

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, 1/13/2015

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 checked="" 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"/>
Aimee Bergeson	<input checked="" type="checkbox"/>	<input type="checkbox"/>

STAFF

Michael Shuttleworth
Stephen Donovan
Donna Hutchinson

ELECTION OF OFFICERS

Jim Willard nominated Martin Sheeran for Chairman and it was seconded by Marjorie Kaspar. All members present voted for Mr. Sheeran as Chairman.

Nominations For Vice Chairman

Jim Willard nominated Marjorie Kaspar Vice Chairman and it was seconded by Martin Sheeran. All members present voted for Ms. Kaspar as Vice Chairman.

APPROVAL OF MINUTES

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

Motion passed unanimously.

NEW BUSINESS:

a. Public Hearing on an Ordinance Amendment to BCC 17.20.040 relating to the office of Benton County Hearings Examiner; amending the section relating to qualifications; amending Ordinance 559, Section 4 and BCC 17.20.040. This amends the qualifications so that the Hearings Examiner shall hold no elective office with any local governmental agency located in Benton County and deletes the reference to appointed office or position. The ordinance amendment will take effect and be in full force upon its passage and adoption.

Staff testimony:

Mike summarized the amendment for the Planning Commission and noted that this amendment would eliminate the requirement for those wishing to apply for the position to not be working for one of the cities.

No one in the audience to speak on this action.

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 Yi Qu, 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 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"/>
James Willard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Yi Qu
Aimee Bergeson - yes

b. Public Hearing on R2014-002-SUB 90-1 - a major revision to the approved preliminary plat of Summit View. This is a request to change the phasing plan to move the lots in Phase 10 to the Northeast corner of the plat along Sagebrush Road and put in a new cul-de-sac on the north side of Sagebrush Road and along the connecting road in the center of the plat where St. Helens Drive will be. In addition the applicant is proposing to change the phasing so that the 19 lots in the Northeast corner will now be changed to Phase 9. The remainder of the lots along Sagebrush road will be changed to Phase 10 and will include 71 lots. The lots along Wallowa Road will be changed to Phase 11 and will include 35 lots. The final result will not increase the number of allowable lots within the subdivision.

Staff Report: Mike Shuttleworth went over the revision for the Planning Commission and noted the changes that were being proposed for the preliminary plat.

Applicant testimony: Geoff Clark, applicant noted that he would still have 360 lots total and that the number of lots was the same as was approved in the preliminary plat. He pointed out the school site within the preliminary plat on the map. He noted that he was still farming the open areas within the preliminary plat.

Proponent testimony: Lynette Hedden, 83512 Summit View Drive asked how long it would be before Phase 11 would be developed. Geoff Clark noted that it would be three or four years before Phase 11 was developed.

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, 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 conditions of the revision to the approved preliminary plat of SUMMIT VIEW File No. R2014-002-SUB-90-1 that 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"/>
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"/>

Aimee Bergeson - yes

Motion passed unanimously.

Planning Dept. Reports and Discussions:

a. Zoning Determination - ZD 2014-001 on whether a truck training facility in the General Commercial District would be consistent with other uses in BCC 11.22.030.

Mike Shuttleworth summarized the memo for the Planning Commission.

Juan Rojas, owner of a truck school in Sunnyside stated that he wished to move his business to Prosser and would have a driving school with a classroom and driving of vehicles. He noted that most of the driving would take place in Sunnyside.

After discussion it was a consensus of the Planning Commission that this would be a use similar to a commercial truck repair/truck stop business.

MOTION

Yi Qu moved and James Willard seconded a motion that the Planning Commission find that this use was consistent with BCC 11.22.030. The motion passed with all those in attendance voting in favor of the motion.

	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"/>
Aimee Bergeson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

b. Review of the preliminary plat of Valley View Estates - SUB 93-6

Staff Report: Mike Shuttleworth noted that the Planning Department was only recommending that timelines be put on for finishing the phases within the plat.

Tom Harrison, developer noted that he now has a builder and that he would be building homes on the remaining 52 lots. He noted that the water, power and conduit for utilities are in place. He stated that he still needed to put in the roads. He noted that he agreed with the timelines as stated in the staff memo.

MOTION

It was moved by Martin Sheeran and seconded by Marjorie Kaspar to add a condition to the approval of the preliminary plat of Valley View Estates requiring the timeline recommended by the Planning Department in their memo dated December 30, 2014 on the preliminary plat of Valley View Estates - SUB 93-6 for the Phases 4, 5, and 6. All in favor of the motion, the motion passed

	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"/>
Aimee Bergeson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Marjorie R. Kaspar v.p.

 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: Jan 13, 2015

PLEASE PRINT

VISITORS ATTENDING

PLEASE PRINT

NAME	ADDRESS
Frank Blair	10412 S. 952 PRSE
Geoff Clarke	4405 71ST AVE CT. N.W. Gig Harbor Wash
Juan Lopez	164087 W Wine County Rd Prosser Wa
Don Hedden	83512 Summit View Dr. Kennewick, WA
Lynette Hedden	83512 Summit View Dr.
Paul Nussbaum	90029 Summit View Dr Kennewick, WA
Debbie Nussbaum	90029 Summit View Dr Kennewick, WA
TOM HARRISON	2403 WHITWORTH AVE
	RHILAND, WA 99352