

**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 2025-001
RECOMMENDATION, FINDINGS OF FACT
AND CONCLUSIONS

RECOMMENDATION

CPA 2025-001; A Comprehensive Plan Amendment to modify the land use designation of two parcels (parcel numbers 111881020000015 and 111881013744005) from Rural Industrial to Rural Commercial 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 for the 2025 Comprehensive Plan Amendment Docket pursuant to RCW 36.70A.130 was given on January 15, 2025 in the Prosser Record Bulletin; and,

WHEREAS, the open record public hearing was held on May 13, 2025, 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, 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 May 13, 2025; 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 April 23, 2025; 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 modifying the Comprehensive Plan designation of two (2) parcels from Rural Industrial to Rural Commercial. 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 commercial zoning designation will be required after the Comprehensive Plan Amendment process is completed.
2. The applicant is Knutzen Engineering for 5D Development at Cottonwood I LLC whose mailing address is 5401 Ridgeline Dr., Ste 160, Kennewick, WA 99338.
3. The parcels (parcel numbers 111881020000015 and 111881013744005) are located northwest of the intersection of Badger Road and Wisner Parkway in the Kennewick area of unincorporated Benton County in Section 11, Township 8N, Range 28E, W.M.
4. The properties collectively comprise approximately 10.52 acres.
5. The subject parcels are currently designated Rural Industrial by the Benton County Comprehensive Plan.
6. The proposed Comprehensive Plan designation of Rural Commercial and the subsequent zone change to a commercial zoning designation will allow the parcels to be developed consistently with the adjacent parcels.
7. Adjacent properties to the east designated Rural Commercial, to the west industrial, to the south residential and industrial, and to the north city of Richland.
8. Public notice and application requirements have been completed for the Comprehensive Plan Amendment request as follows:
 - a. Legal notification for the 2025 Comprehensive Plan Amendment Docket was published in the Prosser Record Bulletin on January 15, 2025.
 - b. The application for CPA 2025-001 was submitted to the Benton County Planning Division on November 14, 2024.
 - c. The application was declared complete for processing on November 19, 2024.
 - d. An Environmental Checklist (EA 2025-001) was submitted on November 14, 2024, and a Determination of Non-Significance was issued on March 5, 2025, with a 14-day comment period.
 - e. The application documents were distributed to reviewing agencies on February March 5, 2025.
 - f. The application documents were provided to the Washington State Department of Commerce on March 5, 2025, through their on-line submittal system, initiating their 60-day review. (WA Dept. of Commerce: Submittal ID: 2025-S-8140)
 - g. Legal notification for the Planning Commission public hearing was published on April 23, 2025, 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 April 18, 2025.

i. The Planning Commission public hearing is scheduled for May 13, 2025.

9. The application for CPA 2025-001 is consistent with RCW 36.70A, the Growth Management Act.

10. The application for CPA 2025-001 is consistent with the goals and policies of the Benton County Comprehensive Plan:

Section 2.1 Planning Process

PP Goal 2: Develop and maintain a Comprehensive Plan responsive to growth and economic trends which can be readily adapted to changing conditions.

Policy 1: Base amendments to the Comprehensive Plan on facts and findings that respond to public needs, are beneficial to the public interest, and are consistent with the vision and goals of the County.

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.

Section 2.6 Economic Development

ED Goal 1: Create a balanced and diverse economy that provides an opportunity to make economic and lifestyle choices for Benton County residents.

Policy 3: Provide adequate, accessible commercial areas while minimizing impact on surrounding uses.

ED Goal 2: Expand employment opportunities in unincorporated Benton County.

Policy 4: Designate uses within "Rural Commercial" areas as those which either serve interstate freeway traffic or are located at the center of rural communities to serve their needs.

THEREFORE, BE IT RESOLVED THAT THE BENTON COUNTY PLANNING COMMISSION, through its Chairman, adopts these findings and conclusions with respect to File No. CPA 2025-001, 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 (parcel numbers 111881020000015 and 111881013744005) from Rural Industrial to Rural Commercial.



Lloyd Coughlin, Vice Chairman
BENTON COUNTY PLANNING COMMISSION

5/13/2025

DATE