

# Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

## BENTON COUNTY PLANNING COMMISSION

### Regular Meeting, 4/8/2014

7:00 p.m. Public Hearing Room, Planning Annex  
1002 Dudley Avenue, Prosser WA 99350

**THESE MINUTES ARE SUMMARIZED AND ARE NOT A VERBATIM TRANSCRIPT.**

### ROLL CALL

	PRESENT	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rick Giberson	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marjorie Kaspar	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yi Qu	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Darwin Crosby	<input type="checkbox"/>	<input checked="" type="checkbox"/>
James Willard	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Toni Harris	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### STAFF

Michael Shuttleworth  
Donna Hutchinson  
Susan Walker  
Clark Posey  
RJ Lott

### APPROVAL OF MINUTES

It was moved by James Willard and seconded by Yi Qu, that the minutes for February 4th and March 11, 2014 be approved as written.

### Vote:

	YES	NO	ABSTAIN	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rick Giberson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Darwin Crosby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
James Willard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yi Qu	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Harris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion passed unanimously.

### CONSENT AGENDA:

It was moved by James Willard and seconded by Toni Harris to approve the consent agenda as published.

	YES	NO	ABSTAIN	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rick Giberson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Darwin Crosby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
James Willard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yi Qu	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Harris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**NEW BUSINESS:**

**Public Hearing on the Shoreline Master Program (SMP) Update.** Public comment was taken on the proposed Benton County Shoreline Master Program (SMP). It was noted that the proposed SMP was prepared with required public participation and developed to implement the SMA (RCW 90.58). This action will replace in its entirety the Benton County Shoreline Master Program adopted April 25, 1974 by Benton County, and establish a new code section in Title 15, and would be amended as a sub area plan to the Benton County Comprehensive Plan. Chapter 3 SMP goals and policies as adopted in the Shoreline Master Plan will be added to the Benton County Comprehensive Plan.

The public portion of the hearing was opened.

Amy Summe, Watershed Company, 750 Sixth Street South, Kirkland WA 98033 gave a PowerPoint presentation outlining the Shoreline Master Plan Update Process.

Martin Sheeran noted that there was a 200 foot jurisdiction for the SMP. Ms. Summe noted that was the 200 foot area under the SMP's jurisdiction for review and that the setbacks and/or buffers were at 50 and/or 100 feet depending on the areas designation. In the Residential area for example it would be a 50 foot buffer and a 50 foot setback. Houses would have to be located 100 feet away but those uses such as landscaping, patios etc. could be located within the area between the 50 foot buffer and 100 foot setback.

Jim Willard noted that in looking at Table 06.030, it refers to "other creeks" and asked if there were any creeks that were tributaries to the rivers? Mr. Willard noted that they had discussed Glade Creek at the workshop and Ms. Summe noted that it was a tributary but it was excluded from Shoreline jurisdiction because it did not meet the minimum criteria for flow. The first 200 feet at the Columbia River is in Shoreline jurisdiction. It was noted that there are other creeks within Benton County but they don't meet the minimum criteria either.

Martin Sheeran asked if Russian Olive trees could be removed and replanted with something else. Jim Willard read Section 05.03.0(k) in the SMP regarding invasive species which included Russian Olive Trees.

**PUBLIC TESTIMONY:**

Charles Simpson, 76205 N. Grosscup Rd., West Richland, stated that he lived near Twin Bridges and expressed his concern on enforcement issues regarding the public abusing the shorelines and using this privately owned area as a public access to the river.

Marie Cobb, 815 S. Kellogg, Kennewick, expressed her concerns regarding the SMP in that the lower Yakima River was being held to a functional standard it cannot meet, had never met, and was inappropriate, based on what was known of its geomorphology and hydrology. She submitted Exhibit PCH 1.7 into the record and read it for the Planning Commission. A copy is attached to the minutes.

