

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 Shorelines Hearing Board
Regular Hearing – APRIL 5, 2012 – 7 p.m.
Benton County Planning Department - Planning Annex
1002 Dudley Avenue, Prosser, WA 99350**

CALL TO ORDER

PRESENT: Brent Chigbrow
Dean Burows
Bob Page

ABSENT: None

STAFF: Clark Posey, Senior Planner
Donna Hutchinson, Recorder

NEW BUSINESS:

SHORELINES/SCUP 11-01/EA 11-43 - The applicant has filed applications for an industrial site and building for commercial polymer construction, manufacturing and production of boats. Location: Real property lying in the Northeast Quarter of the Southwest Quarter and in the Southeast Quarter of Section 14, Township 8 North, Range 30 East, W.M. which required review under the Benton County Shoreline Management Master Program. Applications have been filed for a Shoreline Substantial Development Permit and a Conditional Use Permit in accordance with the Benton County Shoreline Management Master Plan Phase II, Section 8.16. The Shoreline Management Plan designation is Urban Environment. Applicant: Pacland Industrial Associates, LLC, 605 Sequim Center – P O Box 667 – Sequim, WA 98382

The public hearing was opened. Clark Posey, Planning Staff read to the Board ex parte issue questions and those wishing to testify during the meeting were sworn in.

Clark Posey, summarized the action for the Board. He noted that the applicant was wishing to manufacture boats and needed to asphalt the existing gravel road within the site and that the road fell into the shoreline area and therefore a shoreline permit was needed. He pointed the road out on the aerial photo. The road will not extend down into the tip of the property only as far as the parking lot. The zoning is Industrial and the use is allowed. Clark Posey then entered the exhibits into the record.

APPLICANT TESTIMONY:

LARRY PETERSON – PORT OF KENNEWICK – REPRESENTING THE APPLICANT – 350 CLOVER ISLAND DRIVE – SUITE 200 – KENNEWICK, WA 99336 – stated that the Port of Kennewick has a pending land sale to Paciland Industrial for a carbon

fiber manufacturing facility taking advantage of the industrial zoning that has been in place for 45 years. Access into the site needs to be asphalted in order for the area to be developed.

PROPONENT TESTIMONY/OPPONENT TESTIMONY: None.

APPLICANT REBUTTAL: None.

The public portion of the hearing was closed, Board discussion and completion of the findings of fact.

The Board of Adjustment members concurred that the site would be adequate for this type of a manufacturing business.

MOTION: Dean Burows made a motion which was seconded by Bob Page that the Shorelines Hearing Board, pursuant to the aforementioned controlling factors, finds that the applicant of Pacland Industrial Associates, LLC should be approved based on testimony presented and the Staff Memo dated February 22, 2012 and that the Chairman, in conjunction with the Secretary of the Shorelines Hearing Board, prepare and adopt written findings and conclusions that articulate and are consistent with the findings, conclusions and decisions made by the Shorelines Hearing Board tonight. Motion carried.

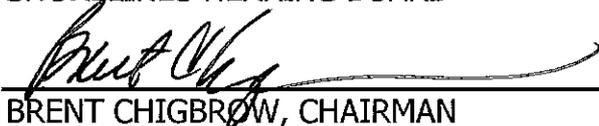
<u>Vote:</u>	3-0
Yes:	Brent Chigbrow Dean Burows Bob Page
No:	None
Abstained:	None
Absent:	None

PLANNING DEPARTMENT REPORTS/DISCUSSION:

The members were informed that the Benton County Planning Department was in the process of updating the Shorelines Master Plan

The Chairman adjourned the Shorelines Hearing Board at 7:21 p.m.

SHORELINES HEARING BOARD

 5/10/2012
BRENT CHIGBROW, CHAIRMAN

Recorder: Donna Hutchinson