

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, 9/11/2012

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
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Mark Reis	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Rick Giberson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Darwin Crosby	<input checked="" type="checkbox"/>	<input type="checkbox"/>
James Willard	<input checked="" type="checkbox"/>	<input type="checkbox"/>

STAFF

Michael Shuttleworth
Donna Hutchinson

APPROVAL OF MINUTES

It was moved by James Willard seconded by Lloyd Coughlin, that the minutes be approved as corrected.

Vote:

	YES	NO	ABSTAIN	ABSENT
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Reis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rick Giberson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darwin Crosby	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
James Willard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Motion passed unanimously.

CONSENT AGENDA - NONE

Lloyd Coughlin stated that he had a conflict of interest in this matter and recused himself

NEW BUSINESS

a. **Public Hearing** on **ZC 12-01**, a proposal by Nancy Strom & Jesse Greenough Jr., et al, requesting a change in the zoning designation from Interchange Commercial to Rural Lands Five (RL-5) on 3 parcels comprising approximately 6 acres located East of Plymouth Road and North of SR 14 in the Northwest Quarter of Section 5, Township 5 North, Range 28 East, W.M.

Mike Shuttleworth, Planning Staff, summarized the staff memo for the Planning Commission Members. He pointed out the property on a land use designation map which was entered into the record as **PCH 1.0**. He noted that the Board of County Commissioners had approved the CPA Amendment.

There being no one 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. FOF were completed.

MOTION

It was moved by Mark Reis, seconded by Martin Sheeran, 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 Zone Change File No. ZC 12-01 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

VOTE

	YES	NO	ABSTAIN	ABSENT
Lloyd Coughlin	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Reis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rick Giberson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darwin Crosby	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
James Willard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The motion passed with 5 members voting in favor.

Lloyd Coughlin rejoined the Planning Commission.

b. **Public Hearing** on **ZC 12-02**, a proposal by the Port of Benton, et al, requesting a change of zoning designation from Rural Lands Five (RL-5) to Light Industrial on six parcels comprising approx. 53 acres located at the intersection of Johnson and Wamba Roads in the Southwest Quarter of the Southwest Quarter of Section 26 & the Southeast Quarter of Section 27 in Township 9 North, Range 24 East, W.M.

Mike Shuttleworth, Planning Staff summarized the request for the Planning Commission Members. He pointed out the site on the land use designation map and entered the map into the record as **Exhibit PCH 1.0**. He noted that the Board of County Commissioners had approved the CPA.

Applicant Testimony: Justin Baerlauchner, 2810 W. Clearwater Avenue Suite 201 Kennewick WA 99336, stated that he was the representative for the applicants and that he was willing to answer any questions that the Commissioners may have. He noted that future development on the property would have to go through the development process and obtain proper approvals at that time.

Rick Giberson asked about the comments in the Department of Ecology's letter regarding wetlands. Mr. Baelauchner stated that it would be looked at on a case by case basis and that the water was irrigation runoff and was seasonal.

John Haakenson, 3100 Geo. Wash. Way, Richland, Port of Benton stated that he was willing to answer any questions.

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

MOTION

It was moved by Rick Giberson, seconded by Lloyd Coughlin, 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 Zone Change File No. ZC 12-02 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

VOTE

	YES	NO	ABSTAIN	ABSENT
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Reis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rick Giberson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darwin Crosby	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
James Willard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The motion passed with a unanimous vote.

c. **Public Hearing on an ordinance amendment** relating to amendments to the Benton County Comprehensive Plan; amending Ordinance 465, Section 5, and BCC 16.14.050; and amending Ordinance 465, Section 6 and BCC 16.14.060. - Comprehensive Plan Amendments - Application Period - to add wording allowing

applications to amend Urban Growth Area boundaries for industrial purposes to be submitted annually and setting forth criteria for those applications.

Mike Shuttleworth, Planning Staff summarized the amendment for the PC members.

Lloyd Coughlin stated that they would need to show that they need this for industrial purposes. Mr. Shuttleworth stated that this legislation applied only to Benton County.

Proponent Testimony: Wes Romine, City of Kennewick, 210 W. Sixth, Kennewick stated that they supported the amendment and that there were several issues that he would like to have clarified. He then went through those items with the Planning Commission and Planning Staff.

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

MOTION

It was moved by Mark Reis seconded by James Willard, 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 Ord. Amend to BCC 16.14 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

VOTE

	YES	NO	ABSTAIN	ABSENT
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Reis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rick Giberson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Darwin Crosby	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
James Willard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The motion passed with a unanimous vote.


MARTIN SHEERAN, Chairman 11/13/12
BENTON COUNTY PLANNING COMMISSION DATE