

**GRANT COUNTY
PLANNING COMMISSION**

Chairman: Bill Bailey
Vice Chairman: Dale Walker
Board Members: Ollie Click, Terry Dorsing, Jim Fleming, Blair Fuglie, Lee Graham, Jon A. Hatt, and James Turner
Secretary: Doris Long

COMMISSIONERS' HEARING ROOM - GRANT COUNTY COURTHOUSE, EPHRATA, WASHINGTON

**PLANNING COMMISSION
SHORELINE MASTER PROGRAM - PUBLIC MEETING
JANUARY 2, 2013 @ 7:00 P.M.**

Members Present: Bill Bailey, Ollie Click, Jim Fleming, Blair Fuglie, Jon A. Hatt, Lee Graham and Dale Walker

Members Absent: Terry Dorsing and James Turner

Chairman, Bill Bailey, opens the meeting.

Approval of November 28, 2012 Planning Commission, Shoreline Master Program Workshop, Meeting Minutes.

Mr. Fleming motions to approve the meeting minutes as presented. Mr. Walker seconds the motion. Voted on and passes unanimously.

Approval of December 5, 2012 Planning Commission Meeting Minutes.

Mr. Click motions to approve the meeting minutes as presented. Mr. Fleming seconds the motion. Voted on and passes unanimously.

Election of 2013 Planning Commission Officers.

Mr. Fleming motions for the current Chairman and Vice Chairman to retain their positions. Mr. Hatt seconds the motion.

ACTION: Jim Fleming moves for Bill Bailey to retain his position as Planning Commission Chairman and Dale Walker to retain his position as Vice-Chairman for the year 2013. Jon Hatt seconds the motion. The motion is voted on and passes unanimously.

Mr. Walker moves to elect the slate of Officers as nominated. Mr. Click seconds the motion.

ACTION: Dale Walker moves to reelect Bill Bailey as Planning Commission Chairman and Dale Walker Vice-Chairman for the year 2013. Ollie Click seconds the motion. The motion is voted on and passes unanimously.

Mr. Bailey states that this is a study session, not a public hearing, and explains how it will proceed.

Ben Floyd, of Anchor QEA, conducts the meeting and states that Ferdouse Oneza, of Oneza & Associates, will be participating by speakerphone.

Mr. Floyd presents the three documents that will be reviewed during this study session as follows:

1) Shoreline Goals and Policies, which includes the Environment Designations that have been updated in regards to the questions and concerns voiced by the Planning Commission members during the previous workshop.

2) Shoreline Use and Modification Matrix, which is being provided in a preliminary form intended more as a discussion tool.

3) Environment Designation – Geographic Areas Summary.

Mr. Floyd reviews the Shoreline Master Program Outline and points out where these documents fit into that Outline. He explains that the Shoreline Goals and Policies are general goals and policies that provide the framework for the Shoreline Master Program. Many of the goals being used were pulled from Grant County's existing Shoreline Master Program and Comprehensive Plan. It is important to ensure that the goals and policies are consistent with the regulations being developed.

Mr. Floyd discusses the Shoreline Goals and Policies document with the Planning Commission. Mr. Bailey states that he would like to try and make sure that the actions taken by the Planning Commission will reinforce what is good for Grant County. While being interested in maintaining balance, if the balance has to be tipped one way or another, it should be tipped in favor of the citizens of Grant County.

Mr. Graham asks if an invasive species existed on property to be developed, would it be eliminated or protected. Mr. Floyd replies that there will need to be goals and policies established to address invasive species. Mr. Hooper adds that the invasive species will be dealt with more so in the restoration component of the SMP.

Mr. Bailey asks who is going to be making the determination as to what level of impact a private property owner is going to be allowed to develop at. If a property owner should want to develop his property with an allowed use, could a determination be made requiring the property be developed with a lower impact use because it is better for the environment? Mr. Floyd explains the Planning Commission will be setting the regulations for the County's Shoreline Master Program. The Planning Department staff will be administering those regulations, and, in certain situations, the Department of Ecology will also be involved. He reminds the Planning Commission that the policies are very general, laying out the framework, but the policies do need to balance uses with protection. Mr. Graham voices concern that it won't be the County making the decisions; it will be the Department of Ecology from the West side. Mr. Floyd responds that it will be the Department of Ecology from Spokane, and their role in this process hasn't changed since 1971. They discuss the Department of Ecology and its function in the Shoreline Master Program.

Mr. Floyd explains this Shoreline Master Program update will be administered in the same manner as the existing Program, although the requirements for the updated SMP will be more specific and restrictive. Mr. Bailey states he would like to make sure that the updated SMP is as citizen friendly as possible, while still being acceptable to the Agencies who must approve it.

Public Access and Recreation Element

P-4. Encourage federal, state and local governments to acquire additional shoreline properties in Grant County for public access and recreational uses.

Mr. Bailey asks, even though this is a policy from the existing SMP, why would they want to encourage state agencies to acquire additional shoreline properties when they already own a large percentage of the shoreline. Mr. Floyd agrees that, as it stands today, this may not be appropriate. He suggests striking "acquire additional"

and inserting “*enhance.*” The policy would then read “*Encourage federal, state and local governments to enhance shoreline properties in Grant County for public access and recreational uses.*”

Mr. Bailey asks, under the Circulation Element, why equestrian use, such as trails, was not addressed.

Mr. Floyd states it would be appropriate to address equestrian use.

They also decide that Off Road Vehicle use should be referenced. Grant County is popular for ORV recreational activities, and it is an important economical element to the County.

Mr. Floyd states he will incorporate, where appropriate, both equestrian and ORV uses into the SMP.

