

**RECOMMENDATION OF THE  
BENTON COUNTY PLANNING COMMISSION**

RE: In the Matter of County Planning: relating to the Comprehensive Plan Amendment to the Land Use Designations of two parcels.

File No. CPA 2024-002  
RECOMMENDATION, FINDINGS OF FACT  
AND CONCLUSIONS

**RECOMMENDATION**

CPA 2024-002; A Comprehensive Plan Amendment to modify the land use designation of two parcels from Rural Industrial to Public for parcel 113964011991002 and to Rural Remote for parcel 113964011991001 is hereby recommended to be **APPROVED**. 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 January 17, 2024 in the Prosser Record Bulletin; and,

WHEREAS, the open record public hearing was held on April 9, 2024, 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, Lloyd Coughlin; Robert Mendez, and Kelly Hanson; 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 April 9, 2024; 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 March 25, 2024; 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 two (2) parcels from Rural Industrial to Rural Remote (parcel 113964011991001) and Public (parcel 113964011991002). 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 properties from the current Light Industrial zoning designation to a park and rural residential zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The applicant is Spink Engineering for City of Benton City whose mailing address is PO Box 922, Richland, WA 99352.
3. The properties are located southwest of the intersection of 14th Street and Chris Avenue in the Benton City area of unincorporated Benton County in Section 13, Township 9N, Range 26E, W.M. Parcel 113964011991001 is located at 33304 N 14th St, Benton City, WA 99320, and parcel 113964011991002 does not have a situs address assigned.
4. The properties collectively comprise approximately 19.79 acres.
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 Public and the subsequent zone change to a park and rural residential zoning designations will bring existing non-conforming uses into compliance with the proposed zoning district.
7. Adjacent properties to the north and east are within Benton City limits and are designated Residential while the adjacent County properties to the west 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 2024 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on January 17, 2024.
  - b. The application for CPA 2024-002 was submitted to the Benton County Planning Division on November 29, 2023.
  - c. The application was declared complete for processing on November 30, 2023.
  - d. An Environmental Checklist (EA 2024-002) was submitted on November 29, 2023, and a Determination of Non-Significance was issued on February 21, 2024, with a 14-day comment period.
  - e. The application documents were distributed to reviewing agencies on February 22, 2024.
  - f. The application documents were provided to the Washington State Department of Commerce on February 22, 2024, through their on-line submittal system, initiating their 60-day review. (WA Dept. of Commerce: Submittal ID: 2024-S-6892).
  - g. Legal notification for the Planning Commission public hearing was published on March 27, 2024, in the Prosser Record Bulletin.
  - h. Notice of the Planning Commission public hearing was emailed/mailed to property owner of record within 300 feet of the proposal on March 22, 2024.
  - i. The Planning Commission public hearing is scheduled for April 9, 2024.
9. The application for CPA 2024-002 is consistent with RCW 36.70A, the Growth Management Act.
10. The application for CPA 2024-002 is consistent with the goals and policies of the Benton County

Comprehensive Plan.

11. The application for CPA 2024-002 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 2.2.3 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. Section 2.9 Parks, Recreation, Open Space, and Historic Preservation

PL Goal 1: Develop and maintain a park system for Benton County residents and visitors that provides a variety of recreational opportunities in regional and local parks and open space.

PL Goal 2: Work with cities and agencies to protect greenways and open spaces along the riverine corridor of the lower Yakima River.

**THEREFORE, BE IT RESOLVED THAT THE BENTON COUNTY PLANNING COMMISSION**, through its chairman, adopts these findings and conclusions with respect to File No. CPA 2024-002, and hereby recommends APPROVAL to the Board of County Commissioners for amendments to the Benton County Comprehensive Plan to change the land use designation of two parcels from Rural Industrial to Public for parcel 113964011991002 and to Rural Remote for parcel 113964011991001.



MARTIN SHEERAN, Chairman



DATE

BENTON COUNTY PLANNING COMMISSION