

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, 5/10/2016

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

STAFF

Michael Shuttleworth
Donna Hutchinson
RJ Lott
Michelle Cooke

APPROVAL OF MINUTES

It was moved by Martin Sheeran 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"/>
Darwin Crosby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aimee Bergesen	<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"/>
Leo Perales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dean Burows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion passed unanimously.

CONSENT AGENDA – One year Extension for the preliminary plat of Beierle Estates - SUB 01-7

It was moved by James Willard and seconded by Martin Sheeran that the consent agenda be approved as presented.

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"/>
Darwin Crosby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aimee Bergesen	<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"/>
Leo Perales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dean Burows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion passed unanimously.

NEW BUSINESS

a. Public Hearing - Benton County Comprehensive Plan Amendment - File No. CPA 2016-001, a proposal to change the Land Use Designation from Rural Lands 5 Acre to Heavy industrial on a 40 acre parcel. The proposal site is located on at 228812 E. Game Farm Road in the Southwest Quarter of the Southeast Quarter in Section 23, Township 8 North, Range 30 East, W.M., one half mile east of the intersection of Game Farm Road and SR 397. Applicant: Kennewick Game Farm LLC

RJ Lott, Planning Staff, presented the application to the Planning Commission and summarized the request.

Applicant testimony: Gene Mercer, Kennewick Game Farm, 228105 Game Farm Road, Kennewick, stated that currently there was a bird production facility on site for poultry processing. He noted that Heavy Industrial was one of the zones that would allow processing of poultry. He was grandfathered in and wished to tidy up with the correct zoning before passing it on to the next generation or selling it to another owner.

Proponent testimony: No one who wished to testify

Opponent testimony: Mary Ann Seaton, 228105 E Game Farm Road, Kennewick stated that she had concerns regarding what could occur later in the Heavy Industrial zoning but not what is being done there now.

Bruce McKee, 225644 E. Game Farm Road, Kennewick stated that he agreed with the

previous testimony. He noted that the Heavy Industrial zoning designation allows uses that are not compatible with uses that are out there now.

Applicant Rebuttal: Gene Mercer stated that the land is and has been a poultry production since the 1920's. There is 250 acres of Heavy Industrial already around those homes that has not affected their homes.

Nancy Martinez, 1028 Grant Ave., Prosser WA 99350, stated that farming is being taken away and turned into Industrial. She noted that farm land has many uses.

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 James Willard, 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 File No. CPA 2016-001 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"/>
Darwin Crosby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aimee Bergesen	<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"/>
Leo Perales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dean Burows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion passed unanimously.

b. Public Hearing - Zone Change Request – ZC 2016-001, a proposal to change the Land use zoning from Rural Lands 5 to Heavy Industrial on a 40 acre parcel. The proposal site is located on at 228812 E. Game Farm Road in the Southwest Quarter of the Southeast Quarter in Section 23, Township 8 North, Range 30 East, W.M., one half mile east of the intersection of Game Farm Road and SR 397. Applicant: Kennewick Game Farm LLC

RJ Lott, Planning Staff noted that the zone change application has to be consistent with the Comprehensive Plan which is why this action is being heard after CPA 2016-001.

Applicant testimony: Gene Mercer, Kennewick Game Farm, stated that currently there was a bird production facility on site for poultry processing. He noted that Heavy Industrial zoning designation was one of the zones that would allow processing of poultry.

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 Aimee Bergesen, 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 ZC 2016-001 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"/>
Darwin Crosby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aimee Bergesen	<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"/>
Leo Perales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dean Burows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

c. Public Hearing - Countywide Planning Policies – Amendments are being made to the Benton County Countywide Planning Policies (CWPPs) adopted in February of 1993. The Countywide Planning Policies are written policy statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted.

Applicant testimony: Michelle Cooke, Planning Staff explained what the CWPP's were for and why they were being update.

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 James Willard, seconded by Marjorie Kaspar, to continue the hearing until the June 14 meeting. All members in attendance voted in favor of the motion

a. Subdivision Alteration to the recorded plat of Tripple Vista Estates #2. The applicant is proposed to alter the lot lines to combine five lots into larger sizes, ending up with three lots and to add one lot to Cantera Street. Applicant: Randy/Marlene Lechelt.

RJ Lott, Planning Staff presented the proposal for Subdivision Alteration to the Planning Commission. He noted that the recommended conditions of approval with the additional of the Health Dept. conditions.

Applicant Testimony, Randy Lechelt, 142 Broadmoor St., Richland explained what they wanted to do and why.

After discussion by the Planning Commission it was the consensus of the Planning Commission was that this should be forwarded to the Board of County Commissioners with a recommendation of approval along with the Health Dept Requirements

Motion

It was moved by Marjorie Kaspar and 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 SA 2016-001 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"/>
Darwin Crosby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Aimee Bergesen	<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"/>
Leo Perales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dean Burows	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The motion passes unanimously.

Planning Dept. Reports and Discussions:

A presentation was made by the Watershed Company on their progress with the Benton County Critical Areas update.

The meeting was adjourned at 8:48 p.m.

 
MARTIN SHEERAN, Chairman DATE
BENTON COUNTY PLANNING COMMISSION

