

Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629



BENTON COUNTY PLANNING COMMISSION
Regular Meeting, 7:00 p.m.
AUGUST 11, 2015
BENTON COUNTY PUD BUILDING
250 N. GAP ROAD, PROSSER WA 99350

Call to order/Roll Call

Approval of Minutes

CONSENT AGENDA: None

UNFINISHED BUSINESS: NONE

NEW BUSINESS:

a. Public Hearing on ZC 2015-001/EA 2014-031 the rezone from Rural Land 5 Acre to Heavy Industrial on 1.5 acre lot by Andy Divers. The site is located south of Lechelt Road approximately 1/2 mile east of the intersection of Lechelt Road and SR 397, Parcel number 1-2680-100-0014-000, in the Northwest Quarter of Section 26, Township 8 North, Range 30 East, W.M.

b. Public Hearing on ZC 2015-002/EA 2015-032 the rezone from Interchange Commercial to Rural Lands 5 Acre on a portion of a lot totaling approximately .27 acres by Paul Knutzen for Kennewick School District. The site is located east of the intersection of Wiser Parkway and Wiser Loop Roads, described as follows: Portion of Parcel number 1-1188-102-0000-013, in the Northwest Quarter of the Southeast Quarter of Section 11, Township 8 North, Range 28 East, W.M.

c. Public Hearing on ZC 2015-003 the rezone from Urban Growth Area Residential to Rural Lands 5 Acre for the following areas:

The South Half of the South Half of the Northeast Quarter, including Tract 10 & 11 of Sweet and Grange Tracts Addition and all of the Southeast Quarter of Section 7, Township 8 North, Range 30 East; and,

Lots 1 and 2 of Short Plat 1253 and Tract 6 of Pitman's Addition and the Columbia Irrigation Canal Right of Way adjacent to these parcels in Section 8, Township 8 North, Range 30 East, and that portion of the South Half of Southwest Quarter of the Northwest Quarter and the North Half of the Northwest Quarter of the Southwest Quarter in Section 8, Township 8 North, Range 30 East, lying East of Oak Street and West of the East Boundary of the Columbia Irrigation District Canal.

Lots 1 through 4 of Short Plat 2621 in Section 19, Township 8 North, Range 30 East; and,

That portion of Tracts 29 and 30 of Chicago Ten Acre Tracts Addition, lying North of the drainage canal in Section 5, Township 8 North, Range 30 East; and,

The Northeast Quarter of the Southwest Quarter, Except Lot 1 of Short Plat 2269 lying North of the KID Canal in Section 24, Township 8 North, Range 29 East; and,

The rezone from Rural Lands 5 Acre to Urban Growth Area Residential O-6du/ac.

Lots 9 and 10, Block 2 and Lots 1 through 6, Block 4, Empire Lakeside Estates Addition and that portion of the West Half of Section 18, Township 8 North, Range 30 East, W.M. located East of Kingwood Street, South of Short Plat 2376 and North of Block 4 of Empire Lakeside Estates Addition.

d. Public Hearing on Ordinance Amendment relating to zoning, amending the official zoning map of Benton County to reflect changes in the zoning designations for File Nos. **ZC 2015-001, 002, and 003** and for annexation of property into the City Limits of Richland, Kennewick and Prosser.

e. Public Hearing on Ordinance Amendment relating to zoning and the general provisions; amending the section relating to non-conforming uses; amending Ordinance 505, Section 2 and BCC 11.52.075 by deleting the following sentence: "A use of property that is unlawful under other local, state, or federal laws shall not be deemed a nonconforming use."

Planning Commission Discussion:

- a. Moving the meeting date in September to September 15, 2015.

MICHAEL SHUTTLEWORTH, PLANNING MANAGER
BENTON COUNTY PLANNING DEPARTMENT

MARTIN SHEERAN, Chairman
BENTON COUNTY PLANNING COMMISSION