

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, 7/8/2014

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"/>
Rick Giberson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yi Qu	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Darwin Crosby	<input checked="" type="checkbox"/>	<input type="checkbox"/>
James Willard	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Toni Harris	<input type="checkbox"/>	<input checked="" type="checkbox"/>

STAFF

Michael Shuttleworth
Donna Hutchinson

APPROVAL OF MINUTES

It was moved by Rick Giberson seconded by Yi Qu, 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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yi Qu	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Harris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Motion passed unanimously.

CONSENT AGENDA - NONE

NEW BUSINESS

a. Public Hearing on Benton County Comprehensive Plan Amendment -File No. CPA 2014-002, a proposal to add 93 acres of land (former Tri-Cities Raceway) to the urban growth area of the City of West Richland. The proposal site is located on Lots 1 and 2 of Short Plat 2715 in Section 11, Township 9 North, Range 27 East, W.M., Southeast of SR 224 and Southwest of Keene Road. Applicant: City of West Richland.

The public portion of the hearing was opened with staff giving a summary of the staff memo to the Planning Commission. The exhibits that were included with the staff memo and those received up to the Planning Commission meeting were entered into the record (See Exhibit List).

Applicant testimony:

Nicole Stickney, 3801 W. Van Giesen St., City of West Richland, went through a PowerPoint presentation for the Planning Commission. She noted that this application was for an increase in the City's UGA of 93 acres consisting of two properties which were pointed out on the aerial photo (PCH 1.3). She stated that it was already zoned industrial and that the water on site had high nitrate levels and because of that needed city services. She noted that the City and the Port wanted to support the wine industry.

Rick Giberson, asked what Futurewise had to say about the amendment to their UGA? Russ Connole, Community Development Director, City of West Richland, stated that they had been in contact with Futurewise and that they were in support of maintaining quality agricultural land in this area. He noted the City has a 7,700 acre farm (Lewis and Clark Ranch) within the City Limits that has been around for many years and the current land owners have no interest in developing the land. He stated that the City was committed to working with Futurewise.

Martin Sheeran asked if anyone was holding events at the race track. Mr. Connole stated that a private club held events there that were not open to the public and that there was no public use of the site that he was aware of.

Yi Qu asked about the high nitrate level. Mr. Connole stated that due to the high nitrate levels water treatment would be expensive if they wished to use the water for potable usage; however, it could be used for irrigation.

Martin Sheeran asked if the water rights have been protected for that area. It was noted that was the reason the land was currently being farmed, was in order to preserve the water rights.

Marjorie Kaspar asked about the condition of soils on-site due to the usage of automobiles. It was noted that the Port of Kennewick would be able to answer that

question.

Larry Petersen, Director of Planning Development for the Port of Kennewick, 350 Clover Island Drive, Suite 200, Kennewick, stated that there was interim use by Sage and Sun Sports Car Club and that they maintained the property, cutting the weeds in exchange for use of the property, and that their events were open to the public. It was done to reduce the Port's holding costs on the property. He noted that the water rights were from the 70's and that the land was being farmed to preserve the water right. He stated that the environmental condition of the property in 2008 identified zero impact due to the automobile usage. The Port acquired it in 2008 so it was not bought for the City's convenience. He stated that Kennewick Irrigation District is opening up land to development and the City and Port are trying to bring industrial sites to the wine industry. This is to help preserve the prime AVA property for the wine grapes themselves. Municipal services are needed from the City of West Richland in order to develop this site.

Mike Shuttleworth, Planning Staff asked if the Port would put in the infrastructure or wait for the developer to provide them. It was stated that the Port would be putting in the infrastructure.

Troy Berglund, Benton REA, stated that REA was supportive of the economic development that this would bring and pointed out their substation location on the aerial map.

Proponent testimony:

Bryson Bailey, TRIDEC, 7130 W. Grandridge Blvd., Kennewick, stated the new owners of the Lewis and Clark Ranch have no desire to develop the property. In support because we can promote this area for development and it will create jobs and bring in revenue.

Nikki Geiszler, President of the West Richland Chamber of Commerce, stated that she was in support of the project as it would provide jobs that will benefit the Community and help raise the tax base.

Russ Connole, City of West Richland stated that this was an important project to the region not only to the AVA wine industry but to other wine industry in the near vicinity. He noted it would bring more jobs, economic development and city services to the area.

Martin asked if the costs of the affluent plant were included in the Capital Facilities finance section. It was stated that it had been included. Mr. Sheeran asked if the costs of the plant would be borne by the users and not by the City residents. Mr. Connole noted that it would be borne by the users of the plant not the County citizens. Mike Shuttleworth asked if the plant would be a City built and funded project with the costs

being borne by the users. It was noted that was correct.

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 Yi Qu, 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 Comprehensive Plan Amendment File No. CPA 2014-002 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

VOTE

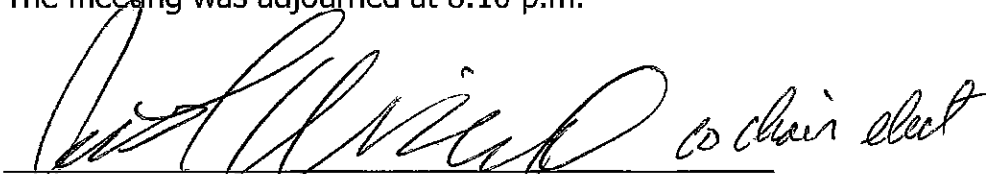
	YES	NO	ABSTAIN	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marjorie Kaspar	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rick Giberson	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Yi Qu	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toni Harris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Planning Dept. Reports and Discussions:

a. Benton County Public Works Department - 2015-2020 Road Program. The Public Works Department has submitted a copy of their Road Program for Planning Commission review and comments. This item will be going to public hearing before the Board of County Commissioners on July 15th for possible approval.

The Planning Commission members received a copy of the Draft 2015-2020 Road Program from the Benton County Public Works Dept. for their Review. The Planning Commission discussed the Draft Plan and noted that the proposed projects listed were consistent with the Benton County Comprehensive Plan.

The meeting was adjourned at 8:10 p.m.



MARTIN SHEERAN, Chairman DATE
BENTON COUNTY PLANNING COMMISSION


Marjorie R. Kaspar co chair, elect

