

Don Allen- Chair  
Gary Robins- Member  
Jeanne Wallace- Member



Stephen Zetz - Member  
Michelle McLeod- Member  
Stephanie Haug- Clerk Of The Board

## PLANNING COMMISSION MEETING

Wednesday, September 28, 2016

## AGENDA

Benton City Community Center  
6:00 P.M.

TURN OFF ALL CELL PHONES & PAGERS-EMERGENCY PERSONNEL USE SILENT ALERT

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF MINUTES FOR JULY 27, 2016
5. CONDITIONAL USE PERMIT-1205 HORNE DRIVE
  - A. *STAFF REPORT*
  - B. *PUBLIC HEARING*
  - C. *FINDINGS OF FACT*
  - D. *RECOMMENDATION OF PLANNING COMMISSION*
6. GENERAL COMMISSION COMMENTS
7. ADJOURNMENT



**City of Benton City  
Planning Commission Board Meeting Minutes  
July 27<sup>th</sup>, 2016**

**CALL TO ORDER** (00:06:34\*Audio recording begins) Commissioner Zetz called the July 27<sup>th</sup>, 2016 Planning Commission Board Meeting at the Benton City Community Center to order at 6:00 p.m.

**ROLL CALL** (00:07:15\*)

**Commissioners Present:**

**Commission Chair Don Allen  
Commissioner Michelle McLeod  
Commissioner Jeanne Wallace**

**Commissioners Absent:**

**Commissioner Gary Robins – Excused  
Commissioner Steve Zetz**

**City Professionals Present:**

**Stephanie Haug, Clerk of Board**

**Other Professionals Present:**

**Ferdouse Oneza, AICP, Oneza & Associates  
Ben Floyd, Sr. Managing Planner, Anchor QEA  
Randy Rutledge, Benton City E.D.C.  
John Haakensen, Port of Benton**

**Citizens in Attendance:**

**Darryl Heinberger  
Heather Duncan**

**PLEDGE OF ALLEGIANCE TO THE FLAG** (00:07:34\*) Commission Chair Allen lead the Board and audience in the Pledge of Allegiance

**Commission Chair Allen:** Before we get going any further, I'd like to say a couple of things. I realize we have these new microphones and that type of thing, so I wanted to make sure that everybody can hear us in the audience, and that's really important because also it means that Steph, when she goes to record this, she want have an inaudible because she can't hear it, you know, so we want to make sure she's able to do that and then the people that are out there, doesn't make a whole lot of sense that we have all these things to say and you don't hear what we're saying, so we don't need that. Another thing I'd like to mention also, is that and I, I just say this, I don't know of any issues between us as a group and I feel as though if there is an issue, that you'll come to me, or you'll come to me, or some of you will go to each other and keep it in-house, rather than to bring it out to the public. I don't want that to happen and so, that's important to me and I think it's important to the City and to do that. I'm not saying there's anything like that because there isn't, I know that, but I'm just saying that's something that I would like to have happen, is that we keep it in here and not let it go any further, so...

**Commissioner Wallace:** That sounds great, but I'd like to correct the quorum, that we can actually talk with you without a quorum.

**Commissioner Chair Allen:** Yeah, that's really good but I mean let's say that you had something personally around what I was doing, I would expect you to come to me and talk to me about it, so we can work out so we don't bring that out to the public, okay, that's what I'm bringing up. It would be the same with you. And so it's kind of like we're running this meeting, I would think it would be, pretend that you're watching Judge Judy, and I'm a lot prettier, I mean, you know, look at it that way, and then it'll go really smoother, it'll go smoother and so that people that have something to say, we let them say it during their time and then when it's off, it's off. It doesn't go any further.

**APPROVAL OF MINUTES FOR JUNE 29<sup>TH</sup>, 2016 PLANNING COMMISSION BOARD MEETING**  
(00:10:38\*)

**Commissioner Wallace:** I actually have some recommended changes. I think part of this is just things are being said very quickly. I do have the Minutes in front of me and this is the first section for Miss Oneza and speak to me, to this if you think it's incorrect, but it says that...I'm on the first page of the,

two of twelve, the first full paragraph...this is about the sixth sentence up from the bottom of Page Two, and about sixth word in, it says "can be tapered for local conditions"; I actually believe I heard tailored. Is that correct? And then, page four of twelve, I also have a correction...there's a quote from myself, Commissioner Wallace, second sentence up from the very bottom of my quote, it says "Benton-Franklin Junior Fair", that Franklin should be replaced by County, which is our local fair. I don't want to ride to Kennewick. And I believe those were all the changes we had.

