

Community Development Department

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Planning Division

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HAPPY ST. PATRICK'S DAY

BENTON COUNTY PLANNING COMMISSION

Regular Meeting,

March 9, 2021 - 6 p.m.

Digital Attendance Only

Go to <https://tinyurl.com/BCpublicnotice> for more information

1. Roll Call
2. Election of Officers

NEW BUSINESS:

a. OA 2021-001 - AN ORDINANCE amendment relating to zoning, rural lands twenty acre district (RL-20), and growth management act agricultural district (GMAAD); amending the sections relating to uses requiring a conditional use permit and allowable uses; amending Ordinance 611, Section 53 and BCC 11.15.060; amending Ordinance 611, Section 60 and BCC 11.17.040; and amending Ordinance 611, Section 63 and BCC 11.17.070 to change the wind turbine setbacks to require that wind turbine tower bases must be setback from all dwellings not located on the same parcel at least 1,640 feet; to require that wind turbine tower bases must be set back from all property lines a distance equal to the associated wind turbine height plus 50% of that height, except that, where contiguous properties are leased for an identical duration for development of a wind farm, the tower bases set back from the property lines common with such leased properties may be eliminated so long as no part of any wind turbine extends past any such interior property lines and the above-required setbacks are maintained from the property lines comprising the exterior boundaries of the wind farm, and that all wind turbine tower bases must be set back from the closest edge of a state, county or city road right-of-way a distance equal to the associated wind turbine height plus 50% of that height and also adding to the meteorological towers use to allow the gathering of data for wind and solar energy potential.

b. OS 2021-001 - An application by Laurel McKeehan and Michele Caron to change the land classification of their parcel to Open Space Land per RCW 84.34. The 15 acres of property is located on three parcels (1-2597-200-0003-000, 1-2597-200-0006-000 and 1-2597-200-0007-000) lying West of E. Jacobs Road and North of Dallas Road at 63609 E. Jacobs Rd, Benton City. The area is currently operating as a "Wildlife Rehabilitation Center" with the release of various birds on the site. This designation will allow the property owners to have their property valued at their current use rather than their highest and best use.

PLANNING DIVISION REPORTS/DISCUSSIONS

- a. Future Applications:
 - April - Shoreline Master Plan 2021 Periodic Review
 - Critical Areas Ordinance Update

 - May - 2021 Comprehensive Plan Amendments

GREG WENDT, Director
Planning Division

MARTIN SHEERAN, Chairman
BENTON COUNTY PLANNING COMMISSION