

# 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.

**May 10, 2016**

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

Call to order/Roll Call

Approval of Minutes

**CONSENT AGENDA:** One year Extension for the preliminary plat of Beierle Estates - SUB 01-7

**UNFINISHED BUSINESS: NONE**

### NEW BUSINESS:

**a. Public Hearing** - Benton County Comprehensive Plan Amendment - File No. CPA 2016-001, a proposal to change the Land Use Designation from Rural Lands 5 Acre to Heavy industrial on a 40 acre parcel. The proposal site is located on at 228812 E. Game Farm Road in the Southwest Quarter of the Southeast Quarter in Section 23, Township 8 North, Range 30 East, W.M., one half mile east of the intersection of Game Farm Road and SR 397. Applicant: Kennewick Game Farm LLC

**b. Public Hearing** - Zone Change Request – ZC 2016-001, a proposal to change the Land use zoning from Rural Lands 5 to Heavy Industrial on a 40 acre parcel. The proposal site is located on at 228812 E. Game Farm Road in the Southwest Quarter of the Southeast Quarter in Section 23, Township 8 North, Range 30 East, W.M., one half mile east of the intersection of Game Farm Road and SR 397. Applicant: Kennewick Game Farm LLC

**c. Public Hearing** - Countywide Planning Policies – Amendments are being made to the Benton County Countywide Planning Policies (CWPPs) adopted in February of 1993. The Countywide Planning Policies are written policy statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted.

### PLANNING COMMISSION DISCUSSIONS:

**a. Subdivision Alteration** to the recorded plat of Tripple Vista Estates #2. The applicant is proposed to alter the lot lines to combine five lots into larger sizes, ending up with three lots and to add one lot to Cantera Street. Applicant: Randy/Marlene Lechelt.

**b.** Report on the Critical Areas Ordinance Update being prepared by the Watershed Company.

MICHAEL SHUTTLEWORTH, PLANNING MANAGER  
BENTON COUNTY PLANNING DEPARTMENT

MARTIN SHEERAN, Chairman  
BENTON COUNTY PLANNING COMMISSION