

Community Development Department

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Planning Division

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BENTON COUNTY PLANNING COMMISSION

Regular Meeting, 5/11/2021

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

	PRESENT	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tammara McKeirnan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input checked="" type="checkbox"/>	<input 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>

STAFF

Donna Hutchinson
Greg Wendt
Michelle Cooke
Peter McEnderfer
Brian Malley

UNFINISHED BUSINESS:

a. **Continued joint hearing with the Dept. of Ecology and Benton County on the Shoreline Master Plan** Benton County and Washington Dept. of Ecology are accepting comments on a periodic review of the County's Shoreline Master Program under RCW 90.58.080(4). The county has prepared draft SMP amendments to keep the SMP current with changes in state law, changes in other county plans and regulations, and other changed local circumstances.

Staff Introduction: Greg Wendt noted that this was a continued hearing and that comments were accepted after the April 13th Planning Commission meeting until April 23rd. He noted that those comments were now incorporated into a matrix.

Ben Floyd, White Bluffs Consulting reviewed the comments that were received and went through the matrix for the Planning Commission.

Since the public portion of the hearing was closed and written testimony was allowed until April 23, 2021 there was no oral public testimony to be taken and 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 Brian Skeels, 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 2021 Periodic Update to the Shoreline Master Plan 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"/>
Tammara McKeirnan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lloyd Coughlin	<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 with five members voting in favor and one against the motion and with one member absent.

b. **Continued hearing on an Ordinance Amendment - OA 2021-002** -an ordinance relating to critical areas, general provisions and fish and wildlife habitat conservation areas; amending the sections relating to applicability and performance standards-general requirements; amending Ordinance 609, Section 13 and BCC 15.02.120; amending Ordinance 609, Section 54 and BCC 15.14.040; and amending Ordinance 609, Section 56. This amendment updates references within the Applicability portion of the ordinance; amends the buffer requirements; and amends and changes the title to Section 56 to read "Appendix A - General References and Best Available Science" and adds the words "general references" when referring to the list of data and best available science.

Staff Introduction: Ben Floyd, White Bluffs Consulting review the proposed ordinance amendment for the Planning Commission.

Testimony:

Since the public portion of the hearing was closed and written testimony was allowed until April 23, 2021 there was no oral public testimony to be taken and 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 Brian Skeels, 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 amendment to Ordinance 609, Title 15.02.120, 15.14.040 and Section 56 File No. OA 2021-002that 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"/>
Tammara McKeirnan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lloyd Coughlin	<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 with four members voting in favor and one against the motion.

NEW BUSINESS:

a. **Public Hearing on CPA 2021-001** - A proposal by Dalton Walker-Knutzen Engineering, requesting a change in the land use designation from Rural Remote to Rural Commercial on five parcels located in the Finley rural area between Lechelt Road and SR 397, in the Northwest Quarter of Section 26, Township 8 North, Range 30 East, W.M.

Staff Introduction: Brian Malley, Senior Planner, Summarized the proposal for the Planning Commission members.

Applicant Testimony: Paul Knutzen, 5401 Ridgeline Drive, Ste 160, Kennewick WA 99338 stated that he was speaking on behalf of the applicant. He gave a background of the request and noted that the current comprehensive plan and zoning designations would not allow for expansion of the these businesses as they were considered non-conforming uses and therefore they were asking for a Comprehensive Plan Amendment and later would be applying for a zone change.

Testimony: Travis Henrickson, noted that he would like to use the land adjacent to the existing storage units to expand with more units.

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 Marjorie Kaspar,, 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 to change in the land use designation from Rural Remote to Rural Commercial on five parcels located in the Finley rural area between Lechelt Road and SR 397, in the Northwest Quarter of Section 26, Township 8 North, Range 30 East, W.M. File No. CPA 2021-001 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"/>
Tammara McKeirnan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<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"/>
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 with all present voting in favor of the motion.

b. Public Hearing on CPA 2021-003 - A proposal by Benton County for a text amendment to the Goals and Policies Section, 2.7-Housing, and to the Housing Element, Sections 6.2-Existing Conditions and 6.4.2-Housing Types amending the wording of farm worker housing and an amendment to correct an omission to the boundary of the Rural Industrial land use designation to include six parcels in the Finley rural area located south of Lechelt Road and north of SR 397 in Section 26, Township 8 North, Range 30 East, amending Appendix A, Figure 5 - 2017 Periodic Update Land Use Designation Map.

Staff Introduction: Brian Malley summarized the Planning Commission Staff Report for the Planning Commission members.

There being no one 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 the Comprehensive Plan text amendment to the Goals and Policies Section, 2.7-Housing, and to the Housing Element, Sections 6.2-Existing Conditions and 6.4.2-Housing Types amending the wording of farm worker housing and an amendment to correct an omission to the boundary of the Rural Industrial land use designation to include six parcels in the Finley rural area located south of Lechelt Road and north of SR 397 in Section 26, Township 8 North, Range 30 East, amending Appendix A, Figure 5 - 2017 Periodic Update Land Use Designation Map File No. CPA 2021-003 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"/>
Tammara McKeirnan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<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"/>
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 with all present voting in favor of the motion.

c. Public Hearing on CPA 2021-004 - A proposal by 5D Development requesting a change in the land use designation from Rural Industrial to Rural Commercial on Lots 1 and 2 of Short Plat 3669 located off E. Detrick PR SE and Wisner Parkway in Section 11, Township 8 North, Range 28 East, W.M.

Staff Introduction: Brian Malley summarized the Planning Commission Staff Report for the Planning Commission members.

Testimony: Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive, Ste 160, Kennewick WA 99338 stated that he was speaking on behalf of the applicant. He gave a background of the request and noted that the current comprehensive plan and zoning designations would not allow him to put a business on this property and therefore they were asking for a Comprehensive Plan

Amendment and later would be applying for a zone change.

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 Martin Sheeran,, 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 requesting a change in the land use designation from Rural Industrial to Rural Commercial on Lots 1 and 2 of Short Plat 3669 located off E. Detrick PR SE and Wiser Parkway in Section 11, Township 8 North, Range 28 East, W.M. File No. CPA 2021-004 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"/>
Tammara McKeirnan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<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"/>
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 with all present voting in favor of the motion.


MARTIN SHEERAN, Chairman
BENTON COUNTY PLANNING COMMISSION

8/10/2021
DATE