures to ensure public in GCPUD holdings. Leaseholders must abide by the rulings of the consultant and provide proof of compliance. Biggest concern over the years is that building has been allowed to be unregulated. The Crescent Bar recreational properties will be appraised by two property specialists who are employed outside of Grant County. A new lot lease fee could be agreed on through the leaseholder associations in conjunction with the GCPUD staff. Decide on a time line for lease extensions. If an existing leaseholder is prepared to follow the first two requirements, they can enter into a maximum 10 year extended lease. Provide for an early exit from the lease if agreed on by both parties. Any leaseholder unwilling to pay the new rate should be given a fixed number of days to vacate the property. The present leaseholders will be allowed to stay in the properties at the new rate with a maximum of 10 year lease. When they choose to leave the property reverts back to the GCPUD. The leaseholder cannot transfer their ten year lease to another family member other than spouse and children for the balance of the ten years. They cannot sell the lease to another party. All personal property must be removed at the leaseholder’s expense.
267	All properties that lie within the island that would be flooded by a raise of Wanapum pool must be vacated at the end of the current lease (2012). Have a predetermined time for removal of their personal property. Property inventoried with the pool raise part of the equation. A consulting firm should be hired to make recommendations for the public use of the Island. An example of public/private management is Sun Lakes State Park. During the transition from private to public, measures must be taken to

ID #	Recommendations
	protect the Island from unauthorized use. A return to family oriented behavior at the Bar. All construction done without permit by the present or previous management companies will be removed and/or mitigated. The Port of Quincy should be involved in satisfying compliance for the unauthorized modifications to the Island.
270	The large play area and public beach area should be significantly improved and maintained. Portable toilets are not acceptable. The residential area is way too crowded to be healthy. If the residences are allowed to remain (a distinct possibility) at least half of them should be removed. Maybe as residents leave their houses should leave also. The land lease rates should be increased to something close to market rate. The gate to the “community” should be eliminated to get rid of the non-welcoming image. The condos could stay but only as short term rentals available to anyone. This would eliminate the exclusiveness of the area. The tennis courts and play area to the South of the Condos should be open to the public. The golf course should remain. A shoreline trail around the island perimeter should be considered.
272	Develop the island into a public park with campgrounds and recreation areas.
279	What is really needed is another boat launch at an alternative location, but close enough to Crescent Bar to draw some of the boat traffic away from Crescent Bar. I think The Spanish Castle Development would be a perfect site.
285	Enough public space exists to develop a fully functional traffic roundabout with a center-island equipped with an informational kiosk that directs visitors to Crescent Bar facilities. Two key public facilities would be located in close proximity to the roundabout; the existing public park facility and a new one to be created where the existing golf driving range is located. This new park facility would afford commanding views of the Columbia River and could easily provide an additional beach area in the vicinity of the old ferry dock. A water (hydro) feature has-also been suggested for this area as well. More public parking in the vicinity of the roundabout would be provided. Another idea we have is to build a new waterfront restaurant, in the vicinity of the ferry landing. Two of the existing courts would be converted into a skateboard or basketball facility. Parking for the on-island boat launch would undergo a complete overhaul, principally with paving, striping and landscaping. The existing boat storage yard in this area would be relocated or eliminated. The east beach surrounding Fire Station area would also get new paving and striping in the parking lot, as well as selective tree removal to provide view corridors of the basalt cliffs.
289	There is room available for another day park, and there is room for another campground.
295	Why not develop the golf driving range for some other purpose such as another beach with some covered picnic areas that everyone could use? There could be another boat launch as well. There could be more condominiums!!
299	Things we thought of (1)To open the pools during the day for public access and to have a life guard on duty certain times of the day (2) The park could be used for soccer -baseball and all sorts of leagues (3) 4th of July big event -create carnival for families to enjoy earlier in the day -Have the town join in the parade -have contests (4) Where the tennis courts are it could be utilized for the boys & girls club-for the underprivileged make some kind of recreation center (5) Rent canoes-paddle boats-kyat's (6)putt golf -golf course -restaurants -ice cream shop and could add a penny candy store(7)Hiking the hill and bike riding up to Trinidad (1)Fix the health and safety problems-sewer-fire equipment access with no cost to PUD
310	Public restrooms and a bath house should be added.

