

RESOLUTION 2025-329

BEFORE THE BOARD OF COMMISSIONERS OF BENTON COUNTY, WASHINGTON

IN THE MATTER OF COUNTY PLANNING RE: A COMPREHENSIVE PLAN AMENDMENT APPLICATION, CPA 2025-001, BY KNUTZEN ENGINEERING FOR 5D DEVELOPMENT AT COTTONWOOD I LLC, TO MODIFY THE LAND USE DESIGNATION OF TWO (2) PARCELS FROM RURAL INDUSTRIAL TO RURAL COMMERCIAL AND AMEND APPENDIX A - MAP FOLIO, FIGURE 5 – 2017 PERIODIC UPDATE LAND USE DESIGNATION MAP TO REFLECT THESE CHANGES.

WHEREAS, Benton County adopted its current Comprehensive Plan in 2018 with the completion of its required periodic update process; and

WHEREAS, pursuant to RCW 36.70A.106, Benton County provided notice of intent to the Washington State Department of Commerce to adopt a proposed comprehensive plan amendment under the Growth Management Act; and

WHEREAS, the Benton County Planning Commission conducted an Open Record Hearing for CPA 2025-001 on May 13, 2025, to consider the application by Knutzen Engineering and considered all evidence and testimony submitted at the public hearing and after discussion, voted to forward the proposed amendment to the Board of County Commissioners with a positive recommendation; and

WHEREAS, the Planning Commission recommendation of approval is set forth in the Planning Commission's Recommendation, Findings of Fact and Conclusions incorporated hereby by reference (BCCM 1.3), that are found in file number CPA 2025-001, located in the Planning Division; and

WHEREAS, notice of Open Record Hearing before the Board of County Commissioners was published in the Prosser Record Bulletin on May 21, 2025; put on the County website and sent to the applicants and interested parties on May 20, 2025, as noted in the file maintained in the Planning Division, and

WHEREAS, the Board of County Commissioners conducted an Open Record Hearing on Tuesday, June 3, 2025, at 9:00 a.m. in the Commissioners Meeting Room, Third Floor, Courthouse, Prosser, Washington to consider the above proposed application for a comprehensive plan amendment; and

WHEREAS, after consideration of the above-mentioned request and review of the Planning Commission record, staff recommendations, and all written and oral comments submitted at the public hearing, the Board of County Commissioners adopted the Planning Commission's Findings of Fact as their own and it appears to be in the best interest of the public to approve application CPA 2025-001 **NOW, THEREFORE,**

BE IT RESOLVED, the Board of Benton County Commissioners, Benton County, Washington hereby approves the Comprehensive Plan Amendment application CPA 2025-001, amending the land use designation of two parcels from a current designation of Rural Industrial to a designation of Rural Commercial for parcels 111881013744005 and 111881020000015 and amending Appendix A – Map Folio Figure 5 - 2017 Periodic Update Land Use Designations Map (BCCM 1.3) to reflect these changes is hereby approved.

Dated this 3rd day of June, 2025.

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Jerome Delvin
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Chairman of the Board

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Michael Alvarez
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Chairman Pro Tem

DocuSigned by:
Will McKay
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**Commissioner
Constituting the Board of County
Commissioners of Benton County
Washington**

DocuSigned by:
Amanda Pearson
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Attest.....
Clerk of the Board