**Commissioner McLeod:** I just have one, respectfully, on the front page of the Agenda on the right hand corner, it says I'm Michelle McCloud and I'm Michelle McLeod, so if we could fix that, that would be great, and there's just one typo on the memorandum, but do we need to wait for that? Everything else I said sounded close enough.

**Ms. Haug:** So we need a motion to approve the Minutes as amended?

**Commissioner McLeod:** I propose a motion to approve the amendments as amended.

**Commissioner Wallace:** Second.

**MOTION #1 - Commissioner M. McLeod moved and Commissioner J. Wallace seconded to approve the Minutes of the June 29<sup>th</sup>, 2016 Planning Commission Board Meeting as amended.**

**VOICE VOTE #1 –C. M. McLeod, C. J. Wallace, C. D. Allen  
ALL YEAS. Motion carried.**

**ZONING TEXT AMENDMENT – ACCESSORY BUILDINGS (00:15:47\*)**

A. Staff Report – Ms. Haug

B. Public Hearing

**Commission Chair Allen:** I'm going to go ahead and I'll open it up for Public Hearing, anybody that wants to (inaudible) about this? (00:17:18\*)

<<< Public Hearing begins at 6:46 p.m. >>>

No public comments

<<< Public Hearing ends at 6:47 p.m. >>>

C. Findings of Fact (00:18:29\*)

D. Recommendations of Planning Commission (00:18:53\*)

**Commission Chair Allen:** We're going to go ahead and make a motion to accept this.

**Commissioner McLeod:** I second the motion.

**MOTION #2 – Commission Chair D. Allen moved and Commissioner M. McLeod seconded to recommend to City of Benton City Council to accept the zoning text amendment to an ordinance regarding the B.C.M.C. Chapter 20.51.030 "Accessory Buildings—Setback Dimensions".**

**VOICE VOTE #2 –C. M. McLeod, C. J. Wallace, C. D. Allen  
ALL YEAS. Motion carried.**

**2017 COMPREHENSIVE PLAN PERIODIC UPDATE – Oneza & Associates (00:19:27\*)**

**Ferdouse Oneza, AICP, Oneza & Associates/Ben Floyd, Sr. Managing Planner, Anchor QEA**

<<< PowerPoint Presentation >>>

**Ms. Haug:** So at this time, our consultants will take over, they have a presentation and they'll lead us through this next exercise and the next topic.

**Ms. Oneza:** I'm Ferdouse Oneza from Oneza and Associates, and here's Ben Floyd...

**Mr. Floyd:** With Anchor QEA.

**Ms. Oneza:** And before we start, maybe it would be a good idea to introduce if we all introduce ourselves, so should we just do that?

**Commissioner McLeod:** I'm Michelle McLeod, I'm Michelle McLeod, and I'm very loud! This is my first year here and I'm very happy to be on board. I was on the Council for two years. That's it.

**Commission Chair Allen:** My name is Don Allen, a lot of people call me Punchy for some reason, and I've been on this board for quite a while. Can't tell you for how long, but it's been awhile and I do enjoy it and as far as I'm concerned, we have an outstanding group with everybody that's in this and I couldn't be happier with who we have so it's great, it really is, so thank you.

**Commissioner Wallace:** Jeanne Wallace, also known as Sunshine Wallace, to some of those people out there that (inaudible) my real name was. I've lived in Benton City my entire life except for when I went away to college, and I've been on the Planning Commission, now for, almost a year (inaudible), so anyhow, thank you for putting up with me and I look forward to working with you all.

**Ms. Haug:** I'm Stephanie Haug. I'm the City Clerk/Treasurer for many, many years. Many, many, go ahead, Randy.

**Mr. Rutledge:** I'm Randy Rutledge, Economic Development Council; I'm the economic development coordinator.

**Mr. Haakensen:** John Haakensen, Director of Airports and Operations, Port of Benton. I have a lot of assets and we're interested in (inaudible).

