

**Community Development Department**

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**Planning Division**

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**BENTON COUNTY PLANNING COMMISSION**  
**Regular Meeting,**  
**April 9, 2024 - 6 p.m.**

**Courthouse, First Floor, Planning Hearing Room**  
**620 Market Street, Prosser WA 99350**

**Digital and In Person Attendance**

Go to <https://tinyurl.com/BCpublicnotice> for more information and a map showing the location of the meeting room (enter off of Main Street-East side of Courthouse).

1. Roll Call
2. Approval of Minutes
3. Election of Officers

4. **NEW BUSINESS:**

**A. CPA 2024-001 - Public Hearing on** a proposal by Benton County to amend two (2) sections of the Benton County Comprehensive Plan related to the Open Space Conservation Land Use Designation. The application proposes to amend Section 3.3.5 table 3.4.

**B. CPA 2024-002 - Public Hearing on** a proposal by Spink Engineering on behalf of the City of Benton City to amend the land use designation of two (2) parcels in the Benton County Comprehensive Plan. The application proposes to amend the current land use designation of Rural Industrial for both parcels to a land use designation of Public for parcel 1-1396-401-1991-002 and a designation of Rural Remote for parcel 1-1394-401-1991-001.

**C. ZC 2024-001 - Public Hearing** on a request by Courtney Raeder, for a change in the zoning designation from Light Industrial to Urban Growth Area Residential on fourteen parcels located within the City of Kennewick Urban Growth Area. The project is located west of the intersection of S. Oak St. and 3rd Avenue in Kennewick in unincorporated Benton County, in the Northwest Quarter of Section 5, Township 8 North, Range 30 East, W.M. on parcel #'s: 105803010158002, 105802020009002, 105802020009004, 10580202000900, 105802020010003, 105802010280001, 105802020009001, 105802010280003, 105802020009003, 105802020009005, 105802020010001, 105802020010004, 105802010280002, and 105802020010002.

Michelle Mercer, Planning Director  
Community Development Dept.

MARTIN SHEERAN, Chairman  
Planning Commission