

Community Development Department

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Planning Division

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BENTON COUNTY PLANNING COMMISSION

Regular Meeting,

April 13, 2021 - 6 p.m.

Digital Attendance Only

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

1. Roll Call
2. Approval of Minutes
3. Consent Agenda: NONE
4. **UNFINISHED BUSINESS:** NONE

5. **NEW BUSINESS:**

a. **Shoreline Master Plan Joint Public Hearing** Benton County and the Department of Ecology will be holding a joint local/state Public Comment Period and Public Hearing on Benton County's Shoreline Master Program Periodic Review on April 13, 2021 at 6 p.m. Benton County and Washington Dept. of Ecology are accepting comments on a periodic review of the County's Shoreline Master Program under RCW 90.58.080(4). The county has prepared draft SMP amendments to keep the SMP current with changes in state law, changes in other county plans and regulations, and other changed local circumstances.

The proposed amendments consist of housekeeping edits to reflect updated code sections, dates, etc. Deleting the definition for Board of Adjustment and adding text for Hearing Examiner, adding text to the definition for "Development", amending the definition for "Substantial development" by updating the dollar amount for exceeding the fair market value, adding text to Section 15.04.120 regarding "Developments not required to obtain shoreline permits or local reviews", adding text to 15.06.030 for external or internal retrofitting of an existing structure for compliance with ADA, amending 15.07.030 by adding language to Substantial Development Permit exception applying to dock construction, and amending 15.07.150 to add a language regarding County permit review time.

b. OA 2021-002 -AN ORDINANCE relating to critical areas, general provisions and fish and wildlife habitat conservation areas; amending the sections relating to applicability and performance standards-general requirements; amending Ordinance 609, Section 13 and BCC 15.02.120; amending Ordinance 609, Section 54 and BCC 15.14.040; and amending Ordinance 609, Section 56. This amendment updates references within the Applicability portion of the ordinance; amends the buffer requirements; and amends and changes the title to Section 56 to read "Appendix A - General References and Best Available Science" and adds the words "general references" when referring to the list of data and best available science.

c. SUB 2021-002 - The preliminary plat of Highland Vineyards for the subdivision of 16.86 acres into 60 lots with an average lot size of 9,580 square feet. The site is located East of the Columbia Irrigation District canal at the intersection of S. Washington Street and East 27th Avenue and is located on both the north and south side of East 27th Avenue in Kennewick WA on Parcel #'s 10780-300-0039-001, 1-1880-201-0466-002, 1-1880-201-0466-003, 1-1880-201-0466-004 Project Applicant: RJ and Diane Hoch, Kennewick WA 99337.

Greg Wendt, Director
Community Development Dept.

MARTIN SHEERAN, Chairman
BENTON COUNTY PLANNING COMMISSION