Nancy Metcalf, 75707 N. Grosscup, W. Richland, stated that she also lived in the Twin Bridges area and noted that the bank was unstable due to the new bridge. She noted that Twin Bridges was listed as a top priority in the Shorelines Public Access Plan and expressed her concerns regarding that. She submitted her statement into the record and it was labeled as Exhibit PCH 1.8, which is attached to these minutes.

Ward Moberg, 75121 N. Grosscup, West Richland noted that he lived in the vicinity of Twin Bridges and stated that he was also concerned about the enforcement issues regarding the use of this area as a public access to the river. He noted that the bank is very steep and dangerous when trying to put boats in.

Steve Metcalf, 75707 N. Grosscup, West Richland stated that the bank was fairly steep in this area and was dangerous. Parking is quite a ways away from where the boats are put in. He asked what other sights are on the priority list for public access.

Planning staff noted the Shoreline Master Program is a document containing development regulations that govern activities considered by definition to be "development." The comments regarding Twin Bridges and illegal public access activities are enforcement issues. Where the SMP regards development of public access, the policies direct public access on public lands and future recreational development projects such as trails and access are directed by those listed and adopted in the Benton County Comprehensive Plan or Parks and Recreation Plan. There is no discussion of Twin Bridges or specific developments within the SMP.

NOTE: During the "Visioning" process of the SMP Update, a Public Access Focus group was formed and with members including residents, recreational users and the Benton County Parks Board. The Focus group's task was to identify needs and possible locations for future public access that support adopted plans or improved established

shoreline access along the Yakima and Columbia Rivers. The public input from this group resulted in a "Public Access Plan", a non-regulatory compendium intended to guide interested parties and the County in identifying publicly owned lands or non-profit owned land that could be suitable for recreation, as well as guide future County planning efforts where public acquisition is appropriate.

Walt Meglasson, 54005 North Demoss Road, Benton City WA noted that due to Regulatory Reform, it is very difficult to get shoreline or hydraulics permit from Fish and Wildlife. Under the current standards, the conditions imposed in order to obtain these permits are counterproductive. A complete review of shoreline management practices should be done in order to update this process.

The public testimony portion of the hearing was closed and the Findings were completed.

**MOTION**

It was moved by James Willard, seconded by Martin Sheeran, that the chairman, in conjunction with the Secretary of the Planning Commission, prepare and adopt written findings and conclusions reflecting the commission’s recommendation for APPROVAL of the of the Shoreline Master Plan that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

**Vote:**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rick Giberson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Darwin Crosby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
James Willard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Yi Qu	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Harris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion passed unanimously.

**REPORTS AND DISCUSSION:**

**a. Revision to the existing approved preliminary plat of Summit View - File No. R2014-SUB 90-1.**

BCC 9.08.038 states that an approved preliminary plat may be amended prior to submission of a final plat and that the Administrator shall determine whether to process the proposed amendment as a minor or major amendment. Based on the comments received during the agency review period the Administrator is making a pre-decision recommendation that the application for the proposed revision be considered a minor amendment. Under the Minor Amendment process the Planning Commission shall

review a copy of the application and may provide comments to the Administrator regarding the preliminary plat amendment proposal.

**After discussion by the Planning Commission it was a consensus of the members present that this would be a minor amendment.**

The meeting was adjourned at 8:48 p.m.

  
MARTIN SHEERAN, Chairperson      7/8/14  
BENTON COUNTY PLANNING COMMISSION      DATE

**BENTON COUNTY PLANNING COMMISSION  
Attendance Sheet to be attached to the Planning Commission Minutes**

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

Regular Meeting

Special Hearing

Date: 4-8-14

**PLEASE PRINT**

**VISITORS ATTENDING**

**PLEASE PRINT**

NAME	ADDRESS
Carol Armstrong	78104 N Overlook Dr <sup>Benton City WA 99320</sup>
Larry Armstrong	↓ Same ↓
Mary Leenker	75111 N Grosscup Rd, WR, WA 99353