

MINUTES

Walla Walla Regional Shoreline Master Program (SMP) Update
Project Management Team Meeting
October 13, 2015 - Walla Walla Public Health and Legislative Building,
314 West Main, Room 203, Walla Walla

NOTE: All documents connected with the agenda for this meeting, as well as all documents related to this project, were previously placed on the county's website for easy public access, AND made available to project team members in advance.

The meeting was called to order at 4:00 p.m. by team member County Commissioner Jim Johnson. Roll call was held as follows.

Project Team members present:

Representing City of Walla Walla	Elizabeth Chamberlain, Dev. Services Dept. Director
Representing Walla Walla County	Jim Johnson, Commissioner
Project Team Leader	Bill Stalzer
Representing City of Prescott	Chuck Kimzey, City Council Member

Team members absent/excused: None.

Representing City of Waitsburg	K C Kuykendall, City Council Member
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A quorum was established.

Others present/in the audience:

Tom Glover, Director, Walla Walla County Community Development Dept.
Lauren Prentice, Principal Planner, Walla Walla County Community Development Dept.
Jaime Short, Department of Ecology (by phone)
Dan Nickel, The Watershed Company (by phone)
Three members of the general public

There were no conflicts of interest.

There was no public comment.

Approval of Agenda

MOTION: To approve the agenda for the October 13 meeting, by Elizabeth Chamberlain; seconded by Chuck Kimzey. Motion passed unanimously.

Approval of Minutes

MOTION: To approve the minutes, from the September 23 meeting revised to show Chuck Kimzey was present, by Elizabeth Chamberlain; seconded by Bill Stalzer. Motion passed unanimously.

Preliminary Draft Shoreline Master Program Update

Comments from the Department of Ecology:

Dan Nickel and Bill Stalzer provided an overview of the overall project status, specifically referencing an email from Jaime Short on October 7, which was included with the packet. Mr. Nickel and Mr. Stalzer highlighted a few comments from the email but explained that these were

are all minor items that should be easy to address. No members of the PMT had questions on these Ecology comments.

SMP buffer for Yellowhawk Creek:

Mr. Stalzer and Mr. Nickel presented an overview of the issues relating to the proposed Yellowhawk Creek buffer, referencing the two memoranda in the PMT meeting packet. They held a conference call on October 12 with Department of Ecology staff to discuss this issue; Mark Grandstaff of WDFW was unavailable to participate.

The two options are the same as were presented at the prior PMT meetings; Jaime Short, Dan Nickel and Bill Stalzer outlined some of the general benefits and drawbacks of each approach. Mr. Nickel stated that the main goal is to protect the baseline conditions, which both approaches will accomplish. Additionally, both options recognize existing residences as conforming uses, exempt existing agricultural activities, and require a report prepared by a qualified professional if the applicant wishes to develop between 75-100 feet from the creek. The two options are:

1. Apply a 75-foot buffer for Yellowhawk Creek, but require the County to increase the buffer to 100-feet based on existing conditions. This option would require more administration and probably cost more for an applicant. Mr. Stalzer noted that it is really a misnomer to call this a '75-foot buffer,' it would really be a variable buffer.
2. Require a 100-foot buffer for Yellowhawk Creek, while allowing the buffer to be reduced by up to 25% on a case-by-case basis through buffer averaging or buffer reduction procedures. The current SMP regulations contain these options.

Ms. Short suggested that the County consider risk and how easy it is to defend each option. In her opinion Option 2 may be easier to defend, largely because it's an approach that has been used by the County and other jurisdictions in similar cases. She stated that regardless Ecology was supportive of both options because both accomplish the goal to protect baseline conditions.

Ms. Chamberlain and Mr. Johnson said they wanted to have the Regional Working Group review this issue again. Ecology and the consultant team said they will continue to try to get feedback from WDFW, since they raised this issue in June.

Intergovernmental Agreement for Cooperative Shorelines Master Program Updates

The intergovernmental agreement expires in November per Section 3.1. The parties all agreed to proceed with a one-year extension. Mr. Stalzer will start this process.

Grant Year 3 Schedule and Preliminary Budget

Mr. Stalzer outlined the preliminary schedule and budget for Year 3. There will likely be a deficit of about \$50,000 for Year 3; this was known by the PMT at the beginning of the process. The jurisdictions will each have to cover their proportionally share of this cost, based on the intergovernmental agreement.

The budget and schedule anticipate The Watershed Company attending about 23 meetings in 2016; this would be about 2 Planning Commission workshops, 1 Public Hearing and 1 additional meeting for each jurisdiction. Fewer meetings may be needed for Prescott and Waitsburg. Ms. Chamberlain again expressed that she is concerned about the city's planning commission needing additional time because she has several new members; she will begin by briefing them in November.

While public informational meetings are not required in year 3 outside of the public hearings, there has been consideration for holding informational public meetings on the same days, and

prior to, planning commission meetings. This approach could be accommodated within the existing budget for these meetings.

Project Team Leader Update

1. Email from K C Kuykendall: Mr. Kuykendall requested that summaries and packets be provided to Planning Commissions. The consensus was, as the PMT decided in Year 1, that each jurisdiction would be responsible for their own printing.
2. Walla Walla 2020 letter: Mr. Stalzer will respond to Walla Walla 2020 in writing.

Next Project Management Team Meeting

The next meeting would be November 10. This may be rescheduled later in the month.

Public Comment

Commissioner Johnson opened the meeting for public comment.

Judith Johnson stated that she hopes there will public meeting so that the public can ask questions. She also raised the following concerns:

- Interested to see WDFW comments on Yellowhawk issue; would like to see a 100-foot buffer
- Water rights should be considered
- Developers may be likely to always go “for the minimum”
- Explanation needed for a qualified professional

Nancy Ball stated that she hopes there will be additional public informational meetings. She would like there to be presentations at all meetings as question/answer sessions are not a productive way for the public to be informed.

Adjournment

MOTION: To adjourn by Bill Stalzer; seconded by Chuck Kimzey. Motion passed unanimously.

The meeting adjourned at 5:48 p.m.