

**RECOMMENDATION OF THE  
BENTON COUNTY PLANNING COMMISSION**

RE: In the Matter of County Planning  
relating to a Comprehensive Plan  
Amendment to modify the land use  
designation of six (6) parcels from Rural  
Industrial to Rural Remote.

File No. CPA 2022-001  
RECOMMENDATION, FINDINGS OF FACT  
AND CONCLUSIONS

**RECOMMENDATION**

CPA 2022-001; A Comprehensive Plan Amendment to modify Comprehensive Plan Land Use Designation of six (6) parcels from Rural Industrial to Rural Remote is hereby recommended to be **APPROVED WITH CONDITIONS**. This action is based upon the following findings pursuant to RCW 58.17.110.

**RESOLUTION**

WHEREAS, the legal notification pursuant to RCW 36.70A.130 was given on February 23, 2022 in the Prosser Record Bulletin; and,

WHEREAS, the open record public hearing was held on March 8, 2022, at 6:00 p.m., in the Planning Hearing Room, First Floor, Courthouse, 620 Market St., Prosser, WA 99350; and,

WHEREAS, the Planning Commission was available to receive public testimony, exhibits, and answer questions in the public portion of the hearing with the public being able to attend and comment through video and telephonic access to the meeting. The meeting was also broadcast through streaming video to allow the public to view the meeting; and,

WHEREAS, the following members attended the meeting, Martin Sheeran, Brian Skeels, Marjorie Kaspar, Lorna Zaback, and Lloyd Coughlin; and,

WHEREAS, all those who testified and those public hearing exhibits that were received into evidence are identified in the minutes for the hearing on March 8, 2022; and,

WHEREAS, the Planning Commission considered all testimony and, after questions to those giving testimony, closed the public hearing; and,

WHEREAS, the Planning Commission at the open record public hearing considered the evidence submitted and voted to recommend approval with the findings of fact as outlined in the staff memo dated February 23, 2022; and,

WHEREAS, the Planning Commission is entering its written findings, conclusions and recommendations concerning this matter, and is forwarding the same to the Board of County Commissioners.

## FINDINGS OF FACT

1. The applicant proposes to modify the Comprehensive Plan designation of six (6) parcels that lie adjacent other Rural Remote designated parcels from Rural Industrial to Rural Remote. The amendment will revise and update *Figure 5 - 2017 Periodic Update Land Use Designations Map* in *Appendix A* of the *Benton County Comprehensive Plan* and if necessary other tables and text in the Plan that may refer to the current use or designation of the property.
  - a. A rezone of the property from the current Heavy Industrial zoning designation to a rural residential zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The applicant is Vicki Brock whose mailing address is 225604 E Cochran Rd, Kennewick, WA 99337.
3. The properties are addressed as 226304, 225626, 225616, 225604, 225504, and 225204 E Cochran Road, Kennewick WA 99337 and are located approximately 1/4 mile east of the intersection of E Cochran Road and S Finley Road.

The parcels are legally described as: Lots 1 and 2 of Short Plat 2006, Lots 1 and 2 of Short Plat 2157, the east half of the west half of the southeast quarter of the northwest quarter, lying north of the drainage canal south of right of way line as same existed on October 4, 1951, and the south 277.00 feet of the west 79.00 feet of the west half of the west half of the southeast of the northwest. Parcel numbers: 1-2380-201-2006-002, 1-2380-201-2006-001, 1-2380-201-2157-002, 1-2380-201-2157-001, 1-2380-200-0014-000, and 1-2380-200-0017-000.
4. The properties collectively comprise approximately 15.10 acres in size.
5. The subject parcels are currently designated Rural Industrial by the Benton County Comprehensive Plan.
6. The proposed Comprehensive Plan designation of Rural Remote, and anticipated zone change to a rural residential zoning designation will allow for single-family residential use activities, consistent with existing residential uses on the properties.
7. Adjoining properties to the north, east and south are designated Rural Industrial while those to the west are designated Rural Remote.
9. Public notice and application requirements have been completed for the Comprehensive Plan Amendment request as follows:
  - a. Legal notification for the 2022 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on February 23, 2022.
  - b. The application for CPA 2022-001 was submitted to the Benton County Planning Division October 1, 2021.
  - c. The application was declared complete for processing on October 5, 2021.
  - d. The application documents were distributed to reviewing agencies on January 27,

2022.

