



COLUMBIA BLUFFS

Frequently Asked Questions

1. **What studies have already been completed?** Please visit [Completed Studies](#) on [www.columbia bluffs.com](http://www.columbiabluffs.com) for a complete list. For the most part, the project is permit-ready with access, phase one septic engineering, water rights and Group B water system approved and ready for immediate construction.
2. **Can you explain the different site plans?** We have one site plan completed by Encompass Engineering showing the 34-lot plat, and another one in the archaeology reports that was done from very preliminary site work prior to approvals and civil engineering. The Encompass document is the Plat of record with phase one of 9 lots approved.
3. **Are there any development setbacks from the designated N-type stream? If so what are they?** Very little was addressed with this questionable stream as it was located in what we designated open space. The consulting wild life biologist pinpointed the eastern or beginning of what could be called a water course. This was done to be sure that any road crossing to the southern portions of the property would not cross or encroach on this area. If a setback is required, it will be minimal. It should be noted that Columbia Bluffs does not fall under regulatory oversight for erosion monitoring.
4. **Please explain the cultural site: What are the setbacks or other development restrictions? Is there anything in writing confirming this? Are there any visual benefits to this?** This was identified in our cultural study, which delineated an area thought to be a site where arrowheads had been made. No mention or requirement was ever discussed at any level in our approvals. Again, it was located within our designated open space area so there was no reason to address it further.
5. **How important is legal/permitted site access to the development plans?** Extremely important since without legal access, no building or other permits can be issued for the development. Columbia Bluffs has legal access from Silica Road in the form of a recorded easement via adjacent private property: the easement will be dedicated as a public road when the development is completed. This access also can open up adjacent landlocked properties to development.
6. **Are there trails on the property that lead down to the river or any other trails?** None that we are aware of and nothing associated with this Plat.
7. **Can you explain the hunting and fishing easement?** When the property was purchased from the Federal Government in 1970, a reservation was placed on the record for "public hunting and fishing rights" and management by the Washington Department of Fish & Wildlife. After numerous meetings, it has been established that we can restrict access as private property.



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8. **What's up with the adjacent properties?** The adjacent properties are either U.S. government land that is slated to remain open and undeveloped, or privately owned land that is presently without legal access or water resources of its own. Columbia Bluffs can supply both access and water to private land owners, which will open it in turn to future development.
9. **What are the restrictions from using the adjacent government land for recreation?** We have been told that all incidental uses would be allowed, but believe that this would be tempered with restrictions for vehicles, etc. This region has been labeled sensitive habitat for several animal species, so some level of oversight should be expected.
10. **Is there snow in winter? If so, will Silica Road be plowed?** There is occasional winter snow. The County manages all public roadways and has agreed to manage, maintain and operate the new public access road to Columbia Bluffs' NE corner. At this point, the roadway transitions to private, so the future community will have responsibility for managing snow clearance beyond that point. While snow is usually an annual event within Central Washington, this region sees very little measurable precipitation. When this does take place, it tends to be very short lived due to above freezing temperatures.
11. **Is there any chart showing monthly weather averages?** <http://www.usa.com/quincy-wa-weather.htm> provides climate information on Quincy. The location of Columbia Bluffs will be drier with more sun than shown for Quincy. In researching the solar and wind aspects of our plans, we found some government websites that indicated rain fall averages of less than 7" per year, and one that indicated annual rainfall of 2.5" per year. The area typically receives in excess of 300 days of sunshine per year.
12. **Can you describe the fiber optic and electrical services available?** Electrical service is designed per our vision, with power extended to the property line. With fiber, design is complete but the extension has not taken place (corner of Silica and Baseline road- approximately 2 miles away) and the fee (~\$70,000) needs to be paid. This amount covers the cost of extension and the fiber placement (not piping) within the Plat.
13. **Do you think that local utilities may act to prevent their customers from living off the grid in future?** No. Grant County PUD views sustainable net-zero residential communities like Columbia Bluffs *as* the future, and supports them. The plat as configured has been accepted for net zero construction. Each home will need to be enrolled and meet the program's guidelines.
14. **Is Grant County amenable to rezoning Columbia Bluffs or the adjacent private properties? What is their rezoning process?** Yes, the County is amenable, and there are a



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couple of avenues forward: Master Planned Resort (MPR), Development Agreement (DA), or increased zoning and land use designations via comprehensive plan amendments.

15. **What are the ‘entitlements’ you refer to in your sales literature?** Entitlement generally refers to the number of allowed units. Within Columbia Bluffs, we secured the highest density allowed for under rural designations. As community/urban services are brought on line, additional densities should be allowed. See previous for possible avenues toward added densities.
16. **What are the expansion scenarios beyond the approved 34-home development?** A master-planned resort that would grow beyond the initial approved plat has been discussed. Another avenue for expansion is via Development Agreement. In both cases, infrastructure first needs to be in place. However, either avenue would allow for density levels to be mutually agreed upon.
17. **What do you see the future community being like?** We envision Columbia Bluffs as an up-scale residential community carefully constructed toward executive level ownership. Constructed homes would be supported by community-based services and maintenance. The size of each residential dwelling would be small, with community owned cottages for overflow uses.
18. **What is the history of water rights in the state, and for this property? If this property were to be joined with the riverfront property, would the water rights be expanded to provide for the greater acreage in terms of supply, or are the rights limited in some way?** For a brief summary of Washington Water rights, please refer to “[Frequently Asked Questions: Water Rights in Washington](#),” from the Washington Department of Ecology.

The riverfront property (a.k.a. Babcock Bench) is hydrogeologically separate from Columbia Bluffs, and presently has no water resource permit of its own. However, the Columbia Bluffs’ water right is ample; once perfected, unused portions of it may legally be assigned and sold offsite.

Additionally, as Columbia Bluffs perfects the water right under the Group B permit, added density will require the development to be served with a Group A water service plan and transition to a municipal water permit with oversight via the Washington State Department of Health. Under the water service plan, an area of service is required to be outlined which can include off-site properties.

19. **How long has Columbia Bluffs been on the market, and what has buyer interest been like so far?** The property has been on the market for about 4 weeks as of this writing, and there has been a considerable amount of initial interest. We understand that it is challenging for buyers to understand at a glance how Columbia Bluffs fits together. **The sales team**



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welcomes a chance to present the details on the development's considerable possibilities and answer any questions you may have.

20. **Who has looked at the property and why were they deterred? What have the objections been to date?** A few local developers who looked at the property were deterred by the asking price. We feel that they failed to take into consideration the considerable value that the 160 ACF/year water right adds to the land, especially considering that so many of the necessary and most challenging steps toward final acquisition have been successfully negotiated. The asking price reflects the facts: that the water right permit is even more valuable than the land it attaches to.