

## MINUTES

### BOARD OF BENTON COUNTY COMMISSIONERS

Special Board Meeting  
February 16, 2011, 9:00 a.m.  
Commissioners' Conference Room  
Benton County Justice Center  
Kennewick, WA

**Present:** Chairman Leo Bowman  
Commissioner James Beaver  
Commissioner Shon Small  
County Administrator David Sparks  
Clerk of the Board Cami McKenzie

**Benton County Employees Present During All or a Portion of the Meeting:** Deputy Administrator Loretta Smith Kelty; Finance Manager Keith Mercer; Planning Manager Mike Shuttleworth; Valerie Smith and Susan Walker, Planning; DPA Ryan Brown.

#### **Planning Department – 2011 Zoning Update Program**

Susan Walker said that state law required zoning ordinances to be consistent with the Comprehensive Plan, the Planning Department was in the process of that update, and the proposed zoning ordinances had been judged for consistency with the Comprehensive Plan.

Additionally, she said the zoning ordinances implemented density through minimum lot size and dealt with what was allowed in each zone.

The Board discussed the Growth Management Act. Ms. Walker said the whole philosophy on GMA was to build up areas, and not expand out on the land. She said there was a concern about disappearing prime farmland; when urban encroached on rural, it diminished the agriculture land. She said that GMA rules were designed to buffer individuals from the incompatibilities of the rural and urban lands. There was also a discussion regarding the problems created when cities annexed areas into the city limits before the GMA rules were in effect.

The Planning Department then reviewed the following items with the Board:

- 2011 Zoning Update Public Participation Program – website available for public comment; open house events
- Rural lands zoning ordinance mechanics & format
- Schedule – adopt all new zoning district ordinances at the same time and repeal old ones (by August 1)

Mr. Shuttleworth said the proposed update had been out to the public for input and they would give the Commissioners all the public input to have the best document possible before it went to the Board. As part of the planning process, it would first go to the Planning Commission, then to the Board for final adoption.

Ryan Brown commented that when the Board was reviewing these ordinances, it should keep in mind the vast majority of litigation the County dealt with were decisions regarding special use permits. He said the broader the list of what was allowed outright, the more it would diminish the list of special uses that could be denied.

The Board briefly recessed, reconvening at 10:00 a.m.

The Board then discussed the following proposed zoning ordinances, their allowed uses, and special use permits:

- Child Daycare Facilities
- Community Center Residential District (CCR)
- Rural Lands One Acre District (RL-1)
- Rural Lands Five Acre District (RL-5)
- Rural Lands Twenty Acre District (RL-20)

Ms. Walker advised the Board of a proposed land use change Area in Plymouth from Light Industrial to Residential. Additionally, Mr. Brown discussed an exception to the GMA in areas where you could draw a circle around a group of one-acre lots, a five-acre lot in the middle could be divided into one-acre lots.

Chairman Bowman asked about the progress of the Red Mountain zoning issue. Ms. Walker said the master plan was developed but they had not been able to secure funding for their EIS. She said the EIS and West Richland UGA issues were holding up the process. Ms. Walker stated that Red Mountain would be considered a sub area of the Comp. Plan, which should be done by June and they could propose an individual EIS for each project to do in-house or try and secure funding for a large EIS for the whole area. She said it was her understanding that Adam Fyall was trying to look at some possible grant funding for that EIS. Mr. Shuttleworth said it would depend on whether the County did an in-house review or full-blown EIS but there was not funding in the county budget to perform a full EIS. He said they were connecting the Red Mountain area to the Comp. Plan so the link would be there when they were ready.

The Board agreed if there was a piece the County needed to do, it should proceed to do that and not hold up the process.

With nothing more to discuss, the meeting adjourned at 11:00 a.m.

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Chairman

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Clerk of the Board