

**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 three (3) parcels from Rural Remote to Rural Industrial.

File No. CPA 2022-002  
RECOMMENDATION, FINDINGS OF FACT  
AND CONCLUSIONS

**RECOMMENDATION**

CPA 2022-002; A Comprehensive Plan Amendment to modify Comprehensive Plan Land Use Designation of three (3) parcels from Rural Remote to Rural Industrial 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 three (3) contiguous parcels that lie adjacent other Industrial designated parcels from Rural Remote to Rural Industrial. The amendment will revise and update *Figure 5 - 2017 Periodic Update Land Use Designations Map* in *Appendix A* of the *Benton County Comprehensive Plan*.
  - a. A rezone of the property from the current Rural Lands Five Acre zoning designation to an Industrial zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The co-applicants are Thomas Fisher whose mailing address is 1162 Adair Drive, Richland, WA 99352 and Randal Underwood whose mailing address is 1125 S. Gum Street, Kennewick, WA 99337.
3. The properties are addressed as 196512 and 196504 E. 10<sup>th</sup> Ave, Kennewick, WA 99337 and 8106 S Yew St, Kennewick, WA 99337. The parcels are located adjacent and north of SR 397, and west of and south of the intersection of E 10<sup>th</sup> Avenue and S. Yew Street. (Parcels # 105803012350003, 105803012350002, and 108801020004003).
4. The properties collectively comprise approximately 10.32 acres in size.
5. The subject parcels are currently designated Rural Remote by the Benton County Comprehensive Plan.
6. The proposed Comprehensive Plan designation of Rural Industrial and anticipated zone change to an Industrial designation will bring existing non-conforming uses into compliance with the proposed zoning district and allow for expansion in an area of Benton County experiencing increased industrial development.
7. Adjoining properties to the west are within City of Kennewick limits and zoned Light Industrial while properties to the south, north, and east are designated Rural Remote.
8. 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 January 12, 2022.
  - b. The application for CUP 2022-002 was submitted to the Benton County Planning Division November 23, 2021.
  - c. The application was declared complete for processing on November 30, 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 23, 2022.
  - h. The Planning Commission public hearing is scheduled for March 8, 2022.
9. The application submittal, eligibility, public notice, and procedural steps for CPA 2022-002 is consistent with *Benton County Code (BCC) Chapter 16.14 Amendments to the Benton County Comprehensive Plan*.
10. The application for CPA 2022-002 is consistent with the *Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan*.
11. The application for CPA 2022-002 is consistent with the goals and policies of the Benton County Comprehensive Plan:
- a. Section 2.1 Planning Process  
 PP Goal 2: Develop and maintain a Comprehensive Plan responsive to growth and economic trends which can be readily adapted to changing conditions.  
 Policy 1: Base amendments to the Comprehensive Plan on facts and findings that respond to public needs, are beneficial to the public interest, and are consistent with the vision and goals of the County.
  - b. 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.
  - c. Section 2.6 Economic Development  
 ED Goal 1: Create a balanced and diverse economy that provides an opportunity to make economic and lifestyle choices for Benton County residents.  
 Policy 4: Facilitate economic growth and prosperity while preserving the existing rural quality of life and character, as it is defined by rural residents.  
 ED Goal 3: Provide areas for the location of light and environmentally acceptable

heavy industrial uses, while minimizing impacts on surrounding rural uses.

Policy 1: Establish industrial sites on lands designated for industrial use to protect from incompatible uses by using performance and/or site design criteria.

Policy 3: Identify diverse industrial land uses in the Plan and locate these uses where minimal environmental impact occurs.

Policy 4: Encourage light and heavy industrial uses to locate in areas where:

1. Access can be provided by major transportation networks such as road, rail, air, and water.
2. Existing development is characterized by and/or compatible with industrial activity.
3. Utilities, including electric, gas, water, and sewer, can be adequately provided, either as extensions of municipal facilities (e.g. by service contract) or by on-site facilities.

12. The application for CPA 2022-002 is consistent with the *Benton County Comprehensive Plan, 5 Economics Element*.

13. The application for CPA 2022-002 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 2022-002, 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 1-0580-301-2350-003, 1-0580-301-2350-002, and 1-0880-102-0004-003 from Rural Remote to Rural Industrial 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