

<p><b>AGENDA ITEM</b>  <b>MTG. DATE:</b> October 21, 2014  <b>SUBJECT:</b> Ordinance amendments to create a Hearings Examiner System  <b>MEMO DATE:</b> October 13, 2014  <b>Prepared By:</b> Michael Shuttleworth</p>	<p><b><u>TYPE OF ACTION NEEDED</u></b>  Execute Contract  Pass Resolution  Pass Ordinance  Pass Motion  Other</p>	<p>Consent Agenda  Public Meeting  1st Discussion  2nd Discussion  Workshop <b>X</b></p>
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**BACKGROUND INFORMATION**

The Benton County Planning Department is presenting to the Board of County Commissioners a number of ordinances to create a hearings examiner system in Benton County. The ordinances propose to have the hearings examiner replace the Benton County Board of Adjustment and conducting hearings on Special Permits; Conditional Use Permits; Variances; Shoreline Conditional Use Permits; Shoreline Variances; and Appeals of the Planning Managers Decisions. The ordinances will also direct some of the appeals that are currently considered by the Board of County Commissioners to the Hearings Examiner. All of the proposed ordinances have an effective date of January 1, 2015 to give time to contract with a hearings examiner and modify existing application and procedures. The Planning Commission considered the proposed ordinances at a public hearing and voted to recommend the adoption of the ordinances.

This is a workshop to present the Board of County Commissioners with the draft ordinances and answer questions the Board may have on the proposed ordinances. The Benton County Board of Commissioners will be conducting a public meeting on October 28, 2014 at 9:00 a.m. to review and discuss proposed ordinances.

**SUMMARY**

A workshop has been scheduled to provide the Board of County Commissioners with draft ordinances related to the creating a hearings examiner system and answer question the Board may have on the proposed ordinances. Attached to this memo are draft ordinances.

**FISCAL IMPACT**

Contracting with a hearings examiner. The Planning Department has included the projected costs into its 2015 – 2016 budget. .

**MOTION**

No motion is required for the workshop.