**Mr. Heinberger:** Darryl Heinberger, I'm a resident of Benton City, now for about fifteen years. I live down on 9<sup>th</sup>, or 7<sup>th</sup> Street, Lower River Road.

**Ms. Duncan:** Heather Duncan. Grew up here, graduated from Ki-Be Schools, (inaudible) back in the community for about fifteen years now, member of the Economic Development Council.

**Ms. Oneza:** Thank you. So we're on our second workshop for Comprehensive Planning Update, so what we're going to do this evening is we're going to go for the PowerPoint giving you a little overview and do a little recap of what we discussed at the last meeting and then we're going to go with over the Goals and Policies that we have a packet (inaudible) few others, some documents there as well that you could see what we have done, so we'll go over that as well. So once we go over that, Ben and I, we will talk about this process jointly, so today's agenda, we'll go over the project overview, we'll go to the summary of visioning workshop and then (inaudible) that Planning Commission had reviewed and have comments and typos that will be corrected, and then (inaudible) Goals and Policies discussion. So just to give you a brief overview of what we discussed at the last meeting {What is a Comp Plan?} so it has several steps in the process. So we did the first step as the visioning at the last meeting on June 29<sup>th</sup>, and then based on your vision, we're going to be, we are working on the Goals and Policies, and then once we have the Goals and Policies, that will guide the plan content of your Comprehensive Plan, so that's the direction that you citizens and Planning Commission and house Council will set for the City and then after the plan contents are ready, we're going to look at the implementation strategies quickly so that's the overall process that we have in place and we're done with the first step of visioning meeting. The public participation is an important element for Comp Plan updates and you already have a public participation document that has been adopted so we are following that so how we're following that is we have our meetings posted on the webpage, we have the documents available on the webpage, and Stephanie has sent out the meeting notification (inaudible) to the (inaudible) and on the webpage as well. And workshops and meetings, these are all your components of public participation so that you are preparing or working on the Goals and Policies in public and you are taking opinion and input from general citizens so that's the whole purpose of this public participation and throughout this process, if public citizens have any questions, they can always contact staff, they can come and ask the Planning Commission and they ask us, if they have any questions.

**Mr. Floyd:** If I can just add one thing? So, all of the administrative record is built around this public participation process so the summaries that we've developed, the public comments, the notes, all of that gets included as part of the administrative record to demonstrate that we've provided multiple

opportunities for public input because invariably, we'll towards the end of the process where we're ready to finalize, you're ready to make your recommendation and someone could come up and say, "Hey! This is the first I've heard about this!" and, you know, "Why do I...?" "I want to share some things!" and "This things already a done deal, and you didn't provide any public opportunity for comment!" and we'll be able to demonstrate and we want, we still want to hear those individuals as well, you know sometimes people are busy, they may not know what's going on but we'll, you will have a nice record of all the input going forward.

**Commissioner Wallace:** I have a question regarding public input and again, I considered this, these workshops as public outreach and information. For that part, we have not demonstrated or informed the public that we're having public hearing or meet, workshop on the Comprehensive Plan, that's why it has to have it put on the Agenda when we do have these workshops in which people should be informed that they're invited to come and participate. They, there's no context, there was a announcement for the public meeting for the ordinance, (inaudible) didn't read it close enough, but I still, you're asking for people to come and participate in these workshops. The message is not getting out. We need to improve that, please.

**Commissioner McLeod:** We have a website that Heather is very busy on all the time. Benton City and I did check that today and I put a post on it a couple of hours ago. I just snapped a picture of my book and the agenda hoping that people would come, but that website is grossly important to the community so things like that, and maybe a with the Benton City schools, people look at that so those would be two really great websites to be coordinated with because a lot of people at the last meeting saw what I did hours before the meeting and showed up. People I don't know saw what I put up there, so...

**Ms. Oneza:** I believe that the letter went out to public. I think there is a question...Heather?

**Ms. Duncan:** In response to what Michelle said, I think that sometimes the public has short memory with short term interest. The information on this meeting's workshop was posted on the Facebook site which is referred to several days ago with the agenda and the documents and there were several people that were, "Oh, yeah, got to go, got to go!" but obviously when the date arrives, they didn't.

