

Planning Department
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BENTON COUNTY PLANNING COMMISSION

Special Meeting, 8/20/2024

6:00 p.m. Public 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"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

STAFF

Greg Wendt
Michelle Mercer
Donna Hutchinson
Brittany Merrill

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"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

VACANT

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

NEW BUSINESS

A. Public hearing on OA 2024-001, an ordinance relating to the Open Space Conservation District; adding a new zoning district in Benton County; and adding a new chapter to Title 11 of the Benton County Code. The purpose of the Open Space Conservation District is to provide owners of property having critical areas and ecosystems containing unique characteristics that support habitat for migratory birds, fish, and wildlife; natural riverine functions and aquatic environments; botanical inventory; and/or the steep slopes and watershed, water quality and flood retention an opportunity to request a zoning designation consistent with the conservation of these characteristics. See the summary of the proposed ordinance which follows this notice.

The chairman opened the public portion of the hearing.

Applicant testimony: Greg Wendt, Community Development Dept., Director summarized the proposed ordinance amendment for the Planning Commission members.

There being no one either online or in the audience 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 Kelly Hanson, 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 adding a new chapter to BCC Title 11 for the Open Space Conservation Zoning District File No. OA 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

B. PUBLIC HEARING FOR OA 2024-002, an ordinance relating to zoning and general use regulations, adding one new section to BCC Chapter 11.42 relating to decertified manufactured homes. Decertified manufactured homes are not allowed to be used for any use, including dwelling purposes, accessory buildings, or accessory equipment structures in any zoning district under this title.

The chairman opened the public portion of the hearing.

Applicant testimony: Greg Wendt, Community Development Dept., Director summarized the proposed ordinance amendment for the Planning Commission members.

There being no one either online or in the audience 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 Kelly Hanson, 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 adding a new section to BCC 11.42 relating to decertified manufactured homes, File No. OA 2024-002 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"/>

VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

C. Public Hearing for OA 2024-003, an ordinance relating to zoning; amending Definitions BCC 11.03.010 - by amending the definition for "Agricultural Related Industry" and adding new definitions for "Decertified Manufactured or Mobile Home", "Permanent Conservation Easement", and "Wildlife Preserve".

The chairman opened the public portion of the hearing.

Applicant testimony: Michelle Mercer, Planning Manager summarized the proposed ordinance amendment for the Planning Commission members.

There being no one either online or in the audience 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 Kelly Hanson, 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 amending BCC 11.03.010 - Definitions, File No. OA 2024-003 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"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VACANT	<input type="checkbox"/>	<input 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 some Long Range planning that would be coming before them at a workshop possibly in September.

 
MARTIN SHEERAN, Chairman DATE
BENTON COUNTY PLANNING COMMISSION