

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, 9/13/2016

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Marjorie Kaspar	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dean Burows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
James Willard	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Leo Perales	<input checked="" type="checkbox"/>	<input type="checkbox"/>

STAFF

Clark Posey
Donna Hutchinson
Michelle Cooke

APPROVAL OF MINUTES

It was moved by James Willard 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
James Willard	<input checked="" 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"/>
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 an amendment to BCC 9.08 to increase the timeframe for final plat submission. Amending Benton County Code 9.08.036 and 9.08.037.

Michelle Cooke, Planning Staff, gave a summary of the ordinance amendment.

Testimony:

Paul Christensen noted that this would set mandatory dates and asked if there would be extensions allowed. It was noted that there would be no extensions.

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

After discussion by the Planning Commission the following motion was made.

MOTION

It was moved by Dean Burows, 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 Ordinance Amendment to BCC 9.08 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
James Willard	<input checked="" 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"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion passed unanimously.

b. Public Hearing on the preliminary plat of Steeplechase, the subdivision of approximately 107 acres into 20 lots with an average lot size of 5.17 acres. The site is located North and South of Calico Road, west of Summit View Phases 7 & 8, South of Phase 10 of Summit View, North of Phase 6 of Summit View an East of Clear view Lane in Section 9, Township 8 North, Range 28 East, W.M. Applicant: Candy Mountain LLC.

Clark Posey, Planning Staff gave a summary of staff memo to the Planning Commission.

Applicant testimony:

Geoff Clark - P.O. Box 1307, Gig Harbor, WA noted that the subdivision would meet the minimum lot size requirement of the RL 5 zoning designation and that they agreed with all of the conditions listed in the staff memo.

Opponent testimony:

Lyda Lowrance, 90502 Summit View Dr., Kennewick WA 99366 stated that she lived next to the proposed subdivision and had concerns about what types of livestock would be allowed on these parcels?

Kristine Templeton, 87069 E. Haven View PR SE, Kennewick WA 99336 had concerns regarding water rights and covenants.

Applicant Rebuttal:

Geoff Clark, noted that the property was currently in agricultural uses (corn) which takes a lot of water, and that the residential lots will take less water usage. He noted that sometimes water companies have to ask for less water usage especially during the summer months.

Lyda Lowrance, noted that Summit View waterworks also provides water to Reata West and that they did not have any restrictions last year.

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 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 with conditions of the preliminary plat of Steeplechase - SUB 2016-003 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

James Willard	<input checked="" 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"/>
VACANT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The motion passed unanimously.

c. Public Hearing on the preliminary plat of La Buena Vida Estates, the subdivision of approximately 20.9 acres into 15 lots. The site is located on Lot 2 of Short Plat 2724 at the terminus of Breezie Lane and Thunder Road, South of Breez'n In Estates #3 in Section 12, Township 9, North, Range 26 East, W.M.

Clark Posey, Planning Staff gave a summary of the staff memo to the Planning Commission.

Applicant testimony:

Kevin Barney, HDJ 6115 Burden Blvd., Suite E, Pasco, stated that he was a representative for the applicant and noted that there was a representative from the Oasis Water System present. He discussed the wetland area in regards to the four lots alongside of it and stated that there was a setback shown on those lots for the wetland. There was a no build zone on the west property line.

Proponent testimony:

Paul Christensen, 1004 Frontier, Benton City stated that he was the owner of Oasis Water Corp. and stated that the system was designed for 230 hook ups and that they had a green tag stating that they had met the Dept. of Health conditions. He noted that currently there were 175 connections to the system and that they would be adding 35 more with this subdivision. He noted that Fire Flow was not met two weeks ago, but all it would take was a computer adjustment that would allow for the needed fire flow.

Opponent testimony:

Louetta Shiplet, 2704 W. OIE Hwy, Benton City stated that she had concerns over the irrigation water and stated that the area was served by the Benton Irrigation System. She stated that this subdivision proposed to have duplexes on the lots which would cause more crime and that property values would go down.

Candy DeGood, 2707 W. OIE Hwy, Benton City stated that she had concerns with the water moratorium due to the lack of water in Breez'n In Estates.

Robert Blaine, BC Road Dept., stated that the Road Dept. had concerns regarding this subdivision which could be found in PCM 1.16. He noted that until these issues were resolved they could not approve the plat.

Kevin Barney stated that he would propose a recommendation to the Board of County Commissioners with a condition placed on the plat that all Road Dept. conditions be resolved. He noted that the roads follow basically the same as the previous plat proposed on this lot and those were approved.

Leo Perales stated the he would recommend continuing the hearing until the Road Dept. concerns are addressed. Dean Burows, Marjorie Kaspar and Martin Sheeran concurred with that statement.

MOTION

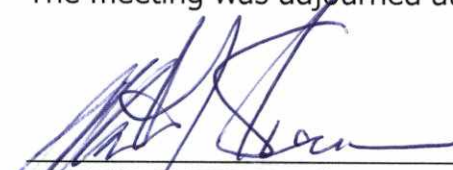
Dean Burows moved to continue the hearing for 90 days until December 19, 2016 meeting, 7 p.m. 1002 Dudley Avenue. Martin Sheeran noted that the applicant could come back before the Planning Commission sooner if the issued with the Road Dept. had been satisfied.

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
James Willard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leo Perales	<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"/>

The motion passed with four in favor and one opposed.

The meeting was adjourned at 8:50 p.m.


MARTIN SHEERAN, Chairman DATE 10/14/16
BENTON COUNTY PLANNING COMMISSION