**Commissioner Wallace:** Are you done, Heather? Yes. I have a comment on that because I don't do Facebook. I know many people that do not have computers; they do not have access electronically. Again, I'm going to ask for hard copy to be made available, the old plan and the basically, your administrative record of how you are revising the document. I've recommended that we place them in the library, inform the public that they're there. If they don't have electronic access, many elderly people do not, and again, I have to emphasize that I would like to see that the Comp Plan, or public involvement be pulled up on the home page of the Benton City, the City website, the official website. Pull it up and say public involvement, say Comprehensive Plan workshops, you know, there's, to me, there's a difference between a workshop and input. Workshop's to get people to come, but at some point, we're going to have to turn this tract material out to the public for final review, I hope, so thank you. That's my comment.

**Commissioner McLeod:** Perhaps they could go on some of the public bulletins here in town as well, because a lot of us still look at that and communicate, so perhaps that would be a good idea. Go ahead, Randy.

**Mr. Rutledge:** We can do all those things, I mean, I am the choir man uptown, you know, going around and (inaudible) choir, I can do all that. Just get the flier up and (inaudible). Now I have talked to numerous people about this and how much (inaudible) was last time (inaudible) get out. We have found over the years, in Benton City, doing public hearings, the first night out in public hearings, it's great and then the numbers go down the second night, and the third night, so there's no excuse people aren't out. There's no excuse people aren't out, but, and I think they're reasonable well-informed. They got to read this stuff and know what to do. (Inaudible)...

**Commissioner Wallace:** (Inaudible) Randy, because, as a commissioner, one of the things I do is walk around town and say, "Do you know what's happening? Do you know your public inputs expected?" you know and people don't know, that's the main role I've been playing as a commissioner through this Comp Plan is making sure people even know what happening and they don't. That's the majority, I've never ran acrossed a person in a store or anything that isn't on this commission or (inaudible) that know what's going on.

**Mr. Rutledge:** Well, like I say, put out the flier, I'll put them out everywhere in town and see if we can get any more...

**Commissioner Wallace:** Can we take an action to put that flier out? I'd be more than happy to put something out and I would like to request of my commissioners that they would peer review that, the City would peer review how I would do that, but I'm more than willing to do it. Give Randy the stuff and I'll help you distribute them. Do we have to make a motion for that?

**Commissioner McLeod:** I don't think so, I think that's a good idea. I think that's a good idea.

**Commission Chair Allen:** There's been a motion on the, to go ahead and (inaudible) allocating some funds for that, is that what you'd like to do, or can't do that?

**Ms. Haug:** You don't have that authority.

**Commissioner Wallace:** I'll just volunteer my own (inaudible) to draft the, yes, the one question I, the one question I should clarify is that the City could provide printing services? Okay.

**Commission Chair Allen:** Would you not mail them, you would like to just hand them out, is that the idea, you think?

**Commissioner Wallace:** I think mostly hand them out and I would like to reach out to the interest groups, such as the irrigation districts, the (inaudible), the Lions, the VFW, Fire Department. There's a lot of people we should, interest groups, we should be identifying and reaching out specifically to, especially the irrigation districts, which we have multiple districts...

**Ms. Haug:** So we did mail out notices for these meetings to those, to the, we brain-stormed a bunch of stakeholders and they've received the notices of the meetings.

**Commissioner Wallace:** So how's that entered in the administrative record because I have no knowledge of who we communicated with or not?

**Ms. Haug:** It's, I've the record for who they've been sent to and what has been sent.

**Commissioner Wallace:** So how can we access that as commission workers?

**Ms. Haug:** You can come to City Hall, I can show it to you.

**Mr. Floyd:** She's letting you know, now, that there has been some outreach, so I think what we're talking about is trying a variety of different ways to get the word out. There are certain things that Stephanie's required to do by law and including distributing, and so, those are all covered, which includes sending letters to many of these interested parties and we talked about these at the last meeting, so I think the more you can help kind of supplement what's already happening, I think it would be great, because the more input, participation we can get, the better. I will just say that over time, you may, you may be able to do all these things and you may not get as much interest and input as you would like, that's just part of it. At least we can know we did our best to try and get that input.