- e. The application documents were provided Washington State Department of Commerce on January 28, 2022, through their online submittal system, initiating their 60-day review.
  - f. Legal notification for the Planning Commission public hearing was published on February 23, 2022, in the Prosser Record Bulletin.
  - g. Notice of the Planning Commission public hearing was emailed/mailed to property owners of record within 300 feet of the proposal on February 22, 2022.
  - h. The Planning Commission public hearing is scheduled for March 8, 2022.
10. The application submittal, eligibility, public notice, and procedural steps for CPA 2022-001 is consistent with *Benton County Code (BCC) Chapter 16.14 Amendments to the Benton County Comprehensive Plan*.
11. The application for CPA 2022-001 is consistent with the *Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan*.
12. The application for CPA 2022-001 is consistent with the goals and policies of the Benton County Comprehensive Plan:
- a. Section 2.2 Land Use
    - LU Goal 1: Ensure that land uses are compatible with surrounding uses that maintain public health, safety, and general welfare.
    - Policy 1: Maintain a mix of land uses that supports the character of each rural community.
    - Policy 3: Maximize the opportunities for compatible development within land use designations to serve a multitude of compatible uses and activities.
  - b. 2.2.3 Rural Lands
    - LU Goal 6: Preserve rural lifestyles outside UGAs and incorporated areas while accommodating new population growth consistent with the protection of rural character.
    - Policy 1: Maintain overall residential densities within rural residential areas that reflect rural character as defined by the GMA and are low enough to perpetuate rural lifestyles, which are typically characterized locally by a predominantly open landscape inhabited by households engaged in diverse and recreational land use activities related to livestock and crop production; protect surface and ground water; and that can be supported by available public services.
    - Policy 2: Development in rural areas is typified by large lots and less dense development. Favoring development that is less dense and has larger lots helps maintain the rural character of designated rural areas and supports the protection of ground and surface water.
    - Policy 3: Designated rural areas will be utilized to reduce the inappropriate

conversion of agricultural lands, prevent sprawling low-density development and assure that rural development is compatible with surrounding rural and agricultural areas.


c. 2.7 Housing

HE Goal 1: Provide for a variety of residential uses and densities consistent with the rural character and lifestyles and a choice of housing types for people of all income levels.

Policy 1: Include a variety of dwelling unit types and densities within the rural housing stock.

13. The application for CPA 2022-001 is consistent with the *Benton County Comprehensive Plan, 5 Economics Element*.
14. The application for CPA 2022-001 is consistent with the Growth Management Act (GMA) – RCW 36.70A, including RCW 36.70A.011, RCW 36.70A.020, RCW 36.70A.106, and RCW 36.70A.130.

**THEREFORE, BE IT RESOLVED THAT THE BENTON COUNTY PLANNING COMMISSION**, through its chairman, adopts these findings and conclusions with respect to File No. CPA 2022-001, and hereby recommends APPROVAL to the Board of County Commissioners for amendment to the Benton County Comprehensive Plan to revise the land use designation of parcels 1-2380-201-2006-002; 1-2380-201-2006-001; 1-2380-201-2157-002; 1-2380-201-2157-001; 1-2380-200-0014-000; and 1-2380-200-0017-000 from Rural Industrial to Rural Remote in *Appendix A, Figure 5 – 2017 Periodic Update Land Use Designation Map* to reflect the recommendation of the Planning Commission.

  
MARTIN SHEERAN, Chairman  
BENTON COUNTY PLANNING COMMISSION

3/8/2022  
DATE