



BENTON COUNTY PLANNING COMMISSION

Regular Meeting, 12/10/2019

6:00 p.m. Public Hearing Room, Planning Annex
1002 Dudley Avenue, Prosser WA 99350

THESE MINUTES ARE SUMMARIZED AND ARE NOT A VERBATIM TRANSCRIPT.

ROLL CALL

| | PRESEN | ABSENT |
|-------------------|-------------------------------------|-------------------------------------|
| | T | |
| Martin Sheeran | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Tammara McKeirnan | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Marjorie Kaspar | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Lloyd Coughlin | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Curtis Wills | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Leo Perales | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Brian Skeels | x | <input type="checkbox"/> |

STAFF

Donna Hutchinson
Greg Wendt
Michelle Cooke
Choose A Name
Choose A Name
Choose A Name

CONSENT AGENDA - NONE

NEW BUSINESS

a. **Public Hearing on** 2017 Comprehensive Plan amending Ordinance 600 to comply with Res. 2019-276 and satisfy the settlement with Futurewise. The amendment includes:

1. New policies to Rural Lands-Section 2.2.3 pages 14-16; (PCM 1.5)
2. Amendments to Rural Domestic Water Policies-Section 2.4.3 page 19; (PCM 1.6)
3. Amendments to the Capital Facilities & Public Services (2.10 pg. 30); (PCM 1.7)
4. Housekeeping edits to pages 36 and 52 to correct an acreage amount; (PCM 1.8)
5. Housekeeping edits to page 95 to correct estimated number of new homes needed; (PCM 1.9)
6. Amendments to the Transportation Element-Section 7.1 page 98, 7.2.6 pages 102-103, Section 7.2.7 pages 103, Section 7.2.7 page 103, Section 7.2.8 pages 103-

- 104, Section 7.3.1 and 7.3.11 pages 104-105, Section 7.5.1 page 109-110; (PCM 1.10)
7. Amendments to the Capital Facilities Relationship between Land Use and Capital Facilities Section 9.11 page 122; (PCM 1.11)
 8. Amendments to Capital Facilities Improvement to Public Facilities identified in Other Plans-Section 9.24 pages 125-138; Section 9.6 Siting of Essential Public Facilities pages 141 and 143(PCM 1.12)
 9. Addition to the References section-page 154; (PCM 1.13)
 10. Title Change to Appendix H-4 (Inventory within Benton County and 2028 Forecast and Level of Service Analysis; (PCM 1.14)
 11. Addition Appendix M (Benton County Community Wildfire Protection Plan, previously adopted by the Board of County Commissioners); (PCM 1.15)
 12. Addition Appendix N (Benton County Natural Hazard Mitigation Plan 2019, previously adopted by the Board of County Commissioners; (PCM 1.16) and
 13. Letter Change from Appendix M to Appendix O (Comment Response Matrix) (PCM 1.17)

Staff testimony: Greg Wendt summarized the changes proposed for the Comp Plan Amendment for the Futurewise Settlement.

Testimony: Randall Underwood 11255 S. Gum Street concerned about his property’s zoning. It was noted that this amendment would not change his zoning.

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 Leo Perales, 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 Comprehensive Plan Amendment for the Futurewise Settlement that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

Vote:

| | YES | NO | ABSTAIN | ABSENT |
|-------------------|-------------------------------------|--------------------------|-------------------------------------|-------------------------------------|
| Martin Sheeran | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Marjorie Kaspar | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Lloyd Coughlin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Tammara McKeirnan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Curtis Wills | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Leo Perales | <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"/> |

The motion passed.

b. **Public Hearing on** BCC Title 9 Subdivision Regulations (File No. **OA 2019-002**) amending Ordinance 612, Section 11 and BC 9.02.100 to comply with Res. 2019-276 & satisfy the settlement with Futurewise

Staff testimony: Greg Wendt summarized the changes proposed for the Zoning Ordinance Amendment for the Futurewise Settlement.

Testimony: Jeff Smart, ,253 Col Park Trail, Richland, asked if only new homes would be required to do the Rural Water Supply Program. Staff indicated this was correct only new development would be affected by the Rural Water Supply Program.

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 Tammara McKeirnan, 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 OA 2019-002 for the Futurewise Settlement that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

Vote:

| | YES | NO | ABSTAIN | ABSENT |
|-------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|
| Martin Sheeran | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Marjorie Kaspar | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Lloyd Coughlin | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Tammara McKeirnan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Curtis Wills | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Leo Perales | <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"/> |

c. **Public Hearing on** BCC Title 11-Zoning (File No. **OA 2019-003**) relating to building permits; amending Ordinance 611, Section 165 and BCC 11.42.040 to comply with Res. 2019-276 and satisfy the settlement with Futurewise

Staff testimony: Greg Wendt summarized the changes proposed for the Subdivision Ordinance

Benton County Planning Commission Mtg.
12/10/19

| <u>Name</u> | <u>Address</u> |
|--------------------|----------------------------------|
| Jeff Smart | 253 Columbia Park Trail Richards |
| Randal D Underwood | 1125 S Gqm Kennettick |