



**BENTON COUNTY PLANNING COMMISSION**

**Regular Meeting, 8/8/2023**

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**

	<b>PRESENT</b>	<b>ABSENT</b>
Marjorie Kaspar	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Mendez	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brian Skeels	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brady Quinton	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**STAFF**

Donna Hutchinson  
Greg Wendt  
Michelle Cooke

**CONSENT AGENDA - NONE**  
**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS**

**A. Public Hearing** for **SUB 2022-004** the preliminary plat of Blair Loop a subdivision of 64.7 acres into 11 lots with an average lot size of 5.5 acres. The site is in unincorporated Benton County south of Old Inland Empire Highway, on both the westerly and easterly sides of the Chandler Canal in Sections 22 and 27, Township 9 North, Range 25 East, W.M. in Prosser, WA on parcel numbers 122954000004000, 127951000004000, and 127951000002000. Applicant: Jerrod Sessler.

Planning Staff gave a summary of the proposed subdivision to the Planning Commission members.

**Applicant Testimony**, Jerrod Sessler, 84009 W OIE, Prosser, WA 99350 provided additional details to answer Commissioner questions regarding the water table, flood, fire and wells.

There was no one in the audience or virtual who wished to testify so 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.

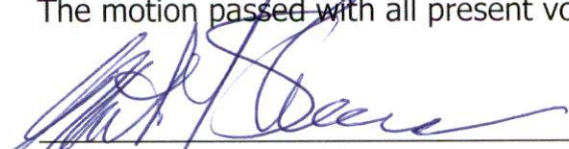

**MOTION**

It was moved by Lloyd Coughlin, seconded by Brady Quinton, 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 SUB 2022-004 with the 21 conditions found in the staff memo and with two additional conditions: 1. A note is to be placed upon the plat stating: “Any removal of vegetation within 200 feet of the Ordinary High Water Mark on Lots 6-11 is restricted per Benton County’s Shoreline Master Program” and 2. That a dry hydrant shall be installed to withdraw water from the Chandler Canal for fire purposes; that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

**Vote:**

	<b>FOR</b>	<b>AGAINST</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Marjorie Kaspar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Robert Mendez	<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"/>
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brady Quinton	<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.

MARTIN SHEERAN, Chairman                      DATE  
BENTON COUNTY PLANNING COMMISSION