

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	May 14, 2024	
Subject:	Comprehensive Plan Amendment - CPA 2024-001 by Benton County Planning	
Presenter:	Michelle Mercer, Planning Manager	
Prepared By:	Brittany Merrill	
Reviewed By:	Michelle Mercer	
PA Review, Approval to Form:	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <i>(If no, include reasoning for no approval)</i>	
Type of Agenda Item:	Type of Action Needed: <i>(Multiple boxes can be checked, if necessary)</i>	
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Scheduled Business	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Decision / Direction <input checked="" type="checkbox"/> Sign Letter / Document	<input checked="" type="checkbox"/> Pass Motion <input checked="" type="checkbox"/> Pass Resolution <input type="checkbox"/> Pass Ordinance <input type="checkbox"/> Execute Contract

Summary / Background Information

The applicant, Benton County Planning Division, submitted application CPA 2024-001 requesting to clarify and amend two sections of the Benton County Comprehensive Plan related to the Open Space Conservation Land Use Designation. The application proposes to amend Section 3.3.5 to clarify the description of the Open Space Conservation Land Use Designation and Table 3.4 to amend the zoning classification which implements the Open Space Conservation Land Use Designation.

The intent of the changes to Section 3.3.5 is to clarify that the Open Space Land Use designation may apply to either private or public ownership and that the properties must be voluntarily held in a conservation easement or land trust. The changes to Table 3.4 change the implementing zoning district from Rural Lands 5-Acre to Open Space Conservation zoning district for increased consistency.

On April 9, 2024, at the conclusion of an Open Record Hearing, the Planning Commission voted unanimously to forward a recommendation of approval for the proposed Comprehensive Plan Amendment to the Board of County Commissioners subject to the Planning Commission's suggested seven (7) Findings of Fact.

Fiscal Impact

None known at this time.

Recommendation

It is the recommendation of the Benton County Planning Division and the Planning Commission that Planning casefile application, CPA 2024-001, be approved with the suggested seven (7) Findings of Fact.

Suggested Motion

I move that the Board of County Commissioners adopt the Planning Commission's recommendation, findings, and conclusions as the Board's own and approve to modify the Comprehensive Plan Amendment request CPA 2024-001.