

Community Development Department

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Planning Division

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BENTON COUNTY PLANNING COMMISSION

REGULAR MEETING

August 9, 2022 - 6 p.m.

In Person and Digital Attendance

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

1. Roll Call
2. Approval of Minutes

NEW BUSINESS:

A. Public Hearing for ZC 2022-001 -Prosser Zone Change Request - The 18 parcels are located within the City of Prosser's Urban Growth Area (UGA) in unincorporated Benton County. The City of Prosser's Comprehensive Plan designates these parcels residential, while the Benton County zoning designation is currently General Commercial (GC). A zoning change from General Commercial (GC) to Urban Growth Area Residential (UGAR) will provide consistency with the City of Prosser's residential land use designation and allow property owners to continue the existing residential uses in the area. Included are Parcel Numbers: 134942000001000, 134942010083001, 134942010083002, 134942010083003, 134942010083004, 134942010083005, 134942010575001, 134942011065001, 134942011065002, 134942011171001, 134942011171002, 134942012542001, 134942012542002, 134942012577001, 134942012577002, 134942012577003, 134942012998001, and 134942012998002.

B. Public Hearing for ZC 2022-002 - Benton City Zone Change Request - Four parcels within unincorporated Benton County and within Benton City's Urban Growth Area (UGA) are designated in Benton County's Comprehensive Plan as Urban, while the Benton County zoning designation is currently Rural Lands Five Acres District (RL-5). To provide consistency, a zoning change from Rural Lands Five Acres District (RL-5) to Urban Growth Area Residential (UGAR) is being requested. The change will promote consistency between Benton County's land use and zoning designations, the location within Benton City's UGA, and allow property owners to continue the existing residential uses in the area. The Parcel Numbers included within this request are: 120972000007000, 112963000004001, 112963000003001, and 112963000017001.

C. Public Hearing for ZC 2022-003 - West Richland Zone Change Request - Eight parcels within unincorporated Benton County and within the West Richland's Urban Growth Area (UGA) are designated in Benton County's Comprehensive Plan as Urban, while the Benton County

zoning designation is currently Rural Lands Five Acres District (RL-5). To provide consistency a zoning change from Rural Lands Five Acres District (RL-5) to Urban Growth Area Residential (UGAR) is being requested. The change will promote consistency between Benton County's land use and zoning designations, the location within West Richland's UGA, and allow property owners to continue the existing residential uses in the area. Included in this request are parcel Numbers: 118984000004002, 118984013494002, 102972012570001, 102972012570003, 118984013494001, 118984000005000, 102972012570002, and 102972012570004.

MARTIN SHEERAN, Chairman
BENTON COUNTY PLANNING COMMISSION

MICHELLE COOKE, Manager
Planning Division