

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, 11/21/2017

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"/>
Richard Bilskis	<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"/>
Brian Skeels	<input checked="" type="checkbox"/>	<input type="checkbox"/>

STAFF

Donna Hutchinson
Jerrod MacPherson
Greg Wendt
Michelle Cooke
April Brown

APPROVAL OF MINUTES

It was moved by Richard Bilskis 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"/>
Richard Bilskis	<input checked="" 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"/>
Brian Skeels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion passed unanimously.

NEW BUSINESS

Public Hearing on the 2017 Periodic Update to the Benton County Comprehensive Plan.

Staff Report:

Jerrold MacPherson, Planning Staff gave an update as to the process so far on the Draft Comprehensive Plan.

Ben Floyd, Anchor QEA, consultant gave a presentation on the Comprehensive Plan, he went through the comment/response summary one by one and gave a brief summary on each item.

Public testimony:

Wayne Schmelzer, 198811 E. 73rd, stated that he was just here to ask for an increase on the private road ingress-egress that is limited to twelve right now. He would like to see an increase in the the amount of lots allowed on a graveled private road and also on a paved private road to possibly 24 or 50.

Alison Cable, Futurewise, summarized their comments for the record (**Exhibit PCH 1.3**).

Kay Simon, 835 Main Street Prosser, stated that she owned property with a winery in the area proposed for expansion of the Prosser UGA. She stated that she had attended a Prosser Planning Commission meeting and that the City of Prosser has noted discrepancies within their Industrial designation which is what they are wanting to designate this area. Within the Industrial designations the City has several different zoning options which are called Agri-Tourism and Agri-business. These options have discrepancies between them and the Industrial designation and what they permit within these sub designations. The City needs to come up with a way to address these discrepancies before the UGA is defined.

Jason Gilbert, 2521 Sales Yard Road, Prosser stated that he was speaking on behalf of Bill Thompson, a land owner within the proposed UGA area for Prosser. This is about the annexed area outside of Prosser. Three out of four owners, eighty percent of the land do not want to be included in the UGA. When the City ran water and sewer services outside of their city limits they created an area of urban sprawl or leapfrog effect. This is clearly one of the reasons why the GMA was adopted. The land owners have been caught between two city lines for 30+ years. This is the second attempt to put this area within the UGA. This issue needs to be viewed more closely, we are asking the County for their help and would like a heads up on where they stand on this issue. The UGA boundary at face seems harmless until you take into account that it opens the door for potential annexation along with a slew of other land use issues. Coupled with the fact that the City has a total disregard for the potential impact and personal lives of the people in this area gives even more reason for the County to look into this issue and its proposed

UGA.

John Christensen, 3802 W. 43rd Avenue, Kennewick, stated that he wished to confirm the approval of the update. He noted that the area that he owned and had historically farmed was no longer being farmed. He stated that most of it was in CRP and a large portion of the CRP area has expired and cannot go back into the CRP program. He would like to see the land go from GMA Ag into a Rural Lands designation.

Jesse Greenough, 4209 S. Cascade St., Kennewick, stated that he owned property in Plymouth along Hwy 14 and Plymouth Road and that it was zoned Interstate Commercial and that he would like to see the availability of having living units above the commercial units within that zoning designation.

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

MOTION

It was moved by Dean Burows, seconded by Aimee Bergesen, that the public hearing be continued until December 12, 2017, 6 p.m. at the Planning Annex Hearing Room, 1002 Dudley Avenue, Prosser WA for the purpose of reviewing the material presented at this hearing and for decision making.

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"/>
Richard Bilskis	<input checked="" 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"/>
Brian Skeels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


MARTIN SHEERAN, Chairman

12/12/17
DATE

BENTON COUNTY PLANNING COMMISSION