ID #	Recommendations
323	My input to solve these problems are as follows: Retail & Restaurant areas Free and paid parking areas Clean and accessible public beaches Dredge waterways (which are already very shallow) Renew boat launches Landowners pay appropriate taxes (appropriate revenue) Make the park, beach & tennis areas accessible to public use by removing unused areas and creating new and fun recreation. Public pool? (revenue and employment) Skate park? Bicycle track?
325	I think we should have similar if not Better than Wenatchee's Hydro Park , Beautiful Parks , Softball Field Complex , Soccer Field Complex , Tennis court Complex , Barbecue covered areas , Basketball court Complex , Indoor Basketball Complex ,Restrooms , Concession Stand Complex , Swimming areas with beaches , Indoor swimming Complex, Multiple Wide Docks for Boats, Walking Historic Paths with rest areas
328	An outdoor education center featuring utility-related programming could bring Grant County children together with the many out-of-area children who visit Crescent Bar during the summer months. Coordinated efforts would also meet educational outreach objectives required by the license. Eventual development of an overnight group camp facility that is geared toward outdoor education and recreation would not only provide life-long memories for Grant County school groups, scout groups and family reunions, but would also keep county families in-county for programming.
331	I believe that one way to improve public access to Crescent Bar would be to redo the existing 4 tennis courts and post "Open to the Public" signs and a couple of ads on the radio and newspapers to make the public aware of the tennis courts and possibly start some programs for tennis lessons and organized tennis play.
348	The golf course would also suffice as a park. It already has a sprinkler system, is right next to the water, and would be easy for the public to access.
356	Let's help out Chelan and Douglas counties with baseball/softball/soccer fields (It would benefit all). Leave the condos and some of the lots for future rental potential. Remove the south park lots and put in a field or two. Have a nice picnic area with covered and uncovered areas.
357	A park manager or two • A maintenance crew • Leave the golf course • Leave the Restaurant • Leave the Private businesses • Leave the boat launches • Bring back the bathhouse on the beach.
374	In front of the orchards, there's a nice area that could be family picnicking and stuff.
377	There's beach frontage along the west side of the island that the public can utilize to substantially increase access to the river. The existing driving range and playground and public beach and grass area can be utilized and can be developed in any number of ways to provide public enjoyment. The shore parking has been an issue, and that could be easily resolved with ample space for additional parking lots.
378	One of the first things we want to do when we cross the bridge is, you know, look at the possibility of habitat creation, as well as the implementation and build up of additional parking. In order for that to occur, there's got to be a functional knoll here someplace. And that knoll is in the form of a roundabout. In the center of that roundabout a kiosk, some information kiosk. I think one of the other major things -- well, actually there's two, the roundabout and the discussion of changing the driving range into a public park
379	I think one of the other major things -- well, actually there's two, the roundabout and the discussion of changing the driving range into a public park. The idea of increasing parking in the vicinity in the roundabout. Increase parking, increase access, increase

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	information in regards to activities. So two boat launching ramps in close proximity to each other complementing each other and create a lot of demand. . I like the idea, me personally, of selective tree trimming, so that people have a view of the basalt cliffs right there. The other thing is in terms of public access again is the ability to create walking opportunities for the general public to walk through the parks.
380	Well, we thought another idea that came up was to possibly put a restaurant right there by the ferry boat. Grandfathering the existing structures and let's move ahead. The beauty is that in two boat launches, they are both in the same general vicinity. And no one understands that if the old boat launch needs to be legalized, let's see if we can legalize it and keep the ability and to keep using that second boat launch, because it is working
381	Beach runs along the west side of the island and near the public beach could be utilized to substantially increase access to the river. The existing driving range, putting lawn and public beach are drastically underutilized and can be developed in any number of ways to provide public enjoyment. The shortage of public parking can easily be resolved as there is ample space for new parking lots.
382	So what we've come up with is, first of all, by the condominiums, the creation of a traffic roundabout. Now, probably the key element of the roundabout is the fact that in the middle of it will be a center island with a kiosk in it, a kiosk-like structure that will have information as to where events are talking place, where people can go to enjoy beaches and other events that are happening at Crescent Bar. Moving forward from that point, we have suggested for the driving range that that become public, that become a public park area. There's been a suggestion that the restaurant move from its present location to be in the vicinity of the ferry landing. And it would also be a very appropriate place to encourage weddings and receptions and other events by the public. We suggest that additional parking, there's a possibility of a new retail building. We suggested across from the condos, we retain the existing cold storage yard. And in the area surrounding that we've suggested that there be additional habitat creation.
383	There are a lot of so-called bald spots in certain places of the island that could easily be replanted with riparian-like vegetation that would give it that habitat enhancement. Moving toward the tennis courts, there's a ton of ideas of what could be done with the tennis courts. My favorite is at least a couple of the courts be turned into a skateboard park. The other two could be retained as tennis courts or maybe there could be a hard surface court like basketball, pickle ball, something of that nature. And going down this part past the tennis courts we have a parking lot, but we also have [need] a boat launching ramp. Roundabout and Kiosk. We're suggesting some selective tree removal in that area (cove area) so people can see it better and get a look at the basalt cliffs that much easier
385	But if you want the public there, have the baseball games there. You get little people down there with the soccer fields. You can have eight soccer fields lined up. Take out the tennis courts, they're a mess anyway. I think a marina, another marina not under the bridge, would be fantastic.
387	And their interests are boarding, the beach, the swimming, the recreation, that is volleyball, etc. and so forth, and picnicking. They like to have a nice place to picnic. I failed to mention also playground equipment. What we need is modern equipment. And, second, something to entice people
388	Number one is to improve public access on Crescent Bar Island. Number two is to address health and safety concerns. Number three is to address the ways to improve

