

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



Agenda

Benton County Planning Commission

Regular Meeting, June 9, 2015 - 7 p.m.

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

CALL TO ORDER/ROLL CALL

APPROVAL OF MINUTES

CONSENT AGENDA: 1 year extension request on the preliminary plat of Bierele Addition. SUB 01-7 Applicant: Patricia Bierele

UNFINISHED BUSINESS - None

NEW BUSINESS:

- a. **Continued Public Hearing** on an amendment to BCC 17.10.060 adding the words "Planning Director" as the final decision maker for Type III and IV permit applications.
- b. **Public Hearing** on the 2015 Comprehensive Plan Amendment applications.

File CPA 14-001 a request by the City of Kennewick to amend its Urban Growth Area (UGA) to include approximately 3 acres and remove approximately 410 acres from its current Urban Growth Area Boundary. **Areas that are proposed to be added** to the Kennewick UGA are developed residential uses and are described as follows:

Area D - Lots 9 and 10, Block 2 and Lots 1, 2, 3, 4, 5 and 6, Block 4 Empire Lakeside Estates as recorded in Volume 8 of Plats, Page 96, records of Benton County, Washington. The subject property is located generally at the intersections of Eastlake Street and Kingwood Street and East 44th Avenue and Kingwood Street.

Areas that are proposed for removal from the Kennewick UGA are primarily developed single-family residential, orchards, a gravel pit and some vacant lands. The areas to be removed are generally described as follows:

Area A - All unincorporated land lying in the South Half of the Southwest Quarter of Section 5, Township 8 North, Range 30 East and is located within the Urban Growth Area. The subject property is addressed 195501 East 7th Ave., Kennewick, WA 99337 and is generally located west of East 7th Ave. and South Yew Street intersection.

Area B - The west half of Section 8, Township 8 North, Range 30 East. The subject property is located on South Yew Street and is adjacent to the Benton County Fairgrounds.

Area C - The Eastern Half of Section 7, Township 8 North, Range 30 East and the Northwest Quarter of the Southwest Quarter of Section 8, Township 8 North, Range 30 East; and, Generally between Gum Street and Oak Street and between 23rd Avenue and 27th Avenue.

Area E - Lots 1, 2, 3, and 4 of Short 2621 as recorded in Volume 7 of Plats, Page 2621, records of Benton County, Washington. The subject property is located generally at the end of 1877 PR SE off of East 45th Avenue.

Area F - The Northwest Quarter of Section 19, Township 8 North, Range 30 East, W.M. The subject property is located generally at the end of South Washington Street.

Area G - That portion of the Northeast Quarter of the Southwest Quarter, the Southwest Quarter of the Southeast Quarter of the Southeast Quarter, the Southeast Quarter of the Southeast Quarter, all in Section 24, Township 8 North, Range 29 East, all lying south of the Kennewick Irrigation District main canal.

CPA 2015-001 - A proposal by Andy Divers, requesting a change in land use designation from Rural Lands Five (RL-5) to Heavy Industrial (HI) on 1 parcel located in the Finley rural area, in the Northwest Quarter of Section 26, Township 8 North, Range 30 East, W.M.

CPA 2015-002 - A proposal by Paul Knutzen, requesting a change in land use designation from Interchange Commercial to Rural Lands Five (RL-5) on 1 parcel located next to the Cottonwood Elementary School in the Cottonwood Commercial Plaza off of Wisner Loop Road in the Southeast Quarter of Section 11, Township 8 North, Range 28 East, W.M.

CPA 2015-003 A proposal by Benton County to include the Shoreline Master Plan as a Sub-Area Plan of the Benton County Comprehensive Plan.

CPA 2015-004 - Amending text and Tables 9.0 and 9.1 in Chapter Nine to include by reference the County's 2015-2020 Capital Improvement Plan (CIP).

CPA 2015-005 - Amending text in Chapter Ten - Utilities Element to include by reference the 2013 Benton County Comprehensive Solid Waste Management and Moderate Risk Waste Management Plan.

c. Discussion on changing the September Planning Commission meeting date.

/s/ MICHAEL SHUTTLEWORTH, Planning Manager
BENTON COUNTY PLANNING DEPARTMENT

MARTIN SHEERAN, Chairman
BENTON COUNTY PLANNING COMMISSION