

# 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, 7/10/2012

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"/>
James Wetzel	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

### STAFF

Michael Shuttleworth  
Donna Hutchinson  
Susan Walker  
Valerie Smith

### APPROVAL OF MINUTES

It was moved by James Willard 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
James Wetzel	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion passed unanimously.

**CONSENT AGENDA** – 1 yr extension for the preliminary plat of Beierle Sub. - SUB 01-07  
Applicant: Pat Beierle, Section 27, Township 9 North, Range 24 East, W.M.

**MOTION**

It was moved by James Willard seconded by Darwin Crosby, that the one year extension be granted.

**Vote:**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Martin Sheeran	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
James Wetzel	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion passed unanimously.

**UNFINISHED BUSINESS: NONE**

**NEW BUSINESS:**

**Public Hearing on CPA 12-02**, a proposal by the Benton County Administrator for an amendment to Tables 9.0 & 9.1 of the Capital Facilities Element to include new Benton County capital facilities and maintenance projects shown in the County's Capital Improvement Plan.

Susan Walker, Planning Staff summarized the Capital Facility amendments for the Planning Commission members.

Martin Sheeran assumed his seat at 7:08 p.m.

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.

**MOTION**

It was moved by Martin Sheeran, 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 Comprehensive Plan Amendment File No. CPA 12-02, that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

**Vote:**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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"/>
James Wetzel	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Motion passed unanimously.

**NEW BUSINESS**

**Public Hearing on CPA 12-01**, a proposal by Nancy Strom & Jesse Greenough Jr., et al, requesting a change in land use 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.

Susan Walker, Planning Staff summarized the application for the Planning Commission members.

**Applicant testimony:**

Tom Mackay, 5201 S. Dayton Pl, Kennewick, WA asked if it would it affect the commercial property surrounding the site?

Mike Shuttleworth, Planning Staff explained that this would not impact the Interchange Commercial property any more than there already is.

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 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 the Comprehensive Plan Amendment File No. CPA 12-01, that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

**VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Lloyd Coughlin	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Martin Sheeran	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
James Wetzel	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The motion passed with a majority vote.

**Public Hearing on CPA 12-03**, a proposal by the Port of Benton, et al, requesting a change of land use 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.

Valerie Smith, Planning Staff summarized the application for the Planning Commission members. She also pointed out the proposed area on the wall map.

**Applicant testimony:**

Lloyd Coughlin asked how the port was going to handle industrial waste.

John Haakerson, Port of Benton, stated that the ground was currently vacant. Any applicant would have to obtain proper permits to operate on this site and would have to obtain building permits.

Alan Finch, 139802 W. Johnson Rd, Prosser, stated that he was in favor of the application and that he operated Mayflower Metals. He noted that he had been in business for approximately 23-24 years on this site and that they had an approved septic system for the employees. He stated that his home also had an approved septic system and that convention systems were utilized for both.

Richard Finch, 139406 W. Johnson Rd., stated that he was in favor of the change and that the industrial classification would open it up for building later. He was asked and pointed out where his property was located on the map. He stated that there was a main building, a storage building, and a portable office area located on the site.

It was asked by the Planning Commission how deep the domestic well was. Mr. Finch noted that it was a 120 feet deep and that they had not had any problems with contamination

Justin Baerlocher, JUB Engineers, 2810 W. Clearwater Suite 201, Kennewick WA 99336, stated that he was consulting for the applicants. He noted that the Light Industrial classification would have a less intense impact than multi-family uses. The light industrial uses would allow for storage areas, etc.

It was asked if there was any ground contamination in the area. He stated that there was none that is known at this time.

Shane White, 142902 W. Johnson Rd., Prosser stated that he was in favor of this amendment. He noted that the railroad goes through this property and that he would like to develop a spur on his site if possible. He pointed out his property on the map.

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 Mark Reis, 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 Comprehensive Plan Amendment File No. CPA 12-03, that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

**VOTE**

	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
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"/>
James Wetzel	<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 type="checkbox"/>	<input checked="" 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.

**Planning Dept. Reports and Discussions:**

- a. Shoreline Master Plan - Public Participation Plan

Susan Walker presented and outlined the Public Participation Plan for the Shorelines Master Plan update to the Planning Commission.

The meeting was adjourned at 8:11 p.m.

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MARTIN SHEERAN, Chairman DATE  
 BENTON COUNTY PLANNING COMMISSION