

**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

NOVEMBER 28, 2012 @ 7:00 P.M.

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

Present are Ben Floyd of Anchor QEA, and Ferdouse Oneza of Oneza & Associates, two members of the consultant team, and Jaime Short and Jeremy Sikes of the Department of Ecology.

Chairman, Bill Bailey, opens the meeting.

Mr. Floyd conducts the meeting.

Mr. Floyd explains that in the Shoreline Master Program, the Environment Designations are synonymous to Zoning or Land Use Designations. The purpose of this meeting is to review the Environment Designations and discuss how they may apply to specific geographic areas within the County.

Mr. Floyd reviews the Environment Designations with the Planning Commission.

Aquatic – The aquatic environment is from the ordinary high-water mark (OHWM) into the water. The Purpose, Designation Criteria and Management Policies for this designation are basically standard State wide.

Mr. Bailey asks who defines what the OHWM is. Mr. Floyd explains the OHWM is determined at the time of development through a specific delineation process.

Mr. Graham asks during the restoration process; at what point from the past, does the restoration start and where does it end. Mr. Floyd answers the way the land exists today is the baseline. The intent is to strive to protect what is present and make it better over time. In Grant County the restoration plan could be thought of as an enhancement plan. In this plan, restoration means to enhance over existing conditions.

The Management Policies identify what is allowed and what is not allowed. Mr. Floyd reads the Aquatic Designation Management Polices and discusses them with the Planning Commission.

Natural – The Natural shoreline designation is to protect shoreline areas that are relatively free of human influence, or that include intact or minimally degraded shoreline area, with ecological functions that are intolerant of human use or degradation. More of a low-intensity use area.

Rural Conservancy – This is to protect shoreline ecological functions, conserve existing natural resources, and maintain the natural attributes of the area. But it can withstand agriculture use, low-intensity low impact recreation, water oriented commercial and low-intensity residential development.

Public Recreation Conservancy – This is a new designation that really focuses on the publicly owned lands in the County that are used for recreation, and do not have the potential for heavy development. It also includes shorelines that exist due to the Columbia Basin Project. The Columbia Basin Project needs to be maintained but the lands are mainly public recreation areas, such as the Potholes area.

Recreation – This is a higher intensity designation that provides for water-oriented recreational uses with some commercial uses to support recreational uses while protecting ecological functions, existing natural resources and restoring in areas that have been degraded, such as the Mardon Resort area.

High Intensity-Public Facility – This designation is for the dams and the Columbia Basin Project. Areas where there is already a lot of degradation, facility maintenance activities, upgrades, and not much ecological function.

Shoreline Residential – This is to accommodate primarily residential development and appurtenant structures, but also allow other types of development that are consistent with the regulation; for example, areas around Moses Lake and Blue Lake.

Shoreline Residential-Low Intensity – This designation is designed to accommodate residential development while protecting, and where appropriate, enhancing ecological functions, and also provide public access and recreational uses. This level of intensity measures between the Shoreline Residential designation and the Rural Conservancy designation, and would include some of the unimproved areas around Moses Lake.

Mr. Dorsing asks where the criteria, which are the basis for determining the intensity of these designations, originate from.

Mr. Floyd explains the criteria are based upon the law and the WAC. How the Environment Designations are applied is based upon the Inventory and Characterization Report. There are also State requirements that are applied specifically to Grant County conditions.

Jeremy Sikes, from the Department of Ecology, explains further that the Consultants did create some environment designations specific to fit certain areas of Grant County.

Mr. Graham asks how the completed Shorelines Master Program was going to affect the existing Land Use Designations.

Planning Manager, Damien Hooper, explains the shoreline Environment Designations will be consistent with, and work in conjunction with, the Zoning and Land Use Designations. One will not take precedence over the other.

The Planning Commission, Mr. Floyd, Ms. Oneza, Ms. Short and Mr. Sikes discuss the Environment Designations and how they would apply to certain areas of the County.

Mr. Bailey asks which designation Conley Park would fall under.

Mr. Floyd states that it does not appear that Conley Park was specifically defined, but they will research it.

Mr. Walker would like to know if once the waterbodies have been identified and established, if other waterbodies could be added in the future.

Ms. Short replies that if overtime a lake, that meets the jurisdictional requirement, is discovered a formal amendment process is available to add the lake to the SMP.

The amendment process and various scenarios it may apply to are discussed.

Mr. Bailey feels that Residential Use should be added to the Recreation Environmental Designation, to cover areas of mixed uses such as Mardon Resort, Blue Lake or Crescent Bar.

Mr. Floyd agrees that the designation may need to be further qualified, and states they will look into it.

Mr. Graham inquires that if in the future the shoreline areas change, will it possible to change the Environment Designation.

Ms. Oneza explains that every eight years the Shoreline Master Program is reviewed. It would be at that time the Designations would be modified. If a change is required during that eight year span, there is also an amendment process available.

Mr. Walker questions if the High Intensity-Public Facility Designation is going to adversely affect areas containing the Dams or infrastructure.

Mr. Floyd explains it is understood that there are specific activities that are expected in this Designation. The Designation acknowledges that those amenities exist and that overtime they are going to require maintenance and operation improvements. Those types of activities should be allowed.

As part of this discussion, Ms. Short states that a lot of the questions she is hearing from the Planning Commission are more specific to uses within the Environment Designations being discussed. The SMP will contain a Use Table which will list the activities allowed in each Designation, and the permitting that will be required for those activities. The Planning Commission will have the opportunity to review and comment on the Use Table in the future.

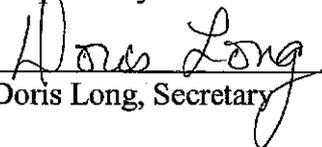
Mr. Walker asks Mr. floyd for a clearer definition of low intensity. There is discussion regarding low intensity and high intensity. Mr. Floyd states that it is possible the definition of low intensity needs to be clarified and they will look at doing that.

Chairman, Mr. Bailey, reads into the record a letter from John Herman regarding the placing of docks.

There is discussion regarding how specific the completed document will be and what it might look like. As part of this discussion Ms. Oneza explains the SMP is structured on a tiered approach of Goals, Policies and Regulations. The Policies are generally "big picture wording." The next tier will be Regulations. The regulatory language used for crafting the Regulations will include "shall" or "should", which are clear and specific. Ms. Oneza states that the consultant team is being very careful to tailor the SMP to the needs of Grant County.

Meeting adjourned at 8:49 PM.

Respectfully submitted:


Doris Long, Secretary

Approved by:


Bill Bailey, Chairman