



LONG RANGE PLANNING UPDATE

CURRENT PROJECT STATUS MARCH 29, 2012

The following is a report regarding several projects and programs the Long Range Planning Department staff is completing. These projects include participation by rural residents, landowners, advisory committees, and in some cases consultants.



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Shoreline Master Program Update-

The Shoreline Master Program (SMP) Update grant contract agreement between Benton County and the Department of Ecology (ECY) has been completed and signed by both parties. The contract agreement includes a scope of work, project requirements and deliverables, and due dates for submittals to ECY. Staff has completed a draft preliminary shoreline jurisdiction map, a draft Public Participation Plan, and an SMP website to provide update information to County residents and interested parties regarding the Update program.

As required, staff has also completed the "Request for Proposals" (RFPs) process to hire a consultant to assist in the preparation of the SMP Update. The scope of work for the project is broken into six phases, with consultant assistance provided in phases 2 through 6. The RFPs have been reviewed and the top two consultant proposals are scheduled to be interviewed on April 12th. Following consultant selection and an approved and signed contract, the Scope of Work program for the SMP will begin.

Planning staff will invite the consultant firm selected to meet with the Board at their regularly scheduled Board meeting in early May. This meeting format will facilitate a consultant introduction, a question and answer format, and enable the consultants to share some of their experiences and relate what issues they have encountered in similar jurisdictions in Eastern Washington and around the state.

Red Mountain AVA Master Site Plan-

In late January, a contract was secured with J.T. Atkins Company to provide consultant services to update the draft Red Mountain AVA Master Site Plan (RMMSP). The Draft Site Plan document will be amended to include an update to property ownership maps and the needed goals and policies to reinforce the Plan's vision and directives. The Consultant

**SHORELINE MASTER
PLAN PROGRAM
UPDATE**



**RED MOUNTAIN
MASTER SITE PLAN**





will begin meeting with Red Mountain property owners and County staff tentatively set for May 23rd. In the interim, we as planning staff are preparing a draft Red Mountain Agricultural Ordinance (RMA) along with review and input from three appointed members of the Red Mountain Alliance. The draft RMA zoning ordinance will carry-out the visions and directives of the Red Mountain AVA Master Site Plan.

As you may recall, the Comprehensive Plan was amended in 2011 to include language that describes the use and function of sub-area plans and their relationship to Comprehensive Plans. This recent amendment allows the County to adopt the Red Mountain AVA Site Plan as a sub-area plan of the Comprehensive Plan without the need to wait for the annual amendment cycle. This will expedite the public adoption process (Planning Commission & BOARD hearings) for the RMMSP once the document update is completed.

2012 Comprehensive Plan Amendment Process-

Benton County Planning Department has received the following applications for Comprehensive Plan Amendments (CPAs) for the Annual 2012 amendment cycle.

CPA 12-01, A proposal received from Nancy Strom and Jesse Greenough Jr., including co-applicants: Galen and Anne Pettey and Charles and Joan Rouse, requesting a change of land use designation on the maps in Chapter Four from Interchange Commercial to Rural Lands Five (RL-5) on property located in the Plymouth Rural Planning area. The proposal includes three contiguous parcels containing approximately six acres, and located in the northwest quarter of Section 5, Township 5 N., Range 28 E.W.M., accessed by Plymouth Road.

CPA 12-02, a proposal received from the Benton County Administrator to include in Chapter Nine, Capital Facilities Element, Tables 9.0 & 9.1, new capital facilities and maintenance projects slated for funding and completion in the County's adopted Capital Improvement Plan (CIP) for the 2011-2016 planning horizon.

CPA 12-03, a proposal received from John Haakenson on behalf of the Port of Benton, and co-applicants: Richard and Mary Finch, Alan and Dawn Finch, and Shane and Melinda White, requesting a change of land use designation on maps in Chapter Four from Rural Lands Five (RL-5) to Light Industrial on property located in the Prosser Rural Planning area. The proposal includes six contiguous parcels containing approximately 53 acres, and located in the southwest quarter of

2012 COMPREHENSIVE PLAN AMENDMENT PROCESS





the southwest quarter of Section 26, and the southeast quarter of Section 27, all in Township 9 N., Range 24 E.W.M., and located on the north side of Johnson Road.

Applications received will be reviewed under the requirements of SEPA (RCW 43.21C) and evaluated for Comprehensive Plan compliance. Planning staff is currently preparing a report on each proposal with a recommendation to the Benton County Planning Commission, and further action by the Board.

Open Space Conservation District Ordinance

A draft Open Space Conservation District ordinance has been prepared by staff to address the zoning needs of lands designated as Conservation Open Space in the Benton County Comprehensive Plan. Currently, the Barker Ranch area is the only Open Space Conservation designation in the Comprehensive Plan. The purpose of the Open Space Conservation District Ordinance is to recognize the ecologically sensitive areas within Benton County having unique natural, historic, cultural or biological significance. These areas may include, but are not limited to: archaeological sites, wildlife habitat, steep slopes, critical resource areas, riparian zones along rivers, critical aquifer recharge areas and unique shrub steppe habitat areas. The zone provides uses and activities designed to protect the unique functions, qualities and characteristics found on-site from incompatible development and to preserve the historic and cultural uses and recreational activities that enhance the health, wellness, and quality of life of the County residents. This draft has been reviewed by members of the Barker Ranch LTD., and will receive a final in-house review by the Prosecuting Attorney's office before the draft begins its way through the public adoption process.

OPENSOURCE CONSERVATION DISTRICT ORDINANCE



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