

# 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, 3/14/2017

7:00 p.m. Public Hearing Room, Planning Annex  
1002 Dudley Avenue, Prosser WA 99350

**THESE MINUTES ARE SUMMARIZED AND ARE NOT A VERBATIM TRANSCRIPT.**

### ROLL CALL

	PRESENT	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Aimee Bergesen	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dean Burows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Leo Perales	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### STAFF

Jerrold MacPherson  
Donna Hutchinson  
Greg Wendt  
April Brown  
Michelle Cooke

### APPROVAL OF MINUTES

It was moved by Dean Burows and seconded by Marjorie Kaspar, that the minutes be approved as written.

### Vote:

	YES	NO	ABSTAIN	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dean Burows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aimee Bergesen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leo Perales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion passed unanimously.

## **CONSENT AGENDA - NONE**

### **NEW BUSINESS**

a. **Public Hearing on *File CPA 2017-002***, a request by the City of Richland to amend its Urban Growth Area (UGA) to include approximately 1,187 acres and remove approximately 283 acres from its current Urban Growth Area. The area that is proposed to be added to the Richland UGA is undeveloped and intended for industrial type uses and is made up of six (6) contiguous parcels.

Planning Staff gave a summary of the proposal and pointed out the areas to be added to and removed from the Richland UGA on the maps provided in the staff report.

**Applicant testimony:** Rick Simon, City of Richland, stated that the North end of Richland has been designated as Light Industrial for some time. He noted that the portion in the 300 area is designated to be removed from the UGA because it is contaminated and DOE has no plans to transfer the land to the City. He stated that the other parcels to be added were free of contaminants and have already been transferred to the City and to the Port of Benton. Mr. Simon indicated that a Capital Facility Plan had been done for this application and that the infrastructure is currently in place to serve the property. He noted that this area was suited for future light industrial types of development as there is existing rail and utilities and that the current land use patterns tend towards industrial types of development. The Dept. of Energy has completed a thorough environmental review of this property and in their transfer of the property conditioned it so that it could only be used for light industrial purposes.

### **There was no Proponent or Opponent testimony:**

There being no one else who wished to testify the public portion of the hearing was closed.

After discussion by the Planning Commission the findings of fact were completed and the following motion was made.

### **MOTION**

It was moved by Aimee Bergesen and seconded by Dean Burows, 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 CPA 2017-002 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

**Vote:**

	YES	NO	ABSTAIN	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dean Burows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aimee Bergesen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leo Perales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion passed unanimously.

b. **Public Hearing on File CPA 2017-003**, a request by the City of Prosser to amend its Urban Growth Area (UGA) to include approximately 100 acres and remove approximately 484 acres from its current Urban Growth Area. The area that is proposed to be added to the Prosser UGA is intended for industrial type uses and is made up of twenty six (26) parcels.

Planning Staff gave an overview of the proposal and pointed out the parcels to be either added or removed on the maps located within the staff report.

**Applicant testimony:** Steve Zetz, Planner for the City of Prosser stated that the City is trying to meet density goals to be consistent with the County's goals and policies. He noted that the areas to be removed are the least likely to develop as residential and that the land proposed to be added is for industrial uses. He stated that the existing light industrial area north of the freeway is not conducive to extending utilities to the area and therefore the city is moving it to the Whitkopf Loop area.

**Proponent testimony:** Kay Simon, 835 Main Street, Prosser noted that the Whitkopf Loop area was mostly in orchards and vineyards with residences by those landowners. She stated that she had a winery and vineyard in this area and that there were a lot of pedestrians in this area. She stated that the area was agriculture in nature and would recommend that a designation of agri-tourism be assigned to this area as it is more preferable than Industrial.

Steve Zetz discussed the City's designations and noted that a designation of agri-tourism would possibly fit the area as it would allow a mix of agricultural, tourism and industrial uses to be in the same area. He stated that if it were annexed today it would be labeled as agri-tourism.

Rafael Olivera, 2830 Wittkopf Loop, Prosser, stated that he agreed with the comments made by Ms. Simon.

There being no one else who wished to testify the public portion of the hearing was closed.

After discussion by the Planning Commission the findings of fact were completed and the following motion was made.

**MOTION**

It was moved by Dean Burows, seconded by Aimee Bergesen, 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 File No. CPA 2017-003 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

**VOTE**

	YES	NO	ABSTAIN	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dean Burows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aimee Bergesen	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leo Perales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

There being no further business before the Planning Commission the meeting was adjourned.

 8/8/17  
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MARTIN SHEERAN, Chairman                      DATE  
BENTON COUNTY PLANNING COMMISSION

**BENTON COUNTY PLANNING COMMISSION**  
**Attendance Sheet to be attached to the Planning Commission Minutes**

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

Regular Meeting

Special Hearing

Date: March 14, 2017

**PLEASE PRINT**

**VISITORS ATTENDING**

**PLEASE PRINT**

NAME	ADDRESS
Steve Zetz	<del>421 6th St</del> 601 7th St Prosser WA
Rick Simon	City of Richland 505 Swift Blvd.
Kerwin Jensen	City of Richland
Dob Heintz	Prosser EDA
Justin Barbcher	280 W Clearwater Ave. Suite 201 Kennewick.
Kelly Watts	85208 Summit View Dr. Kenn. 99338
Kay Simon	835 Main St Prosser WA
RAFAEL Olivery	2830 WIT KOF Prosser
Spencer Montgomery	2810 W. Clearwater Ave Keny
Darral Moore	" "