**Commissioner McLeod:** I think it would be valuable to everyone if you got a copy of that and perhaps make calls from your home office and try to remind people, because I know, when I was on the city council as well as here, people come and they tell their story and they think that we captured it and they feel like we can fix it without them repeating and I don't think that they understand the process. Like the lady who wanted fences, it took us a year in City Council to hammer out what was okay and

what was not, so they don't understand that one visit isn't enough, so that's what I think. Go ahead, Heather...

**Ms. Duncan:** Just like to request that, Jeannie, when you do your flier, if you will send it to me by email, I will distribute it in the weekly email blast.

**Ms. Oneza:** All right, so that's great, so we have some new ways to reach out to citizens, so that's great, so let's move on to our overview, so what we heard at the last meeting, the vision for the City and that has been summarized in this memorandum that you have reviewed already, so if you, if anybody in the meeting, if you find anything that we are missing, or if you want to clarify something, now would be a good time. What we heard is from all of you at the last meeting, and Ben, please chime in, Benton City's a place for to raise family, it's provides a quality of life, reflects a positive image and then it's the hallmark of unique components such as rural and small town character, relaxed pace, lively and historical downtown, public access to downtown, so these are some common, broad visions that we captured from the last meeting; job, housing and recreation opportunities, a town that grows and expands as appropriately so some of the ideas that we captured, also, some detailed objectives. We have some discussion on downtown recreational opportunities, industrial lands, safety, housing and UGA boundary, Urban Growth Area boundary, so we have captured your detailed objectives in the Goals and Policies documents and we'll go over that when we review the Goals and Policies document, so what we're going to be discussing this evening are those key policy issues for the Comp Plan and then once we go through each of the items, we're going to switch back from the (inaudible) slide to the document that he had (inaudible) with the track changes. Before we get to the policy, I just want to remind you of a few facts about your city. Some populations, what is the current population? It is 3,325 and the City's estimated to grow by 2040, 5,812 and that's based on the countywide allocation that the City has recently received. Your total UGA area based on the existing Comp Plan is two and half square mile, median household income is \$47,000 and median home price is approximately \$100,000 which is a good proportion in a way if I compare Seattle's probably not the best city to compare but just to give you an idea, that Seattle has a median household income of \$71,000 and median housing price is \$660,000, so there's a huge gap so when you look at this number, it looks lot better, so some objectives of our policy document, going back to your Comp Plan Goals and Policies, what we did, we looked at your existing Comp Plan Goals and Policies, then our goal is to have a simple document that's more user friendly and that's reflective of your vision and at the same time, it complies with the law. When we looked at your Goals and Policies documents, we found that you have many Goals and Policies that you might, you might not need and there are a few policies that you would probably need, so we have them, a lot of those (inaudible) as well, and we need your input on those, so let's go to the Land Use document first, and Ben is going to switch to the Land Use document in Word. So you have this track mode file on your packet and there is an extra copy (inaudible). Does everybody have it? So we're not going to go line by line, but what we're going to do, we're just going to give you the broad overview. All of the red text, those are new or existing policies that we propose to delete and then anything in green, that's like Goals and Policies that we have moved around and in general, we have regrouped lots of Goals and Policies from one place to another where if felt like it flows better with the goal, so it's the goal and policies, so policies has to be, policies would need, they have to be supportive of the goal, so we had the broad categories of Land Use Goals and Policies into Urban Area private property rights so you see all of this blue titles, those are sort of broad categories, but we may not have those broad categories in the document but now it is so that you understand that what the goal is about and once you read that, you'll understand why it's private property right goal, or why it's Urban Area goal, so at the top of the page, the Urban Area goal, that's something you didn't have before and that's the thing we're adding based on the countywide planning policy that you have so Benton County, they set up this planning policies and cities need to consistent with their planning policies so we had goal and policies consistent with that and then...

**Mr. Floyd:** So, we're not adding this, we're suggesting it be decided. You get to decide what's added and what's not so just to make it clear, we're providing you like staff recommendations, essentially,

and then you review it and you decide whether you like it, whether you want to change some of the wording, tweak it, get input on it, but you'll make that decision, ultimately (inaudible) as a recommendation to the Council.