There is discussion regarding possible areas of undeveloped land that may have the potential for future AG development. Mr. Graham asks if the term vegetative buffer would eventually be defined in greater detail. Mr. Floyd answers that it will. He explains that under a separate amendment to their contract with Grant County, the State has provided \$75,000.00 in funding that is allowing them to conduct a literature review that will establish the best available science. The existing guidance for riparian buffers focuses on mountainous salmon bearing streams, and is not applicable to the Columbia Basin. The findings of the new document will help to establish the buffers in Grant County.

Shoreline Uses and Modifications Element.

Aquaculture

There is discussion relating to future aquaculture development.

Dredging and Dredge Material Disposal

There is discussion regarding dredging of sedimentation from local lakes. Mr. Bailey does not want any further restrictions placed on the removal of sedimentation. Mr. Floyd states he will give this more thought.

Utilities

There is discussion of what a non-water-oriented primary utility production and processing facility would be.

Due to time constraints, it is decided that if the Planning Commission members should have any other questions, editing, or changes they would like to see in the Shoreline Goals and Policies document, they should get those to Planning Manager, Damien Hooper, by January 11th. This will allow the Consultants and Staff time to look into those concerns, and then be able to address them at the next workshop.

Environment Designations

Mr. Floyd reviews the Environment Designations, and explains the changes and updates that have been implemented since the last workshop.

Mr. Floyd points out a previous question the Planning Commission had related to privately owned shoreline property designated as Natural. It was determined that all of the shoreline designated Natural appeared to be publicly owned. There is discussion and Mr. Floyd states he will revisit a few areas to verify ownership.

Shoreline Uses and Modification Matrix

Mr. Floyd and Ms. Oneza review and discuss the Shoreline Use and Modification Matrix with the Planning Commission.

Mr. Bailey states that prohibiting boat launches in the Natural designated areas is a contradiction. If the point is to encourage recreational use and development of public facilities on public lands designated as Natural; not allowing boat launches is a direct contradiction. Ms. Oneza explains that an area with potential for a motorized boat launch would probably not be designated Natural. Mr. Hooper states that there could be existing launches in Natural designated areas that are for motorized boats. He can see how some Natural designated reaches on the Columbia River could be problematic. Mr. Floyd asks if maybe boat launches should be allowed with a

Conditional Use or changing the designation from Natural to Conservancy. This will be included in the, checking to be sure that all the right areas are designated as Natural, discussion.

Private and Shared Moorage - Footnote 1 reads: "Private docks as joint use only."

Ms. Oneza explains this footnote was based on WAC language. The statute states that if you do not have a boat you are not allowed a private dock. Mr. Bailey questions Ms. Oneza regarding this WAC. Ms. Oneza states it is under WAC 173.26.231. Mr. Floyd explains the WAC is used as guidance, although it is what the Department of Ecology uses as their interpretation of the requirements in the law. There is further discussion regarding joint use docks. Ms. Oneza explains the terminology of "*should have*" *joint use dock* and "*when feasible*" does allow for some flexibility. Mr. Bailey asks why the footnote can not be changed to read: *Private docks should be joint use only*, which would allow some wiggle room. Ms. Oneza states she does think the footnote can be revised because there is some flexibility in terms of feasibility; if it is not feasible to provide a joint dock then provide a single family dock.

Mr. Bailey questions the prohibiting of marinas in the Shoreline Residential designation as an allowed use. Depending on the definition of a marina; it would be possible to develop a marina in an area designated as Shoreline Residential, for instance Blue Lake. Staff explains marinas are currently allowed in this shoreline designation. There is discussion and Mr. Floyd suggests changing it from Prohibited to a Conditional Use. Ms. Oneza suggests the possibility of changing the Rural Conservancy designation as well.

Mr. Bailey also questions Boating Facilities - Public Moorage use. Depending on the definition of public moorage, this could fall into the same issue as boat launches being a Prohibited use in the Natural designation. Mr. Bailey states the definition needs to clarify what is meant by public moorage. Mr. Floyd agrees, they will verify where the Natural designation is going to be applied, and possibly revise those designations, or expand the Natural Environment description to allow for this.

Mr. Bailey suggests looking at Commercial Development - Water Dependent use being Prohibited in the Rural Conservancy designation. He points out a marina is water dependent and could be allowed as a Conditional Use. Mr. Floyd replies that once again it comes down to the definition of a marina; is it only slips for mooring or is there a commercial component.

Mr. Floyd states it is appearing that they need to be clear with the definitions, and be consistent through out the table.

The Planning Commission and Staff decide the word files of the documents, that have been briefly reviewed, will be emailed to the Planning Commission members for further review. This will give them the opportunity to email any changes back to Planning Manager, Damien Hooper, by January 11th. These changes can be discussed at the next workshop in February.

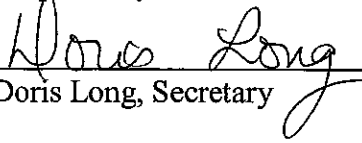
Question and answer period for the public.

Mr. Thomas refers back to the discussion of revising Public Access and Recreation Element P-4 to read: "*Encourage federal, state and local governments to enhance shoreline properties in Grant County for public access and recreational uses.*" He wonders if it is even realistic to expect federal, state and local governments to enhance shoreline properties; state parks are already having difficulties. There is discussion regarding this thought.

Mr. Thomas also, asks if shared docks were only for adjacent properties, and what if adjacent properties don't want a dock. Will this be better defined? Mr. Floyd replies that it can be; they will provide clarification as to how that will work. Ms. Oneza agrees, but states that this is not clarified in the WAC language.

Meeting adjourned at 9:10 PM.

Respectfully submitted:



Doris Long, Secretary

Approved by:



Dale Walker, Vice-Chairman

