

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.co.benton.wa.us



Planning Division

(509) 786-5612

Mail correspondence to our Kennewick Address
planning.department@co.benton.wa.us

BENTON COUNTY PLANNING COMMISSION

Regular Meeting, 4/9/2024

6:00 p.m. Planning Hearing Room, Courthouse 1st Floor
620 Market Street, 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"/>
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"/>
Kelly Hanson	<input checked="" type="checkbox"/>	<input type="checkbox"/>

STAFF

Michelle Mercer
Donna Hutchinson
Brittany Merrill

ELECTION OF OFFICERS

It was moved by Lloyd Coughlin and seconded by Brian Skeels , that the current Planning Commission officers be retained for 2024.

Vote:

	FOR	AGAINST	ABSTAIN	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
Kelly Hanson	<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.

APPROVAL OF MINUTES

It was moved by Lloyd Coughlin and seconded by Martin Sheeran , that the minutes be approved as written.

Vote:

	FOR	AGAINST	ABSTAIN	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
Kelly Hanson	<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.

CONSENT AGENDA - NONE
UNFINISHED BUSINESS: NONE

NEW BUSINESS

A. 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.

Planners Summary: Michelle Mercer, Planning Director summarized the zone change request for the Planning Commission Members.

Applicant testimony: Courtney Raeder, 616511 S. Meals Road, Kennewick stated that they were wanting to build a home on one of the lots and that the current zoning on these properties would not allow that to happen. She noted that most of the lots involved in the zone change request had residences on them already.

Tom Raeder, stated that he was also in favor of the zone change and that it was needed in order to develop the property with a residence.

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 Brian Skeels, 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 zone change request from Light Industrial to Urban Growth Area Residential on fourteen lots as noted in the staff memo for File No. ZC 2024-001 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

Vote:

	FOR	AGAINST	ABSTAIN	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
Kelly Hanson	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The motion passed with a majority of the Planning Commission members voting in favor of the motion.

B. 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.

Planners Summary: Michelle Mercer, Planning Director summarized CPA 2024-001 request for the Planning Commission Members and answered any questions that they had.

There being no one in the audience or virtually 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 Brian Skeels, 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 File No. CPA 2024-001 for proposed amendments to the Benton County Comprehensive Plan, including two (2) sections of the Benton County Comprehensive Plan related to the Open

Space Conservation Land Use Designation, specifically, Section 3.3.5 to clarify the description of what constitutes the Open Space Conservation land use designation, and in Table 3.4, the application amends the zoning classification that implements the open space conservation designation and that said findings articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

Vote:

	FOR	AGAINST	ABSTAIN	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
Kelly Hanson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The motion passed with a majority of the Planning Commission members voting in favor of the motion.

C. 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.

Planners Summary: Michelle Mercer, Planning Director summarized the zone change request for the Planning Commission Members and answered any questions the Planning Commission members had regarding this .

Applicant Testimony: Nathan Radach, Spink Engineering spoke regarding the requested change in the Comprehensive Plan Land Use designation change. He noted that the one parcel was currently being used as a park and that the City of Benton City wished to have it designated as such with the Comprehensive Plan. He stated that that other lot was developed with a residence on site and that they wished to change it to Urban Growth Area Residential.

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 Brian Skeels, 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 File No. CPA 2024-002 for amendments to the Benton County Comprehensive Plan to change the land use designation of two parcels from Rural Industrial to Public for parcel 113964011991002 and to Rural Remote for parcel 113964011991001 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

Vote:

	FOR	AGAINST	ABSTAIN	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
Kelly Hanson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The motion passed with a majority of the Planning Commission members voting in favor of the motion.

There being no further business before the Planning Commission the meeting was adjourned.

 8/20/2024
MARTIN SHEERAN, Chairman DATE
BENTON COUNTY PLANNING COMMISSION