



**BENTON COUNTY PLANNING COMMISSION
Special Meeting, 8/26/2025**

6:00 p.m. Commissioners' Hearing Room, 3rd floor
7122 W. Okanogan Place, Kennewick WA Building E. Room 303

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 type="checkbox"/>	<input checked="" 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"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>

STAFF: Brittany Merrill and Michelle Mercer

Approval of Minutes: It was moved by Lloyd Coughlin and seconded by Kelly Hanson, that the minutes be approved as written.

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

NEW BUSINESS

SUB 2025-003 - The Preliminary Plat of Eagle Butte Estates by Tri City Development for the subdivision of 66.36 acres into 55 lots with an average lot size of 1.02 acres. The project is located in the Kennewick area of unincorporated Benton County, south of Sagebrush Road, west of Clearview Lane and north of Wallowa Road in Section 9, Township 08 North, Range 28 East, W. M on parcel number 1-0988-200-0001-001.

The Chairman opened the public portion of the hearing.

Planner testimony: Michelle Mercer, Community Development Dept., Planning Manager summarized the proposed Subdivision application for the Planning Commission members.

Applicant Testimony: Dave Baalman, 1455 Columbia Park trail, Richland WA stated they are aware of the comments regarding this area. They are prepared to work with the agencies on this project.

Ron Olsen, stated concerns about the water allowance for this area

Chris Wilkus, made a comment of wondering where the open DNR land is located.

Vijay Vatsa, made a comment and concern about the road being maintained in this new area.

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 Lloyd Coughlin, seconded by Brian Skeels, 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. SUB 2025-003 for the Preliminary Plat Subdivision application to development 66.36 acres into 55 lots with an average lot size of 1.02 acres for parcel 1-0988-200-0001-001 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

	FOR	AGAINST	ABSTAIN	ABSENT
Martin Sheeran	<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"/>
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. ZC 2025-001- A proposal to change the zoning designation of parcels 111881013744005 and 111881020000015 located in the Kennewick area of Benton County from the current designation of Light Industrial to the Interchange Commercial Zoning District.

Planner testimony: Michelle Mercer, Community Development Dept., Planning Manager summarized the proposed Zone Change application for the Planning Commission members.

Applicant Testimony: Paul Knutzen, 5401 Ridgeline Drive Suite 160, Kennewick WA stated they will be building a pickleball court for the growing community in this area, there has been a lot of interest in this sport lately.

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 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 File No. ZC 2025-001 for the Zone Change application to change the zoning designation of parcels 111881013744005 and 111881020000015 located in the Kennewick area of Benton County from the current designation of Light Industrial to the Interchange Commercial Zoning District 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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.

Martin Sheeran, Chairman

DATE

BENTON COUNTY PLANNING COMMISSION