

**Community Development Department**

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**Planning Division**

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**BENTON COUNTY PLANNING COMMISSION  
Regular Meeting,**

**May 11, 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**
  - a. **Continued hearing on the 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.
  - b. **Continued hearing on an Ordinance Amendment - 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.

5. **NEW BUSINESS:**

**a. CPA 2021-001** - A proposal by Dalton Walker-Knutzen Engineering, requesting a change in the land use designation from Rural Remote to Rural Commercial on five parcels located in the Finley rural area between Lechelt Road and SR 397, in the Northwest Quarter of Section 26, Township 8 North, Range 30 East, W.M.

**b. CPA 2021-003** - A proposal by Benton County for a text amendment to the Goals and Policies Section, 2.7-Housing, and to the Housing Element, Sections 6.2-Existing Conditions and 6.4.2-Housing Types amending the wording of farm worker housing and an amendment to correct an omission to the boundary of the Rural Industrial land use designation to include six parcels in the Finley rural area located south of Lechelt Road and north of SR 397 in Section 26, Township 8 North, Range 30 East, amending Appendix A, Figure 5 - 2017 Periodic Update Land Use Designation Map.

**c. CPA 2021-004** - A proposal by 5D Development requesting a change in the land use designation from Rural Industrial to Rural Commercial on Lots 1 and 2 of Short Plat 3669 located off E. Detrick PR SE and Wisser Parkway in Section 11, Township 8 North, Range 28 East, W.M.

Greg Wendt, Director  
Community Development Dept.

MARTIN SHEERAN, Chairman  
BENTON COUNTY PLANNING COMMISSION