

**City of Benton City  
Planning Commission Board Meeting Minutes  
May 20<sup>th</sup>, 2013**

**CALL TO ORDER** – (204/1/358\*Audio recording begins) Commission Chairman Norris called the May 20<sup>th</sup>, 2013 Planning Commission Board Meeting to order at 6:00 p.m.

**ROLL CALL** – (205/3/416\*) **Commissioners Present:**

**Commission Chair Kyle Norris**  
**Commissioner Don Allen**  
**Commissioner Linda Lehman**

**Commissioners Absent:**

**Commissioner Ivan Howard** (Excused)  
**Commissioner J.D. Howard** (Notified)

**City Professionals Present:**

**Stephanie Haug, Clerk of Board**

**Other Professionals Present:**

**Ferdouse Oneza, AICP, Oneza and Associates** (via telephone)

**Other Professionals Absent:**

**Ben Floyd, Anchor QEA** (Family emergency)

**Visitors Present:**

**Mike Gorman, 1105 Hazel Avenue**  
**Rose Cardenas, Director, Carrucel Daycare**  
**Theresa, Carrucel Daycare Employee**  
**Joe Valdez, 20910 Ruppert Road**  
**Tim Small, 1401 Willow Way**

**PLEDGE OF ALLEGIANCE TO THE FLAG/U.S.** – Commission Chair Norris lead the Board and audience in the Pledge of Allegiance - (216/1/923\*)

**APPROVAL OF MINUTES FOR APRIL 29<sup>TH</sup>, 2013 PLANNING COMMISSION BOARD MEETING**  
(227/2/846\*)

**Commissioner Allen:** I vote that we go ahead and approve the Minutes as, as they're written.

**Commissioner Lehman:** I'll second it.

**MOTION #1** - Commissioner D. Allen moved and Commissioner L. Lehman seconded to approve the Minutes of the April 29<sup>th</sup>, 2013 Planning Commission Board Meeting as written.

**VOICE VOTE #1** – C. K. Norris, C. D. Allen, C. L. Lehman  
**ALL YEAS.** Motion carried.

**VARIANCE APPLICATION – 1108 GRACE AVENUE** - (251/2/090\*)

**A. STAFF REPORT**

**Commission Chair Norris** – Daycare Center Expansion – Build to 10 ft. of boundary where code specifies 25 ft. setback – Extraordinary circumstances

## B. PUBLIC HEARING

**\*\* PUBLIC HEARING \*\***

**\*\* Public Hearing opens at 6:06 p.m. \*\***

**Mr. Gorman** – Lives on same block as daycare - Will not add to any noise – Had opportunity to be in daycare center – Children outside – Quiet – Well organized – Add to quality of service – Don't see an impact without leaving 10 ft. space – Children – Access on either side of daycare

**Ms. Cardenas** – Adding addition – More jobs – Drop off more kids – Enroll in early achievers – Go outside morning – After two times a day – Certain periods of time – About 40 minutes

**Theresa** – Works as Daycare – Good opportunity – More job openings – More kids could enroll – Think it's a good idea

**Mr. Valdez** – Daughter started when school – Speaks Spanish – Good opportunity

**Mr. Small** – Personally run into setback issue – Why developed? Noise – Fire protection – Enough room for vehicle to get into

**Mr. Gorman** – Wes – Spoke with him – Has driveway – Includes access to daycare

**Ms. Cardenas** – Building has sprinkler system and fire alarm system

**\*\* Public Hearing closes at 6:13 p.m. \*\***

**Commissioner Lehman** – Particular design? Some reason chose to expand out back – Able to expand to side?

**Ms. Cardenas** – Hallway with emergency exit already in place – Best place to add on – Otherwise will need to be detached

**Commission Chair Norris** – Beautiful building – Within 10 ft. – Other property behind with deck behind house

**Ms. Cardenas** – Neighbor behind is okay with project

**Commission Chair Norris** – They are not here

## C. FINDINGS OF FACT

**Commissioner Lehman** – Something that is needed in City – If requires Variance – Should seriously consider

**Commissioner Allen** – Concern – Close to boundary – Developed this way – Start a chain reaction of others – Expand to the side – Not to the back – Part of original design – Set up for 25 ft. setback

**Commissioner Lehman** – Side setbacks less – Does the good outweigh?

**Commission Chair Norris** – Why we have the variance procedure – Motion?

## D. RECOMMENDATION OF PLANNING COMMISSION

**Commissioner Lehman:** I'm going to make a motion. It might not be what you'll want to hear, but I move that we approve the variance, for...recommend that we put forward the ability to take up that 15 ft. and leave a 10 ft. setback in order to cost effectively allow the daycare to expand.

**Commission Chair Norris:** Alright, is there a second? Nope. Well I can't second it (inaudible) then do we, are we going to have a motion the other way, well I guess the motion fails to find a second. So is there a motion to recommend not allowing it?

**MOTION #2 - Commissioner L. Lehman moved to recommend approval of the Variance Application for 1108 Grace Ave. NO SECOND. Motion dies.**

**Commissioner Allen:** Yes, (inaudible).

**Commission Chair Norris:** So you're moving that you move, we don't recommend the variance.

**Commission Allen:** That's right.

**Commission Chair Norris:** Is there a second? That's what I thought. Motion failed. Okay, people, let's get together here.

