

# 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, 2/12/2013

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Darwin Crosby	<input checked="" type="checkbox"/>	<input type="checkbox"/>
James Willard	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### STAFF:

Mike Shuttleworth, Planning Manager  
Susan Walker, Senior Planner  
Valerie Smith, Associate Planner  
Donna Hutchison, Recording Secretary

### ELECTION OF OFFICERS

Nominations and elections of officers were held with Planning Commission members Martin Sheeran being elected as chairperson and Lloyd Coughlin as Vice Chairperson.

### APPROVAL OF MINUTES

It was moved by Lloyd Coughlin and seconded by Darwin Crosby, that the minutes be approved as written.

### 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Darwin Crosby	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
James Willard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Motion passed with those members in attendance voting in favor of the motion.

## **CONSENT AGENDA - NONE**

### **NEW BUSINESS**

- a. **Public Hearing** on the proposal to adopt the 2012 Red Mtn. AVA Master Site Plan as a sub area plan of the Benton County Comprehensive Plan. File No. CPA 13-02/EA 12-23.

Susan Walker, Senior Planner presented the 2012 Red Mtn. AVA Master Site Plan to the Planning Commission. The staff memo and staff recommended revisions as noted in Exhibits PCH 1.1 and 1.2 were summarized and comments submitted during the review period were addressed.

Larry Pearson, 20206 E. 583 PR NE, Benton City, stated that he was a resident and also a vineyard and winery owner in the Red Mountain AVA and that he was involved in the development of the Red Mountain Master Site Plan. He stated that he was recommending approval of this plan by the Planning Commission and that they forward approval on to the Board of County Commissioners.

Planning Commission member Lloyd Coughlin noted that the Wine Village was an option and was not going to be required.

Mr. Pearson stated that a specific site for the Wine Village will not be shown within the plan and noted that there were issues regarding location of the site that have yet to be resolved in regard to the provision of water, sewer, fire protection, to allow something like that to proceed. This is a guide, that includes everyone's goals and visions for development of the area, but the specific implementation of that will rest on getting the required facilities in there and perhaps even supporting zoning that has to be identified more specifically. He noted that he was speaking specifically to the Red Mountain Agricultural area as opposed to the GMA Agricultural District. He concluded by noting that this was a guiding document for the Sub Area Plan development within the Comprehensive Plan framework.

Scott Revell, 12 W. Kennewick Avenue, Kennewick WA 99336, representing the Kennewick Irrigation District stated that they had been involved in the Master Plan for several years and that the District owns roughly 600 acres within the AVA in the Master Plan area. He noted that the KID was starting construction in about 60 days on the irrigation system for the area. He stated that the KID supported the plan as a means to enhance and protect the long term property values for the benefit of the District's rate fares. He noted that the KID would have 1,785 acres that would be irrigated from the KID system. He pointed out KID's eastern boundary on the site plan map. (Figure 1.1).

Jim Wade, 1813 S. Rainier Pl., Kennewick, stated that the price for doing this development had not been discussed and that he wished to know what the cost of the plan would be to the taxpayers. Mr. Shuttleworth stated that the plan would be carried out by private developers with no direct costs to the taxpayers.

Ed Shaw, PO Box 309, Benton City, stated that he was the President of the Red Mtn. AVA Alliance an organization of vineyard owners and winery owners on Red Mountain and Friends of Red Mountain. He stated that they have been working on this since 2005. This was the number one project when their organization was formed. They felt that because of the growing reputation of Red Mountain development was going to come to Red Mountain. Those who were already there wanted to establish a vision for the Red Mtn. Area. They raised money for that, got organizations together to gather ideas, developed a plan and then brought their plan to the County. He noted that the plan in and of itself does not accomplish anything but it is the first step towards amending zoning ordinances and so forth. He noted that development is moving ahead, people are building homes, and KID is bringing water to the area at this time. He noted that the Master Site Plan would allow for development and growth on Red Mtn. in a responsible fashion. He stated that the Alliance was in support of the adoption of this plan.

Heather Unwin, 1470 Blue Mountain Pl, Richland WA stated that she was the Executive Director for the Red Mountain AVA Alliance. She stated that she was now the only official contact person for those inquiring about Red Mountain which was not the case several years ago. She stated that she was also in support of the Red Mountain AVA Master Site Plan.

James Holmes, 4361 King Drive West Richland stated that he had 160 acres of wine grapes and started farming on Red Mountain in 1975. He noted that the AVA area is recognized in major magazines, because the wine stands out and receives high scores. He stated that the Master Site Plan would establish a framework that will help maintain the character of the area.

Ann Williams, 44612 Sunset Road, Benton City stated that on page 3-11 the table was asking where they heard of the survey not where they heard about the AVA.

Kay Simon, P.O. Box 387, Prosser, stated that she owned a winery and small vineyard in the County, within the Prosser UGA. She noted that the Master Site Plan looked like a great plan and that she had no negative comments except that as property owners in Benton County, we are all special. She urged the Planning Commission to be aware of unintended consequences of making something very special or allowing some development that is not currently allowed in the Comprehensive Plan.

The public portion of the hearing was closed.

Commission member Lloyd Coughlin stated that the Wine Village should not be optional but that it should be planned out where it is to go within the AVA. Susan Walker clarified the position of why the wine village was not specifically located on the map.. She noted that a Master Plan Resort designation would be needed for the wine village and that there were specific locational criteria within the Plan for siting the Wine Village. Site criteria includes: marginal soils for growing grapes and cold air drainage areas, topography suitable, views, central location that provides opportunities for trails, parking and transportation systems and provides a focal point for visitor activities. It was noted that a master planned resort could be located outside of an Urban Growth Area, but would most likely need municipal services.

Commission member Mark Reis noted that this was a progressive document. He noted that many different people have come together to prepare a solid plan.

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


**MOTION**

It was moved by Mark Reis and Seconded by Darwin Crosby that, 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 the staff recommended revisions of the Draft 2012 Red Mountain AVA Master Site Plan as a sub area plan to the Benton Co. Comprehensive Plan – File No. CPA 13-02.

**VOTE:**

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

Motion passed with those members in attendance voting in favor of the motion.

 10/15/13  
 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: 2-12-13

**PLEASE PRINT**

**VISITORS ATTENDING**

**PLEASE PRINT**

NAME	ADDRESS
Craig Ferguson	P.O. Box 5345, Benton City, 99320
Richard Cassidy	1121 N. County Line Rd 98930 Granville
Charles J. Hopper	57810 N Sunset Rd, Benton City 99320
BARBARA FECHT	7950 N. YAKIMA BL. RIC
BETTY FECHT	" " " "
Jay Fricette	39412 N Sunset B.C.
ED SHAW	27318 E Ambassador PR NE Benton City
James Holmes	4361 King Dr. W. Richland
Kay Simon	PO BOX 387, Prosser 99350
Larry Pearson	20206 E 583 PR NE Benton City 99320
Rebecca Maughan Cook	445 S. Nunn Prosser, W. 99350.
Jim Wade	1813 S. RAINIER PL, KENW
Heather Unwin	1470 BLUE MOUNTAIN PC RICHLAND WA
Ann Williams	44617 N. Sunset Rd Benton City