

**Planning Department**

P.O. Box 910  
1002 Dudley Avenue  
Prosser, WA 99350



Phone (509) 786-5612  
Fax (509) 786-5629  
planning.department@co.benton.wa.us  
co.benton.wa.us

**BENTON COUNTY PLANNING COMMISSION**

**Regular Meeting, 11/12/2019**

6:00 p.m. Public Hearing Room, Planning Annex  
1002 Dudley Avenue, Prosser WA 99350

**THESE MINUTES ARE SUMMARIZED AND ARE NOT A VERBATIM TRANSCRIPT.**

**ROLL CALL**

	<b>PRESENT</b>	<b>ABSENT</b>
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tammara McKeirnan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Curtis Wills	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Leo Perales	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Brian Skeels	<input type="checkbox"/>	X

**STAFF**

Jerrod MacPherson  
Greg Wendt  
Michelle Cooke  
Donna Hutchinson

**APPROVAL OF MINUTES**

It was moved by Tammara McKeirnan and seconded by Lloyd Coughlin , that the minutes be approved as clarified/corrected.

**Vote:**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tammara McKeirnan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Wills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leo Perales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Brian Skeels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion passed unanimously.

## **NEW BUSINESS:**

### **CPA 2019-001- City of Kennewick UGA amendment**

The public portion of the hearing was opened, and Planning Staff summarized the memo and application for the Planning Commission members. The site was pointed out on aerial photos for the Planning Commission members

**Applicant testimony:** Greg McCormick, Community Planning Director, City of Kennewick. He spoke about the history of this request since their original request in 2013. He noted that it has been suggested by several entities that the City should just rezone parcels in the Southridge area to Industrial, he noted that these areas have been turned into residential uses and that residential and industrial uses do not mix.

He stated that industrial development usually calls for large parcel sizes and relatively flat building sites and the Southridge area is anything but flat as it has erosion hazard areas and steep slopes.

Anthony Maui, City of Kennewick, discussed the City's Land Quantity Analysis with the Planning Commission. He stated that there were two different summaries, PCM 1.30 and 1.34. 1.30 is based solely on the formula, the other was used utilizing the existing industrial per capita numbers, which still showed a need for industrial lands.

He noted that comments have been made that the proposed area is not adjacent to City limits but that the property on the application was adjacent to the City limits, and that the City met the criteria. It was noted that there were no urban services currently on the site because it is not currently in the UGA and that urban services would be available once this property is within the UGA. He noted that there would be a financial ability by the City to expand to this area.

He stated that concerns had been raised regarding the water capacity and that the City was building a new reservoir at this time and once finished the one reservoir would be demolished and a new one built in its place.

**Proponent testimony:** John Christensen, 3802 W. 43<sup>rd</sup> Avenue, Kennewick, stated that his property was adjacent to the proposed site in Section 19 which is south and in Section 20 which is south of the east portion of the proposed site. He stated that he was in support of the application from the City of Kennewick to add the 279 acres into the City

of Kennewick UGA.

Brad Klippert, P.O. Box 6478, Kennewick WA 99336, spoke in favor of the application.

There being no one else who wished to testify the public portion of the hearing was closed.

The Futurewise letter was reviewed and discussed by the Planning Commission and Planning Staff.

After discussion by the Planning Commission the findings of fact were completed, and the following motion was made.

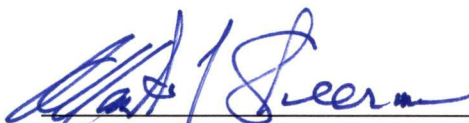
**MOTION**

It was moved by Martin Sheeran and seconded by Tammara McKeirnan,, that the chairman, in conjunction with the Secretary of the Planning Commission, prepare and adopt written findings and conclusions reflecting the commission's recommendation for Approval of the Comprehensive Plan Amendment that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

**Vote:**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tammara McKeirnan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Wills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leo Perales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Brian Skeels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The motion passed.



2-14-20

MARTIN SHEERAN, Chairman

DATE

BENTON COUNTY PLANNING COMMISSION