**MOTION #3 - Commissioner D. Allen moved to recommend denial of the Variance Application for 1108 Grace Ave. NO SECOND. Motion dies.**

**Ms. Haug – Review criteria – Third page of Staff Report**

**Commissioner Lehman – Part D – Self-created – Take exception to that – Personal property but community service - Helps – Another opportunity? Can we recommend they come back with another plan? – Next meeting**

**Commissioner Allen – Give them the opportunity for that**

**Commission Chair Norris – Neighbor behind – Not a problem – Not here – Look at Codes – Could be iffy – Get to Council for final approval**

**Ms. Cardenas – Cost – Financing – Can't afford other placement – Community facility – Open long hours**

**Commissioner Lehman:** Can you read back the one I wrote before?

**Ms. Haug:** Yes that you moved to recommend approval of the variance allowing building in the 15 ft. to bring the setback to 10 ft.

**Commissioner Lehman:** To allow a cost effective expansion.

**Commission Chair Norris:** Okay, read it one more time. It's been moved to...

**Ms. Haug:** Moved that the Planning Commission recommends approval of the variance allowing building in the 15 ft. to bring the rear setback to 10 ft. for a cost effective expansion.

**Commission Chair Norris:** Second.

**MOTION #4** - Commissioner L. Lehman moved and Commission Chair Norris seconded to approve as recommendation to City of Benton City Council the variance allowing building in the 15 ft. to bring the rear setback to 10 ft. for a cost effective expansion of the Carrucel Daycare Center.

**VOICE VOTE #4** – C. K. Norris, C. L. Lehman - **YEAS**. C. D. Allen – **NAY**. Motion carried.

**CONDITIONAL USE PERMIT APPLICATION – 1108 GRACE AVENUE - (1382/1/065\*)**

**A. STAFF REPORT**

**B. PUBLIC HEARING**

**\*\* PUBLIC HEARING \*\***

**\*\* Public Hearing opens at 6:42 p.m. \*\***

**Ms. Cardenas** – Same thing

**\*\* Public Hearing closes at 6:42 p.m. \*\***

**C. FINDINGS OF FACT**

**D. RECOMMENDATION OF PLANNING COMMISSION**

**Commissioner Lehman:** Okay, I'll do it then. I move that we allow for or approve the expansion of the Conditional Use Permit.

**Commissioner Allen:** I'll second.

**MOTION #5** - Commissioner L. Lehman moved and Commissioner D. Allen seconded to recommend approval to the City of Benton City Council for expansion of the Conditional Use Permit Application to cover the Variance Application for 1108 Grace Avenue.

**VOICE VOTE #5** – C. K. Norris, C. D. Allen, C. L. Lehman  
**ALL YEAS**. Motion carried.

*(1498/2/890\*Audio recording ends)*

**Ms. Haug** – June 4<sup>th</sup> – Council Meeting

**SHORELINE MASTER PROGRAM UPDATE – DRAFT S.M.P. (1503/3/000\*Audio recording begins)**  
**Ferdouse Oneza, AICP, Oneza and Associates** (via telephone)

**Ms. Oneza** – Map 11 – Four Environmental Designations – Ben should have brought high intensity designation language – Commercial land use – Public Facility type - UGA Area – Check with County – Stephanie to check (Harris Property) – Email to Stephanie – High Intensity Designation language – Next discussion – Development Standards - Make comparable to B.C.M.C. – Update Planning Commission with numbers

**Commissioner Lehman** – Analyze – How?

**Ms. Oneza** – Ecology – Development Standards Table – Shoreline buffer 75 ft. minimum – Critical Areas

**Commissioner Lehman** – Chapter 3 – Page number?

**Ms. Oneza** – Formatting issue with page numbers - Please send comments for updates – Update each chapter with Page 1. – Next – See package with updates

**\*\*\* NEXT MEETING – MONDAY, JUNE 17<sup>TH</sup>, 2013 – 6 P.M. \*\*\***

**Mr. Small** – 75 ft. from river's edge or critical area – Buffer from ordinance high water mark – What's allowed in buffer? Based on what?

**Commissioner Lehman** – No construction in buffer

**Ms. Oneza** – Would provide memo – Page 23 – High, moderate, low – If you come up with any other questions – Will be happy to provide response

**ADJOURNMENT** (3748/17804\*)

**Commission Chair Norris:** Any other business? Hearing none, I'd take a motion to adjourn

**Commissioner Allen:** I'd second.

**MOTION #6** – Commission Chair Norris moved and Commissioner D. Allen seconded to adjourn the May 20<sup>th</sup>, 2013 Planning Commission Board Meeting at 8:01 p.m.

**VOICE VOTE #6** – C. K. Norris, C. D. Allen, C. L. Lehman  
**ALL YEAS. Motion carried.**

Planning Commission Meeting ended at 8:01 p.m. (3756/17834\*)

  
Stephanie Haug  
Clerk of Board

  
Kyle Norris, Commission Chair  
Planning Commission Board

Date: 6/24/13