

**City of Benton City
Planning Commission Board Meeting Minutes
March 25th, 2013**

CALL TO ORDER – (137/1/896*Audio recording begins) Commission Chairman Norris called the March 25th, 2013 Planning Commission Board Meeting to order at 6:00 p.m.

ROLL CALL – (138/3/352*) **Commissioners Present:**

**Commission Chairman Kyle Norris
Commissioner Ivan Howard
Commissioner Don Allen**

Commissioners Absent:

**Commissioner J.D. Howard (Notified)
Commissioner Linda Lehman (Notified)**

City Professionals Present:

Stephanie Haug, Clerk of Board

Other Professionals Present:

**Ferdouse Oneza, AICP, Oneza and Associates
Ben Floyd, Anchor QEA (via telephone)**

PLEDGE OF ALLEGIANCE TO THE FLAG/U.S. – Commission Chair Norris lead the Board and audience in the Pledge of Allegiance - (146/4/069*)

APPROVAL OF MINUTES FOR JANUARY 28TH, 2013 PLANNING COMMISSION BOARD MEETING (160/2/190*)

Commissioner Allen: I move that we accept the Minutes as written.

Commissioner I. Howard: I'll second it.

MOTION #1 - Commissioner D. Allen moved and Commissioner I. Howard seconded to approve the Minutes of the January 28th, 2013 Planning Commission Board Meeting as written.

VOICE VOTE #1 – C. K. Norris, C. D. Allen, C. I. Howard
ALL YEAS. Motion carried.

SHORELINE MASTER PROGRAM UPDATE – DRAFT S.M.P. (183/4/549*)

**Ferdouse Oneza, AICP, Oneza and Associates
Ben Floyd, Anchor QEA (via telephone)**

Table of Contents – Previously reviewed goals/policies – Environmental designation – Use matrix

New - Development Standards – T.B.D.

General Regulations – Consistent with State law requirements – What's presented – Standard practice

Environmental Protection – SEPA & No Net Loss provisions

Shoreline Vegetation Conservation – Important for ecological functions

Water quality, Storm water and Nonpoint pollution – Ground water and surface water – Combine C & H - Storm Water Management Adoption – for City – Contact Bob Spink

Public Access – Visual and Physical – Requirements

Flood Hazard Reduction – CMZ – In mapfolio – Channel can move around

Shoreline Modifications and Uses: (1276/2/031*)

*Agricultural – Existing and future

*Boating Facilities – Paddle and electric boats

*Commercial Development – Water dependent vs. Non-water dependent

*Dredging and Dredge Material Disposal – No net loss

*Fill and Excavation - Requires Conditional Use Permit

*Recreational Development – Passive and Active (Mr. Floyd – Out at 7:10 p.m.)

*Residential Development – Prefer Single Family residential development

*Shoreline Habitat & Natural Systems – Restore and enhance

*Shoreline Stabilization – Must demonstrate necessity

*Transportation - Trails, roads and parking – Off street parking amendment (permeable)

*Utilities – Most direct route


*** Comments at next meeting – Critical Area ***

NEXT MEETING – MONDAY, APRIL 29TH, 2013 – 6 P.M. (2873/3/697*)

ADJOURNMENT (2884/2/444*)

Commission Chair Norris: Meeting is adjourned.

Presentation ended at 7:32 p.m. (2912/1/833*)


Stephanie Haug
Clerk of Board



Kyle Norris, Commission Chair
Planning Commission Board

Date: _____

4/29/13