

Dated this 14th day of May, 2024

Chairman of the Board

Chairman Pro Tem

Commissioner

Attest:
Clerk of the Board

**Constituting the Board of County
Commissioners of Benton County
Washington**

COMMISSIONERS' AGENDA ACTION SHEET

Meeting Date:	May 14, 2024	
Subject:	Comprehensive Plan Amendment - CPA 2024-002 by Spink Engineering	
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 (If no, include reasoning for no approval)	
Type of Agenda Item:	Type of Action Needed: (Multiple boxes can be checked, if necessary)	
<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, Spink Engineering on behalf of the City of Benton City, submitted application CPA 2024-002 requesting to modify the Comprehensive Plan Land Use Designation of two parcels. The subject parcels are located southwest of the intersection of 14th Street and Chris Avenue in the Benton City area of unincorporated Benton County and are adjacent to the city limits of Benton City, but not within the city's Urban Growth Area.

The application proposes to change the current land use designation of Rural Industrial for both parcels to Public for parcel 113964011991002 and to Rural Remote for parcel 113964011991001. The amendment will also revise and update Appendix A Map Folio Figure 5 - 2017 Periodic Update Land Use Designations to reflect these changes. A rezone of the properties from the current Light Industrial zoning designation to Rural Lands 5 Acre and Park zoning designation will be required after the Comprehensive Plan Amendment process is complete.

On April 9, 2024, at the conclusion of the open record hearing, the Planning Commission voted (5-0 with 2 vacancies) 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 eleven (11) findings and conclusions.

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 2024-002 be approved with the suggested eleven (11) 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 Use Designation request CPA 2024-002.