



BENTON COUNTY PLANNING COMMISSION

Special Meeting, 11/4/2025

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

	PRESE NT	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 Greg Wendt

Approval of Minutes: It was moved by Lloyd Coughlin and seconded by Brian Skeels, 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"/>

NEW BUSINESS:

SUB 2025-001 - The Preliminary Plat of Cottonwood Run by Ira Hickman for the subdivision of 19.78 into 12 lots with an average lot size of 1.43 acres. The site is generally located west of Badger Road and east of the Cottonwood Drive, and more specifically is directly east of Kash Loop and south of Abigail Place. The parcel is legally described as Section 14, Township 08 North, Range 28 East, W.M., Lot 24 of Cottonwood Estate. Parcel number 1-1488-202-0000-025.

The Chairman opened the public portion of the hearing.

Planner testimony: Greg Wendt, Community Development Dept., Community Director summarized the proposed Subdivision application for the Planning Commission members.

Applicant Testimony: Ira Hickman 72609 E. Sundown PR SE, Kennewick WA 99338 answered questions from the Planning Commission members regarding the location of the fire hydrant locations on the map. Ira Hickman confirmed they will be 600 feet apart at stated from the Benton County Fire Marshal.

Matt Mahoney-, Public Works Director 102206 E. Wiser Parkway, Kennewick WA 99338 made comments on the type of road Abigil Place is as asked by the Planning Commission members, he confirmed Abigil Place is a paved road. He also confirmed that the Public Works Department does not maintain Culverts and that maintaining them will be up to the property owners.

Kevin Barney- Senior Civil Engineer with PBS Engineering 400 Bradley Blvd #106, Richland, WA 99352 spoke and made comments on the PUD power line location.

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 2025-001 for the Preliminary Plat Subdivision application to development 19.78 acres into 12 residential lots with an average lot size of 1.43 acres for parcel 1-1488-202-0000-025 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

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

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 11/29/25

Martin Sheeran, Chairman DATE
BENTON COUNTY PLANNING COMMISSION