



BENTON COUNTY PLANNING COMMISSION

Special Meeting, 11/20/2025

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	ABSENT
	NT	
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 2025-004 - The Preliminary Plat of Cottonwood Canyon by Wiser Farms LLC for the subdivision of 132.06 acres into 107 lots with an average lot size of 1.05 acres. The project is in the Kennewick area of unincorporated Benton County, north of Badger Road and West of Cottonwood Springs Blvd located in Section 15, Township 8 North, Range 28 East, W.M parcel number 115881020000001

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: Curtis Wiser 101609 E. 190 PR SE, Kennewick WA 99338 answered questions from the Planning Commission members regarding the dust control and how the applicants will control the dust, the applicants stated they will do their very best when it comes to the dust control and will have water trucks available to water, they will put up protection nets in front of the public's property to help protect the dust going onto their property. The applicants also stated they have done a subdivision in the past around the same area, and they do know how to proceed with all the findings and conclusions as outlined in the staff report. They had no objections or problems with the said conditions. They were very open to answer any questions that came from the Planning Commission members.

Planning Commission member Brian Skeels asked a question regarding this area being a flood area problem. Curtis Wiser stated they will deal with that issue if it comes up but they did not have problems with raw grounding when building a home on the other portion of their subdivision.

Planning Commission member Martin Sheeran asked the question if the applicants will be tying into Cottonwood for the future phase with this area. Curtis stated they are not sure at this time as they are focusing on the current phase they are building and will address that when that time comes.

Planning Commission member Lloyd Coughlin asked if there is any area dedicated to open space in this phase. Curtis and Jerritt Wiser both stated there is roughly 5 acres that will have open space available.

Matt Rassmussen Deputy Administrator made comments on the traffic provisions. They will eventually be putting in a round-about in the intersection on Badger. No traffic light will be installed; the Public Works Department applies for state grants to get money for them to make the road wider and bigger for bicycle riders. They get denied every year, but they keep trying. The Public Works Department is aware of the road needing to be wider and the traffic coming along with this Subdivision. The applicants will be using the back roads which is on their farming property as much as they can to haul in the equipment, dirt and rocks. They will keep the main road clean to the best of their ability.

The applicant Curtis Wiser stated they will make sure the Benton Clean Air Authorities will have two (2) point of contacts if they need to contact them once construction starts.

Greg Wendt clarified the Benton Franklin Health Department made an error on their letter where it states there are "17 proposed lots" this is incorrect as there are going to be 107 lots.

Greg Wendt community director asked that we remove condition 8- H and I from the staff report as it does not pertain to this specific 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 2025-004 for the Preliminary Plat Subdivision application to development 132.06 acres into 107 residential lots with an average lot size of 1.05 acres for parcel 1-1588-102-0000-001 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.



1/5/26

Martin Sheeran, Chairman DATE
BENTON COUNTY PLANNING COMMISSION