



BENTON COUNTY PLANNING COMMISSION
Regular Meeting, 3/9/2021

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

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

STAFF

Donna Hutchinson
Greg Wendt
Michelle Cooke
Peter McEnderfer

ELECTION OF OFFICERS

It was moved by Lloyd Coughlin and seconded by Brian Skeels , that the Officers from 2020 (Martin Sheeran, Chairman and Lloyd Coughlin, Vice Chair) be retained for the year 2021.

Vote:

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

The motion passed with all present voting in favor of the motion.

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.

Applicant testimony:

Michelle Cooke, Assistant Planning Manager reviewed the staff report with the Planning Commission.

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

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

MOTION

It was moved by Leo Perales,, seconded by Lloyd Coughlin, 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 Ordinance Amendment to BCC 11.15 and 11.17 File No. OA 2021-001 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

Vote:

	FOR	AGAIN ST	ABSTAI N
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tammara McKeirnan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marjorie Kaspar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Wills	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Leo Perales	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Skeels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The motion passed with all present voting in favor of the motion.

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 Staff Review:

Peter McEnderfer, Associate Planner reviewed the application and staff report with the Planning Commission members.

Applicant testimony:

Michelle Caron stated that she was the applicant and could answer any questions that the Planning Commission might have. She noted that the permit with Fish and Wildlife was for three years and then must be renewed and the permit with the Dept. of the Interior had to be renewed every 5 years.

It was noted by staff that if the applicants every wished to take the property out of Open Space they would have to pay taxes for the last seven years.

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

After discussion by the Planning Commission the findings of fact were completed, and

the following motion was made.

MOTION

It was moved by Lloyd Coughlin, seconded by Brian Skeels, 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 Open space Application File No. OS 2021-001 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

Vote:

	FOR	AGAINST	ABSTAIN
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tammara McKeirnan	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marjorie Kaspar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Curtis Wills	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Leo Perales	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Skeels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


The motion passed with all present voting in favor of the motion.

Planning Dept. Reports and Discussions:

Planning Staff updated the Planning Commission members on the items that would be fore them in the next few months.

a. Future Applications:

- April Planning Commission meeting
 - Shoreline Master Plan 2021 Periodic Review
 - Critical Areas Ordinance Update
- May Planning Commission meeting
 - 2021 Comprehensive Plan Amendments

 4/13/2021
MARTIN SHEERAN, Chairman DATE
BENTON COUNTY PLANNING COMMISSION