**Commissioner Wallace :** Point of clarification when you say that. Do you expect us as a commission to review it or is this going to be subjected to public input also?

**Mr. Floyd:** Both. We expect you to review it and it's also, I mean, that's why we're holding this in a public forum, is so that we can get the input tonight as well, so members of the public can weigh in on this con, you know, on these policies, Goals and Policies that we've shared as well when recognized by the Chair.

**Commissioner Wallace:** How about taking comments outside of this meeting, for people who cannot attend or ...?

**Mr. Floyd:** Yeah, so if we get written comments, or comments may be posted to the City's website or emails or whatever, we'll accept comments in any form that they can get them to us, the more comments, the better.

**Ms. Oneza:** So, one thing we can do is once you review this document tonight, we can have this available online and you share with residents of Benton City that this is available, they can review and send comments back because this is not an adopted document, I mean, it's not going to be adopted yet so we still have the time for people to review so it's going to be available. Yeah, and good point, Ben, when we're saying we're adding, we're suggesting, we are adding a (inaudible) document but we're not adding ourselves to the policy, we're suggesting that you add that in your Goals and Policies.

**Commissioner McLeod:** Okay, what kind of a timeline are we looking at?

**Ms. Oneza:** Okay, so this whole document needs to be adopted by June next year and the reason we're being visioning and Goals and Policies now, is because the Land Use, the overall content of the planning process or the plan document needs to happen in the next few months so if we have the Goals ready that gives us direction to work on and that's why Goals and Policies are important and that's why we start with a vision and Goals before anything happens, so yeah, and then we still have time for people to comment on this.

**Commissioner Wallace:** Sorry, I have comment in regarding this, is this one of the points of public involvement we need to clarify? What's available for public comment at this time and when the comments are due because you're not going to want them coming in June, you need to have them within a month, two, whatever, you need specify a due date for public comments.

**Ms. Oneza:** Yeah, that's a good point. We'll set up a date for comments.

**Mr. Floyd:** We can set up a date, however there is opportunity for comment all the way through until you hold a hearing on the whole plan so there'll be multiple bites of the apple going forward and someone can, even though we may say, "Yes, we got an agreement on the Planning Commission," members of the public that are here, that the Land Use Goals and Policies are what we want, you know, if someone has a comment at the end of the process, we'll also consider that, too, so people will have multiple opportunities as they go along. Stephanie, can you share how the, is the Planning Commission packet also posted on the City's website?

**Ms. Haug:** Yeah, it's actually posted in two locations, the actual meeting information page and then it's also posted, this information is posted on the Comprehensive Plan Update section with the meeting information, and then it was also the people that asked to be put on the mailing list, this information was emailed out to them.

**Commissioner Wallace:** I just want to make the point again, this public involvement, we need to pull public involvement up to the home page for the City site that has the links to all of those, because I

had to dig through it and I know, I used to do this for a living, and I had to dig through all those (inaudible) and we need to have clearer links to where they all are.

**Ms. Haug:** So it rotates through. There's, I know that there's like street sweeping, and I think the National Night Out has now become the newer topic, because it keeps, I think, the top three...

**Commissioner Wallace:** But I'm sorry because this is legally required by the law on how public outreach, you can have activities, community activities, but this is public outreach and we need to be clarifying that, that it's happening and we need input.

**Commissioner McLeod:** Might I suggest, I do agree with that, because I first went from the Council to the Commissioners, I have a very hard time accessing what it is that was going to happen down here because I wanted to research it before I did this and I understand what Stephanie's saying, too, about the rotation, because I missed the announcement on this meeting because of the public rotation hitting on it and citing new things, so perhaps when something such as important as this, we should have multiple (inaudible) of the same information because, I mean, I went to college and stuff, and it's very, it's just very hard to find what we're doing here on that website.

**Mr. Floyd:** On Land Use policies, so we've got the Goal 1, Encourage development within the UGA where adequate facilities exist or can be provided in a cost efficient manner; then I've got waterlines and sewer lines, so the idea here is you want to try and infill first before you extend and in some cases, it may make sense to extend but in general, you want to try and take advantage of the investment that the City has already made in the existing infrastructure and then you want to plan for that minimum of twenty years. Is there anything you think related to public facilities growth within the City, within the Urban Area, any additional policy concepts that should go in here?

