

# COMMISSIONERS' AGENDA ACTION SHEET

<b>Meeting Date:</b>	June 3, 2025	
<b>Subject:</b>	Comprehensive Plan Amendment - CPA 2025-001 by Knutzen Engineering	
<b>Presenter:</b>	Michelle Mercer, Planning Manager	
<b>Prepared By:</b>	Andrea Watts	
<b>Reviewed By:</b>	Michelle Mercer	
<b>PA Review, Approval to Form:</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <i>(If no, include reasoning for no approval)</i>	
<b>Type of Agenda Item:</b>	<b>Type of Action Needed:</b> <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, Knutzen Engineering, on behalf of 5D Development at Cottonwood I LLC, submitted an application requesting to modify the Comprehensive Plan Land Use Designation of two (2) contiguous parcels. The subject parcels are located northwest of the intersection of Wisner Parkway and E Detrick PR SE in the Kennewick area of unincorporated Benton County.

The application proposes to change the current land use designation of parcels 111881020000015 and 111881013744005 from Rural Industrial to Rural Commercial. 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 Light Industrial to the General Commercial zoning designation will be required after the Comprehensive Plan Amendment process is complete.

On May 13, 2025, at the conclusion of the open record hearing, the Planning Commission voted (4-0 with 1 absence and 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 ten (10) 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 2025-001 be approved with the suggested ten (10) 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 the Comprehensive Plan Amendment request identified in file CPA 2025-001.