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	water quality and a means to implement a monitoring system to measure the same. Number four, revisit the lease agreement, recognizing a need to have it better reflect current market conditions while at the same time recognize
389	Well, we've got a very outdated and very, in a lot of ways, unsafe little playground. We're talking about enhancing that.
393	I would like to see more public usage of it, but just not any more additional rentals or overnight camping because it is a whole different kind of person
394	We are asking the Commissioners today to include public parking along with public access and a public boat launch. This should not be exclusive to any one person or company in the shoreline management agreement
396	We just need to have a better security system down there. Have our own park ranger down there, give them a little authority. Let's perhaps use that revenue source, further develop it for public use, and work on the boat ramp.
402	These are my thoughts of what I could envision there if done correctly. I envision sand volleyball courts, horseshoe pits, Frisbee disk golf, a skateboard park, tennis and basketball courts, bathroom and picnic areas, a modern play toy for kids and families to come and visit Crescent Bar, all public use.
406	What's down there now along the island shore of the river is an old barge. It's trees and shrubbery that you cannot access the beach. If that was improved and made a nice, sandy beach for boats to come up, where the golf driving range is, where you'd have access for parking and done right with a play toy and the other things that I mentioned, horseshoe pits and sand volleyball and such, the public could come and really use this facility
407	What I would like is for Crescent Bar to be the way it was. But I do think after some time, maybe after five years or as people pass away or something that the homes that are there can go back to the PUD and either be rentals rather than get a home that's there. I think that that stuff has to go back to Grant County, especially the stuff on the island. Maybe they won't do it right away, but I think maybe blown out 20 years, 25 years, it goes back to Grant County PUD
414	The leaseholders will be responsible at their own expense to provide a surveyed lot dimension for their lease. Any construction that extends beyond their surveyed lot must be removed at the owner's expense. A fixed date should be determined to decide who is a leaseholder. The leaseholder could be the person who paid the lease fee in 2008. Leased property specifically used for rental occupancy or corporate leases will not be allowed to continue. Their lease will expire in 2012. Following the surveying of the lot the leaseholder will be required to provide the Grant County PUD with a statement from Grant County planning that they are in compliance with the lot size and any other requirements presently in code for their property. Grant County PUD responsibility will be to keep all future construction and development at Crescent Bar in compliance at all times. Violation of the code will need to be quickly corrected or fines incurred. Number two, Grant County PUD should hire a professional fire safety consultant to survey all Crescent Bar properties and to recommend measures to ensure public safety in Grant County PUD holdings. By hiring a consultant the findings will be impartial and not subject to political influence. The leaseholders must abide by the rulings of the consultant and provide proof of compliance. Grant County Fire Marshal and Grant County Fire District No. 3 should be involved in the development and overview of all findings to ensure that local fire officials agree and are aware of the consultant's recommendations. Whatever happens with this lease the construction must be brought up to code and be fire safe for those residents. Number three. The

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	Crescent Bar recreation properties should be appraised by two property specialists who are employed outside of Grant County. Perhaps realtors from Chelan could provide accurate estimates for recreational property. A new lot lease fee could be agreed on through the leaseholder association in conjunction with Grant County PUD staff. At this time Grant County PUD will have to decide on a time line for lease extensions. Perhaps ten years might be appropriate with built-in inflation adjustments based on market values
415	If an existing leaseholder is prepared to follow the first two requirements they can enter a maximum ten-year extended lease. The legal language would provide for an early exit from the lease if agreed on by both parties. Any leaseholder unwilling to pay the new rate should be given a fixed number of days to vacate the property. All personal property will be removed at the leaseholder expense, and the property will revert back to Grant County PUD. The present leaseholders will be allowed to stay on the property at a new rate with a maximum ten-year lease. When they choose to leave, the property reverts back to Grant County PUD. The leaseholder cannot transfer their ten-year lease to another family member other than spouse and children for the balance of the ten years, and they cannot sell that lease to another party. When they leave the island all personal property must be removed at leaseholder's expense. All properties that lie within the island that would be flooded by a raise of the Wanapum Pool must be vacated at the end of the current lease, 2012. The leaseholders will have a predetermined time for the removal of their personal property, and at that time the lots will revert to Grant County PUD ownership. Although the pool raise has not been decided, these leaseholders should know that they would be required to leave to avoid any damage to personal property in the event the pool is raised. Number six. Grant County PUD property and Crescent Bar Island should be inventoried with the pool raise part of the equation. A consulting firm should be hired to make recommendations for the public use of the island. Number seven. During the transition from private to public measures must be taken to protect the island from unauthorized use. Number eight. All construction done without permit by present or previous management companies must be removed and/or mitigated. As the Port of Quincy was to oversee Crescent Bar and guide the management company actions, the Port of Quincy should be involved in satisfying compliance for the unauthorized modifications on the island. Failure to comply would result in swift and forceful litigation.
416	I do believe that it needs to be with more openness, no public gates, and that the beaches within the park are definitely open to the public. The retail venues being updated
417	I say we ought to start with ground one and be in compliance over whatever you need to do with the license so we don't lose the dams.

**Exhibit A**  
**Table of Comments Submitted**