**Commissioner McLeod:** Well, my worry with the water and the sewer system is the crisis that we're already in, so I realize this is a long term goal, but we have short term Goals that's at crisis level, so, such as the water and sewer crisis that we already are deep into because there was no upkeep on the systems, so...giant holes and needing to line it and video tape it and figure out worse goes first, that's what's our motto when I was over in the Council, so it's great that we're having this future plan because it's important but we're already in crisis.

**Mr. Floyd:** And that's a good point. I will just say that this process is not designed to deal with kind of existing operations and maintenance, so it is future focused and you're trusting on, you know, you're relying on City Administration to deal with the current, more (inaudible) issues, so I mean, we can talk about it, I think those are, you know, there's probably input that maybe you want to share with the Council, this is an opportunity to do that, but just so you know, we are kind of future focused, however, you have to know what's going on, right, to be able to identify what's, what you want in the future and so that's why it's important, to have both contexts.

**Commissioner McLeod:** Anything further that you want to know about that? I know Stephanie knows what I'm talking about, but...

**Commission Chair Allen:** If we're into the, we're talking about, for example, the (inaudible), you're talking (inaudible), I don't know for sure, and I could probably check with Stephanie (inaudible), the existing sewer that we do have is, should that not be updated as far as where the lines are and, because I feel that (inaudible) past that are not true, that there's some that you're not sure where they are, how big they are, that kind of thing, there's a way with technology that we have today that we could probably bring that up and get that tested. Be our plan to make that happen, but...

**Commissioner McLeod:** They are in the process but it's going to be very expensive and we're hoping for matching funds, I mean, I'm not on that Council anymore but I'm deeply concerned.

**Mr. Floyd:** When we get to the Utilities policies, we can talk about some of those specifically. This is more, think about in terms of like, we've made an investment, granted some parts of the investments are performing well and other parts need, you know, shoring up, I mean, that's what you've talked about.

**Ms. Oneza:** Just to let you know that when we get to the Utility section, not just the Goals and Policies, but when we write the document, we are going to look at what you have right now, if you have failing system, we are going to identify those and then we're going to identify what's needed to have address that failed system so you'll see all those in the document. Okay, so we are in Land Use Goals and Policies right now, so the first one was relating to Urban Area and then the second set of Goals and Policies are for private property right and you already have this goal under Goal 1 respect private property owners rights in all your planning efforts and nothing really changes here except for Policy 2 that we feel that this says review and revise the Comprehensive Plan once a year and at least every five years, I think that we could put it somewhere else, not here, but we just feel that it's probably, it's a process, it's not relating to the private property rights, that's what we're suggesting.

**Mr. Floyd:** So a lot of these, this is just reorganization in many cases. It's not that these are lost, they're just put in other areas or in some cases it's redundant, and we decided to take it out, or suggested you take it out.

**Commissioner Wallace:** I just want a point of clarification. If the red lines strike out, it's basically that's deleted? I see how you captured it and other portions, so Policy 5, that's been moved to another section, am I correct?

**Ms. Oneza:** That's correct, yes.

**Commissioner McLeod:** Can I suggest that we post that on each one? That'd help us move along quicker the next time, if it's moved or stricken? For future reference.

**Ms. Oneza:** So, just to make reference where it's going?

**Commissioner McLeod:** Yes, because that'd help us move this along.

**Ms. Oneza:** Sure! Absolutely, yes, we can do that, and if you ask, I think I could still find that out for you. All right, so any questions on private property rights? Any comments or questions? Okay, so let's go to the next goal, it's Design and Character. That's how we try to proof it, but it has other components as well that, let's see, this goal, and don't worry about the goal numbers. This one says Goal 5 and the previous ones say Goal 1, that's because we have reshuffled goals from place to another, but the Goals and Policies, they're together, so maintain the unique character of the city so that's the goal and you already have this goal and during the visioning process, that's something we, that came up as well, that you wanted to protect your unique character so we are suggesting we keep that goal and the existing policies that are there so nothing really changes, we just struck out the strategy because strategy doesn't need to be here right now. And then if there is any question, we could discuss that now, about this goal?

