January 9, 2008

THE BOARD OF BENTON COUNTY COMMISSIONERS AGENDA PACKET

Leo Bowman
District 1
Max Benitz, Jr.
District 2
Claude Oliver
District 3

Board of County Commissioners
BENTON COUNTY

David Sparks
County Administrator

Loretta Smith Kelty
Deputy County Administrator

AGENDA
BOARD OF BENTON COUNTY COMMISSIONERS
Special Board Meeting
Wednesday, January 9, 2008
Benton County Justice Center
7122 W Okanogan Place, Kennewick, WA

9:00 AM	Red Mountain – Discussion of Issues and Future Projects – A Fyall
10:30 AM	KID Board Appointment

P.O. Box 190, Prosser, WA 99350-0190; Phone (509) 786-5600 or (509) 736-3080, Fax (509) 786-5625
commissioners@co.benton.wa.us

AGENDA ITEM	ACTION NEEDED	DISCUSSION TYPE
Meeting Date: 09 Jan 2008	**Execute Contract**	**Consent Agenda**
Subject: Red Mtn next steps	**Pass Resolution**	**Public Hearing**
Memo Date: 03 Jan 2008	**Pass Ordinance**	**1st Discussion X**
Prepared By: AJF & Phil Mees	**Pass Motion**	**2nd Discussion**
Reviewed By:	**Other X**	**Other**

SUMMARY & BACKGROUND

In December, the "planning team" consisting of County staff, our contracted consultant, and some members of the public who actively participated in creation of the *Red Mountain American Viticultural Area Master Site Plan* presented the Plan document to Commissioners and concluded "phase two" of Red Mountain AVA planning. At that time, it was decided that staff would come back to the Board at a later time to discuss "Chapter Seven – Next Steps" specifically, to identify and clarify near-term assignments related to Red Mountain that the Board feels should be actively pursued by the County.

Other than a meeting with some property owners on Red Mtn to work on the draft zoning proposals presented in the Plan, staff has taken no other action on Red Mtn since concluding phase two.

There are some actions described in Chapter Seven that would not necessarily have to involve Benton County directly, and other parties may already be acting on those recommendations. "Integrated Pest Management" is an example of this. Other actions are inferred, such as Kennewick Irrigation District's work to resolve water issues on Red Mtn and efforts to establish the new freeway interchange on Interstate 82. These projects are discussed in the Plan, and assumed to be going forward, even though they are not specifically called-out in the "Next Steps".

PURPOSE OF TODAY'S DISCUSSION

We want this workshop to be as profitable for the Board and for the County as possible. Staff wants to field any additional questions or comments from Commissioners and the public regarding the Plan, and try to address those. Staff will also go over each of the recommendations made in "Next Steps" and briefly discuss the status of each, how each might proceed further, and what the County's role in each might be.

Ideally, Commissioners will prioritize the "next steps", and give staff direction on those which need energy now, those which might be put on the back-burner to be addressed later, and those which should first be the subject of additional discussion and closure on the part of landowners and interests on the mountain (e.g., common or individual treatment and disposal of process waste-water). Some "next steps" will require greater community involvement and initiative from other agencies or the Red Mountain property owners and are not as dependent on County personnel and action. Finally, there may be additional, important actions that are not even mentioned in Chapter Seven that Commissioners feel need to be addressed. An example of this might be finishing Via Antinori (east-west segment), which is assumed throughout the Master Site Plan, but not called-out as an action in the "Infrastructure" section of Next Steps.

OPTIONS AND STAFF RECOMENDATIONS

As of this memo, staff is still working to identify what has to be done to accomplish each of the "next steps". This noted, of the next steps that are identified in Chapter 7 of the draft Master Plan, there are five that stand-out at this time, and that we will emphasize in this workshop. Staff will want to know if Commissioners endorse moving forward on these, and to what extent:

- Red Mtn AVA Master Site Plan Draft Zoning Ordinances – As was noted to the Board previously, these products became a focal point during the planning process and commanded a lot of energy. Property owners are in general agreement that to realize the Master Plan, implementing ordinances (zoning) must be tailored to carry the plan forward as new development occurs.

  The Appendix of the draft plan contains three draft zoning districts that have been reviewed and commented upon by a large group of landowners and interests on Red Mtn.; still, there is at this point in time not sufficient understanding of or agreement on the provisions within these products to begin public hearings on them at the Planning Commission level, nor does staff feel that they have had broad enough exposure to all land owner interests within the area to which they would apply. Accordingly, during the first quarter of 2008 staff intends to hold additional open meetings and take additional public input on these drafts in order to achieve draft versions that are ready for public hearing.

  Unless directed otherwise by the Board staff intends to move these draft ordinances forward, but to move the draft Red Mountain Agricultural District (RMAD) more quickly through the public process than the other draft ordinances because: i) there are significant development pressures on Red Mtn currently to foster an immediate need for development controls that can influence new development in a manner that does not preempt the achievement of the Plan's cultural and economic objectives; and ii) recent amendments to the existing GMA Agricultural District for the (whole) County included provisions that are essential for agricultural land within the Master Plan boundary, but not for agricultural land outside of the boundary Consequently, the adoption of the RMAD and the amendment of the existing GMA Agricultural ordinance to remove controls intended only for the RMAD is an essential next step to accomplish in the short term.

