

Benton County Planning Department

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BENTON COUNTY PLANNING COMMISSION

Regular Meeting, 11/18/2014

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"/>
Marjorie Kaspar	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Yi Qu	<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"/>

STAFF

Michael Shuttleworth
Donna Hutchinson
Stephen Donovan

APPROVAL OF MINUTES

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

Motion passed unanimously.

CONSENT AGENDA - NONE
UNFINISHED BUSINESS: NONE

NEW BUSINESS:

a. **Public Hearing** on SUB 2014-002 preliminary plat of Beverly Meadows.

The public portion of the hearing was opened.

Steve Donovan, Planning Staff summarized the staff memo for the Planning Commission and the exhibits were entered into the record.

Matt Rasmussen, Assistant County Engineer, Benton County Public Works explained the concern regarding the roads within the plat and noted that the County Roads surrounding the subdivision will be brought up to County standards.

Applicant testimony:

Jason Mattox, HDJ Design Group, 6115 Burden Road, Pasco, stated he was a representative for the applicant and indicated that 15th Avenue would be upgraded north of the plat. He noted that they would be required to improve their half of the roadways. He stated that the plat would be served by city services and that there were several water connections throughout the plat. He indicated that the proposed Street B had originally had access onto Gum Street as the applicant wanted their own entrance off of Gum Street but per the comments of the Engineer, they have created a cul de sac for Street B instead of having the access to Gum. He noted that by doing this they were able to gain one additional lot within the subdivision. This would create 56 lots within the plat.

Martin Sheeran asked if there would be traffic lights or four way stops at the intersections. Matt Rasmussen spoke up from the audience and noted that there was a four way stop on 15th and Gum would be through street.

Martin Sheeran asked if 15th Street adjacent to the subdivision would be improved for half of the road. Mr. Mattox noted that 15th street would be a through street to Gum Street.

Yi Qu asked if it would increase traffic. Mr. Mattox noted it would it will increase the traffic but the road is listed as a collector road.

Jim Willard noted that there was an entrance off of 16th also and that it could be used to exit and enter the subdivision.

Yi Qu asked what the smallest lot size was. It was noted that the lots were approximately 7,600 square feet and that was above the minimum standard.

Marjorie Kaspar asked were the entry would be if not off of Gum Street? It was pointed out on the map where the entry would be off of 15th Street.

Martin Sheeran noted that because it was a County subdivision there would be no curbs or gutters.

Jim Willard asked staff to point out where the City Limit lines were located.

Proponent Testimony: Shirley Sun, noted that her father had bought the property and had planned on developing it. She stated that they had tried to get it annexed into the City but the annexation was denied. This will be nice addition to the County, it is built up all around this parcel.

Opponent Testimony: Terry Jones, 310 Jadwin Avenue, Richland, does not want to see this parcel subdivided. This has been a rural area with animals.

Tom Gray, 311 E. 19th Avenue, Kennewick, stated he was against this proposal and did not think it was well thought out. He pointed out his property on the aerial wall map. He indicated that this would bring down property values and it would create too many houses. The development of 55 homes would cause stress on Schools, hospitals and on polices services.

Paul Randleman, 1602 S. Gum Street, Kennewick read his testimony into the record and submitted a copy, which was labelled as Exhibit PCH 1.4.

Scott Smith, 1421 S. Cedar St., Kennewick stated he was the manager of the Metz Mobile Home Park, which is located to the north of 15th Avenue. He noted that they were located within the County not in City Limits. The traffic will increase and there are children that walk along the street. He noted that many people in the area were using well water and adding the 55 homes would deplete the water.

Martin Sheeran noted that the mobile home park was a high density use and had been there since the since the 50's. Mr. Smith noted that there were 93 units and 4 empty RV lots on 8 acres and has been there for over 60 years. He noted that it was on city Sewer and used well water through the Metz Water Association. He stated that they did have access to City water as a backup.

Applicant Rebuttal: Shirley Sun, stated that she was no longer the owner and that she had inherited the land as one piece and that it was expensive to develop it. She stated that they did not want to subdivide the parcel. She stated that they had tried to sell it to the Randlemans but that it did not work out and that they have had tentative offers for the land. The group developing it now has said it will be stick built homes on the site. She noted that having these homes on the land is a good use of the property.

Marjorie Kaspar asked if they had sold the property to Fastrack and if Fastrack was developing the property. Ms. Sun indicated that was correct.

Jason Mattox: In order to answer the comments from those who spoke in opposition to the action regarding mobile homes on the property, he noted that Fastrack was not a developer of mobile homes, they had four or so house plans and did site built homes.

