



**BENTON COUNTY PLANNING COMMISSION**

**Regular Meeting, 8/13/2019**

6:00 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**

	<b>PRESENT</b>	<b>ABSENT</b>
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tammara McKeirnan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lloyd Coughlin	<input type="checkbox"/>	<input checked="" type="checkbox"/>
VACANT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Leo Perales	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brian Skeels	<input type="checkbox"/>	X

**STAFF**

Jerrold MacPherson  
Greg Wendt  
Donna Hutchinson

**APPROVAL OF MINUTES**

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

**Vote:**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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"/>
Lloyd Coughlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tammara McKeirnan	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Skeels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Motion passed unanimously.

**CONSENT AGENDA - NONE**

**UNFINISHED BUSINESS: None**

**NEW BUSINESS:**

- a. **Public Hearing on SUB 2019-003/EA 2019-015** - The preliminary plat of Steeplechase for the subdivision of 107.34 acres into 91 lots with an average lot size of 45,139 square feet. Applicant: Candy Mountain LLC. Project Location: The property is generally located south of the I-82 W, south of S. Sagebrush Road, west and north of Summit View Drive, east of Grandview Ln., and east of Clearview Loop. (Parcel # 109884000001001).

**Staff Presentation:** Greg Wendt, summarized the staff report for the PC members. Jerrod MacPherson pointed out the subject property on the site map and plat map for the PC members.

**Applicant testimony:**

Dave Baalman, Engineer for the applicant spoke in favor of the application.

Kirk Rathbun, representative for the applicant also spoke in favor of the application.

**Testimony:**

Tina Ellis, 85803 E. Sagebrush Road, Kennewick, spoke about her concerns regarding drainage on her property. She submitted photos which are entered as exhibit PCH 1.2.

Jeff Banning, 86715 E. Haven View Rd, Kennewick asked if the proposed fence would be constructed with blocks. It was noted that was correct. He noted that he had concerns that the construction equipment may damage the road. He asked if Summit View Water Works had enough pressure and could they serve the area? He stated that there was already a drainage issue.

David Darling, 16108 S Fairview Loop, Kennewick, asked when the traffic Impact Fees would be implemented, at the beginning? Jerrod MacPherson noted that they have been identified but there is no timeline yet. The funds will build up and be used for matching funds for grants.

**Applicant Rebuttal:**

Kirk Rathbun, 4904 W 20<sup>th</sup> Ave. Kennewick, stated that there were two separate water systems, a dedicated domestic water system and a dedicated irrigation water system. He noted that the Dept. of Health has the regulatory oversight on drinking water and that their water system plan is currently being updated to include these plats. He noted that they had ample connection capacity on the domestic water. He stated that they had water rights for irrigation water and that Section 9 is a combined system with Section 9 and Section 5. He noted that in Section 9 they currently had developed about 2400 gal per minutes capacity and that they tracked the irrigation usage on a daily basis and also take an annual reading. He stated that they could meet all of the peak demands with their current capacity and that they had additional capacity that could be added if necessary.

David Baalman addressed the drainage concerns that were brought up through testimony presented earlier. He noted that easements would remain open to water, no fences would be put through them and that the developer had adjusted the lot lines to help keep the drainage

ways open for water movement and that culverts will be installed.

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 Martin Sheeran, seconded by Marjorie Kaspar, 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 the Preliminary Plat of Steeplechase - SUB 2019-003 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

**Vote:**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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"/>
Lloyd Coughlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tammara McKeirnan	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Skeels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Motion passed unanimously.

- b. Public Hearing on SUB 2019-004/EA 2019-016** - The preliminary plat of Bridlewood for the subdivision of 9.99 acres into 9 lots with an average lot size of 45,205 square feet. Applicant: Tri City Development Corporation. The property is generally located south of the I-82 W, along the north side of S Sagebrush Road at the Summit View Drive and S. Sagebrush Drive intersection (Parcel # 109881030001001).

**Staff Presentation:** Greg Wendt, summarized the staff report for the PC members. Jerrod MacPherson outlined the site map and plat map for the PC members.

**Applicant testimony:**

Dave Baalman, stated that this plat was smaller and that there were no issues with rearranging the two lots mentioned by staff. He noted that there were no drainage easements within this plat.

There being no one else in the audience 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 Marjorie Kaspar, seconded by Leo Perales, 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 the preliminary plat of Bridlewood File No. SUB 2019-004 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

**Vote:**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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"/>
Lloyd Coughlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tammara McKeirnan	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Skeels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Motion passed unanimously.

- c. **Public Hearing on SUB 2019-005 and EA 2019-017** - The preliminary plat of Ridgeview for the subdivision of 13.70 acres into 12 lots with an average lot size of 43,923 square feet. Applicant: Tri City Development Corporation. The property is generally located south of the I-82 W, east of south Grandview Ln., east of S. Mountain Ridge Ct., west of S. Clearview Loop and south of Summit View Dr. (Parcel # 109883000003002).

**Staff Presentation:** Greg Wendt, summarized the staff report for the PC members. Jerrod MacPherson outlined the site map and plat map for the PC members.

**Applicant testimony:**

Dave Baalman noted that this plat was steeper than the others and that the slopes mitigated the drainage issues in this plat and that there were no drainage easements on this plat.

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 Leo Perales, seconded by Tammara McKeirnan, 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 the preliminary plat of

Ridgeview File No. SUB 2019-005 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

**Vote:**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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"/>
Lloyd Coughlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tammara McKeirnan	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brian Skeels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Motion passed unanimously.

**Planning Dept. Reports and Discussions:**

The following items will be coming before the Planning Commission this fall:

- Comp. Plan Amendment by the City of Kennewick
- Comp Plan Changes for the Futurewise Agreement
- Zoning Changes
- Rural Water Supply



MARTIN SHEERAN, Chairman

11/12/2019

DATE

BENTON COUNTY PLANNING COMMISSION