- Design Guidelines – There was consensus throughout the planning team that "design guidelines" for new commercial structures are desired for Red Mtn., although no clear consensus on the mechanisms to apply those guidelines during the review process for new developments. Chapter Seven calls for development of an ordinance/mechanism to implement a design review/approval process. Unless directed otherwise by the Board, staff intends during the first quarter of 2008 to seek at least a general agreement from land interests within the Master plan area on a suitable mechanism(s), or at a minimum, to identify what the objections and implications are for a minimum of two alternative mechanisms , which can then be brought to the Board for deliberation and action as part of its review and action on the RMAD and other Red Mountain Zoning ordinances.

- State Environmental Policy Act Review – Chapter Seven calls for a "bounding environmental impact statement" to address key issues/impacts associated with build-out scenarios for the master plan. Such an EIS would serve both state and federal requirements for public process and environmental review. With the benefit of a bounding EIS for such as water supply, traffic impacts, biological impacts, process waste water disposal/groundwater issues, etc., new developments within the master plan area would only have to do site-specific environmental review, and be less likely to be delayed by larger environmental issues already addressed in the bounding EIS. . This has been discussed occasionally as "phase three" and staff has developed a draft scope of work and has discussed possible funding opportunities with the Department of Community, Trade, and Economic Development. Unless directed otherwise by the Board, staff will continue with "phase three.

- Benton County Comprehensive Plan – The Master Site Plan is currently a stand-alone report. Throughout the process there was an assumption that it would be amended to the County Comp Plan as a "sub-area plan" in whole or in part. Unless directed otherwise by the Board, staff intends to pursue this amendment during the first half of 2008

- Infrastructure – The Master Site Plan provides analysis and options for a variety strategies to provide for public services infrastructure and service ranging from fire flow, to transportation, to water and sewer and other utilities. The Master Site Plan suggests working with the community, affected agencies, and other experts to resolve outstanding questions and issues, prioritize needs, and seek funding for projects. Unless directed otherwise by the Board, staff intends to proceed on this front.

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RECEIVED
DEC 26 2007
BENTON COUNTY
COMMISSIONERS

December 18, 2007

KID
KENNEWICK IRRIGATION DISTRICT

Max	✓
Leo	✓
Claude	✓
David	✓
Loretta	✓
Other	

CHAIRMAN LEO BOWMAN
BENTON COUNTY COMMISSIONERS
PO BOX 190
PROSSER WA 99350

SUBJECT: VACANT BOARD OF DIRECTORS POSITION

Dear Commissioners:

In accordance with the Revised Code of Washington, Chapter 87.03.081, the Kennewick Irrigation District (KID) requests the Benton County Commissioners appoint an appropriate candidate for vacant Position 5 of the KID Board of Directors.

Previously, the KID Board Directors has been formed basically from representatives of an agricultural background. In the last few years, the District has seen an unprecedented increase in the number of urban water users. We are at the point that there are more acres being irrigated by urban users than traditional agricultural users. Please consider this change in water constituents as you make your selection.

Enclosed are the eight letters of interest from candidates for your review. Please contact the District after you have made your decision.

If you have any questions or require further information, please do not hesitate to contact Beth Smith at the address or phone number below.

Sincerely,

Ryan S. Pratt /MH

Ryan S. Pratt, President
Board of Directors

Doug L. Grover
District Manager/Board Secretary

RSP/mh

Enclosures

c: Doug L. Grover, Secretary/Manager
Board of Directors
Board Correspondence
Dept. LB/Dist. LB

12 W. Kennewick Ave., Kennewick, WA 99336, (509) 586-9111, fax (509) 586-7663, www.kid.org

KENNEWICK IRRIGATION DISTRICT

KENNEWICK IRRIGATION DISTRICT

**********NEWS RELEASE

For further information
Beth A. Smith, Business Administration Manager
(509)586-9111 x 101

Thursday, December 07, 2007

FOR IMMEDIATE RELEASE:

KENNEWICK IRRIGATION DISTRICT BOARD POSITION VACANCY

The Kennewick Irrigation District has an open position on its Board of Directors. An Interim Director for Position 5 will be appointed by the Board of County Commissioners. The term for this position will expire on December 31, 2009.

The KID has created an informational packet that provides information regarding qualifications for Board positions, responsibilities and expected time commitment, compensation and general information about the District. Meetings, committees, elections and the voting process are also included. This information is available at the KID business office, can be mailed to you or reviewed on the KID web site at www.kid.org. Requirements for the KID Board of Directors are covered by RCW 87 (Irrigation), RCW 41 (Public Employment) and RCW 42 (Public Officers and Agencies).

The KID is requesting that all interested candidates submit a letter expressing your desire to run for the open position no later than December 14, 2007.

If you have any questions, please contact Beth Smith, at 509-586-9111, extension 101.

"The KID now services over 21,000 customers with 150+ separate pressurized urban delivery systems as well as numerous agricultural customers. The KID has 88 miles of canals to maintain for the delivery of water to our users."