

BENTON COUNTY PLANNING COMMISSION
Regular Meeting, November 9, 2010 - 7 p.m.

Public Hearing Room, Planning Annex
1002 Dudley Avenue, Prosser WA 99350

Call to order.

PRESENT: Lloyd Coughlin
Martin Sheeran
James Wetzel
James Willard
Mark Reis

ABSENT: Faye Nelson
Rick Giberson

STAFF: Donna Hutchinson
Michael Shuttleworth
Susan Walker
Valerie Smith

Approval of minutes.

MOTION

It was moved by James Willard, and seconded by James Wetzel to approve the minutes as written

Vote: 5-0
Yes: Lloyd Coughlin
Martin Sheeran
James Wetzel
James Willard
Mark Reis

No: None
Abstained: None
Absent: Faye Nelson
Rick Giberson

Motion passed unanimously.

Election of New Vice Chairman

James Willard nominated Lloyd Coughlin to be Vice Chairman. No other nominations were forthcoming. The following vote was taken.

Vote: 5-0
Yes: Lloyd Coughlin
Martin Sheeran
James Wetzel

No: James Willard
Mark Reis
Abstained: None
Absent: Faye Nelson
Rick Giberson

Motion passed unanimously.

CONSENT AGENDA:

- a. Declaration of Null and Void Status on the preliminary plat of Red Mountain Acreages Phase II - SUB 94-3

Mike Shuttleworth summarized the action to date for the Planning Commission members and noted that the Planning Department had sent a certified letter to the applicant and had not received any reply.

MOTION

It was moved by James Willard, seconded by Lloyd Coughlin, that the consent agenda be approved as published.

Vote: 5-0
Yes: Lloyd Coughlin
Martin Sheeran
James Wetzel
James Willard
Mark Reis
No: None
Abstained: None
Absent: Faye Nelson
Rick Giberson

Motion passed unanimously.

UNFINISHED BUSINESS: None

NEW BUSINESS:

- a. **Public Hearing** on an Ordinance Amendment relating to interim growth management regulations; extending the effective date of Ordinance 472 to December 21, 2011. Ordinance 443 allows Benton County to implement and regulate the permissible residential densities consistent with the Benton County Comprehensive Plan, amending Ordinance 410, Section 1 and BCC 16.10.080.

Mike Shuttleworth summarized the ordinance for the Planning Commission members. The public portion of the hearing was opened. There was no one in the audience who wished to testify and the public hearing was closed.

MOTION

It was moved by James Wetzel, 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 an ordinance amendment relating to interim growth management regulations; extending the effective date of Ordinance 472 to December 21, 2011; that articulate and are consistent with the findings, conclusions and recommendations made by the Planning Commission tonight.

Vote: 5-0
Yes: Lloyd Coughlin
Martin Sheeran
James Wetzel
James Willard
Mark Reis
No: None
Abstained: None
Absent: Faye Nelson
Rick Giberson

Motion passed unanimously.

b. **Public Hearing on** Ordinance Amendment to BCC 3.26 - Flood Damage Prevention Ordinance. Amending the definition for "Development" to include the words or storage of equipment or materials; amending Specific Standards regarding recreational vehicles by deleting references to specific flood zones; amending the administration section to require review of building permits for compliance with this chapter.

Mike Shuttleworth summarized the ordinance for the Planning Commission members. The public portion of the hearing was opened. There was no one in the audience who wished to testify and the public hearing was closed.

Mike entered into the record exhibit PCH 1.1 a letter from the Dept. of Fish and Wildlife.

It was noted that a licensed surveyor documented the elevation through an elevation certificate.

The Flood Plain and Floodway were determined in the 1980's by the Corps of Engineers.

MOTION

It was moved by James Willard, seconded by James Wetzel, that 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 with corrections of an ordinance amendment relating to BCC 3.26 - Flood Damage Prevention Ordinance; that articulate and are consistent with the findings, conclusions and recommendations made by the Planning Commission tonight.

Vote: 5-0
Yes: Lloyd Coughlin

Martin Sheeran
James Wetzel
James Willard
Mark Reis
No: None
Abstained: None
Absent: Faye Nelson
Rick Giberson

Motion passed unanimously.

PLANNING DEPARTMENT REPORTS AND DISCUSSIONS: None

WORKSHOP

a. Workshop and discussion on a proposed ordinance amendment regarding child care facility registration and Draft Ordinances for the proposed Rural Lands Residential Zoning Districts, and the Ordinance amending BCC Title 11.04 - Definitions Section.

Susan Walker summarized the childcare proposed ordinances and noted that we are still waiting for the ordinance from the PA's Office. So the Planning Commission will hear it next month. It will go through the public process along with the Residential Zoning Districts.

Valerie Smith discussed the different zoning districts that would be coming before the Planning Commission early next year.

Susan Walker went through the public participation process for the zoning update. Susan also updated the Planning Commission on the West Richland Appeal of CPA 08-02. She noted that the Planning Commission would be having a hearing on rescinding Res. 10-301.

The meeting was adjourned at 7:36 p.m.

MARTIN SHEERAN, Chairman
BENTON COUNTY PLANNING COMMISSION