

Benton County Planning Commission
Regular Meeting, July 13, 2010 - 7 p.m.
Public Hearing Room, Planning Annex, Prosser WA

These minutes are a summary of the meeting and are not transcribed verbatim.

Call to order/Roll Call

PRESENT: Faye Nelson
Martin Sheeran
James Wetzel
James Willard
Rick Giberson

ABSENT: Eugene Johnson
Lloyd Coughlin

STAFF: Donna Hutchinson
Michael Shuttleworth
Susan Walker

Approval of Minutes

It was moved by James Willard, seconded by James Wetzel, that the minutes be approved as corrected.

Vote: 5-0
Yes: Faye Nelson
Martin Sheeran
James Wetzel
James Willard
Rick Giberson

No: None
Abstained: None
Absent: Eugene Johnson
Lloyd Coughlin

Motion passed unanimously.

There was no consent or unfinished business before the Planning Commission.

NEW BUSINESS:

A. **Public Hearing** on an appeal made on an action taken by Benton County Resolution #09-727, regarding CPA 09-02, a proposal by the City of Richland to expand its Urban Growth Area (UGA) by 178 acres. In an effort by the petitioners & the County to resolve the appeal, the County will consider rescinding this resolution & will consider all comments received & make their recommendation to the Board of County Commissioners (BOARD)

Susan Walker, Planning Staff summarized the memo for the Planning Commission members.

THERE WAS NO TESTIMONY EITHER FOR OR AGAINST THE PROPOSAL.

The public portion of the hearing was closed.

MOTION

It was moved by James Wetzel, seconded by Faye Nelson, that the Planning Commission approve the proposed Resolution Exhibit #PCM 1.4 that rescinds Resolution 09-727, a Comprehensive Plan Amendment action to expand the Urban Growth Area of the City of Richland by 178.36 acres (CPA 09-02) and that the Chairman in conjunction with the Planning Commission Secretary prepare and adopt written findings that are consistent with the findings found in the Planning Commission staff report dated June 30, 2009, and that this recommendation be forwarded to the Board of County Commissioners .

<u>Vote:</u>	5-0
Yes:	Faye Nelson Martin Sheeran James Wetzel James Willard Rick Giberson
No:	None
Abstained:	None
Absent:	Eugene Johnson Lloyd Coughlin

Motion passed unanimously.

B. **Public Hearing on an** appeal made on an action taken by Benton County Benton County Resolution #09-728, regarding CPA 09-03, a proposal by the City of Benton City that expanded its Urban Growth Area (UGA) by 499 acres. In an effort by the petitioners & the County to resolve this appeal, the County will consider rescinding this resolution & will consider all comments received & make their recommendation to the Board of County Commissioners (BOARD)

Susan summarized the staff memo for the Planning Commission members

Tom Harrison, 2403 Whitworth, Richland WA 99352, stated that he was concerned on how this would affect his property. He noted that he would like to be in UGA in order to receive city sewer.

Mike Shuttleworth, Planning Staff noted that if this is rescinded his property would not be within the Urban Growth Area (UGA) and his property could not be annexed into the City of Benton City. Mike Shuttleworth noted that if the Commissioners and the Hearings Board approved the rescission then he would not be within the UGA and the City of Benton City would have to wait until the next 5-year period for acceptance of Comprehensive Plan Amendments for UGA's would occur.

Rick Giberson noted that what the Growth Management Act says and what the Eastern Washington Growth Management Hearings Board is saying is that they believe it is not time yet. The City basically needs to fill up its developable land first. Mr. Harrison noted that their developable land to the north was very rocky and hard to extend into. It was noted that the Planning Commission had testimony regarding that.

The public portion of the hearing was closed.

MOTION

It was moved by James Willard, seconded by Rick Giberson, that the Planning Commission approve the proposed Resolution Exhibit #PCM 1.5 that rescinds Resolution 09-728, a Comprehensive Plan Amendment action to expand the Urban Growth Area of the City of Benton City by 499 acres (CPA 09-03) and that the Chairman in conjunction with the Planning Commission Secretary prepare and adopt written findings that are based on the Recommendation and Findings of Fact adopted by this Board on August 11, 2009 , which are consistent with the findings found in the Planning Commission staff report dated June 30, 2009 and that this recommendation be forwarded to the Board of County Commissioners .

<u>Vote:</u>	5-0
Yes:	Faye Nelson Martin Sheeran James Wetzel James Willard Rick Giberson
No:	None
Abstained:	None
Absent:	Eugene Johnson Lloyd Coughlin

Motion passed unanimously.

meeting adjourned.

MARTIN SHEERAN, Chairman
BENTON COUNTY PLANNING COMMISSION