

**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 seven (7) parcels from Rural
Commercial to Rural Industrial.

File No. CPA 2022-003
RECOMMENDATION, FINDINGS OF FACT
AND CONCLUSIONS

RECOMMENDATION

CPA 2022-003; A Comprehensive Plan Amendment to modify Comprehensive Plan Land Use Designation of seven (7) parcels from Rural Commercial 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 seven (7) parcels that lie adjacent other Rural Industrial designated parcels. 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 Interchange Commercial zoning designation to a Light Industrial zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The applicant is Jerritt Wiser whose mailing address is 102609 S 190 PR SE, Kennewick, WA 99338.
3. The properties are currently undeveloped and are located approximately 1/4 mile west of the intersection of Wiser Parkway and Badger Road.

The parcels are legally described as: Lots 7-13 of Cottonwood Commercial Plaza. Parcel numbers: 1-1188-102-0000-007, 1-1188-102-0000-008, 1-1188-102-0000-009, 1-1188-102-0000-010, 1-1188-102-0000-011, 1-1188-102-0000-012, and 1-1188-102-0000-014.
4. The properties collectively comprise approximately 8.51 acres in size.
5. The subject parcels are currently designated Rural Commercial by the Benton County Comprehensive Plan.
6. The proposed Comprehensive Plan designation of Rural Industrial, and anticipated zone change to a Light Industrial zoning designation will allow for industrial use activities, consistent with surrounding industrial uses on adjacent parcels.
7. Adjacent properties to the north and east are designated Rural Industrial while those to the south are designated Rural Transition and those to the west will remain Rural Commercial.
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 CPA 2022-003 was submitted to the Benton County Planning Division November 23, 2021.
 - c. The application was declared complete for processing on December 1, 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.
9. The application submittal, eligibility, public notice, and procedural steps for CPA 2022-003 is consistent with *Benton County Code (BCC) Chapter 16.14 Amendments to the Benton County Comprehensive Plan*.
10. The application for CPA 2022-003 is consistent with the *Benton County Comprehensive Plan, 1.7 Amendments to this Comprehensive Plan*.
11. The application for CPA 2022-003 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. Section 2.6 Economic Development

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 2022-003 is consistent with the *Benton County Comprehensive Plan, 5 Economics Element*.
13. The application for CPA 2022-003 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 2022-003, 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 Lots 7-13 of Cottonwood Commercial Plaza from Rural Commercial to Rural Industrial in *Appendix A, Figure 5 – 2017 Periodic Update Land Use Designation Map* to reflect the recommendation of the Planning Commission.

 3/8/2022
MARTIN SHEERAN, Chairman DATE
BENTON COUNTY PLANNING COMMISSION