**Mr. Floyd:** And you can see in Goal 2 where we heard some of the feedback from the visioning process and we added some language in there (inaudible).

**Ms. Oneza:** Yeah, that is correct. If you look at Goal 2: Create a well-designed and aesthetically pleasing city that reflects the small-town lifestyle of Benton City; so you, in the visioning meeting, you suggested to maintain the small-town character so that's why we have added those wording there.

**Mr. Floyd:** Actually, I like character better than lifestyle.

**Ms. Oneza:** Character? Is that the general preference?

**Commissioner McLeod:** I think that that's a good revision. What do you think?

**Commission Chair Allen:** I think (inaudible)...

**Commissioner McLeod:** Sunshine, do you like revising character for lifestyle?

**Commissioner Wallace:** I had some comments in my review.

**Mr. Floyd:** Are we going too slow through this information? You've had a chance to review it, do you...?

**Commission Chair Allen:** No, we're fine. So far, I like what we're doing. Check it out as you go and then if we got any questions, we can get into it.

**Commissioner McLeod:** It's going well.

**Ms. Oneza:** You know, we could try to go a little faster and we can just highlight the new ones, so under this goal, we have added policies that we're suggesting as part of coordinating developments to enhance positive image of the City. That's something that came out of the visioning meeting, so we have added this here and then enhance the use of the design guidelines and CPTED principles, that also came up at the visioning meeting, so this is something you can discuss now, whether you want to have a set of design guidelines in the future or not, but having a policy in here will give you the step to move forward with design guidelines so that's the policy decision.

**Mr. Floyd:** And these design guidelines are often, like in city parks or down at (inaudible) Fish & Wildlife (inaudible) where like sometimes you might have people congregate or to do, maybe activities you don't want to have, legal activities and stuff, so if you can clear out vegetation, like John probably never has to deal with this with any of your facilities, everybody's always, you know, does appropriate activities on Port facilities, but like, I know, there's an area in the City of Pasco, Chiawana, there's like a Corp of Engineers section of that park, and they often get several people living in that over the summer and drug usage and other activities that happen in there, so they're going, they've got a plan with the Corp of Engineers, they're actually going out and clearing out the vegetation, opening it up so that it's not as secluded, and also so that, you know, members of the public can go in there and feel safe, like hey, I can go in there and I can recreate and it's going to be fine and I'm not going to run into someone's house that's set up and so that's kind of what this CPTED, Crime Prevention through Environmental Design, and it's not just vegetation management, it's also a way you set up development within the city trying to have areas where there's good lighting and not areas where people can kind of go and hide and that kind of thing.

**Commissioner McLeod:** That might be good on the trails, down when you come into Benton City, what you're speaking of, I think the reason why they leave that foliage there is because of the flood plain, because when we were girls, it flooded clear to the second Conoco and now we have an arm but that's to keep from washing out that whole little island that we've developed.

**Mr. Floyd:** Yes, so that's the balance, right? You want to maintain the environmental benefits and the habitat and also have a nice place and so, the design, the CPTED design kind of goes through different criteria and blends it all together so that you can have a safe, functional habitat, livable, you know, developed.

**Mr. Rutledge:** You got, we have a little Bateman Island going on down there at the park (inaudible) next door (inaudible). You get further back in to private property, (inaudible) camping down there. Not as bad as Bateman used to be, those of you (inaudible) talking about it... There is a problem down there and (inaudible) the bridge is a problem, so, but that Fish & Wildlife Reserve Area, as I understand it, right, Steph...? is very limited what we can do with it.

**Commissioner McLeod:** The problem is the public property, the private property and the drug addicts are citizens so that makes it hard to clear them out, but the Sheriff, I know, does go through there. It's a problem, I know what you're talking about.

**Mr. Floyd:** And we're not necessarily talking about clearing out, we're talking about creating a disincentive for that activity to occur in certain areas.

**Ms. Oneza:** And just to note that once we approve the policies, that would give you the step to have instead of regulations, so you have goals, policies and regulations, this is the hierarchy that it goes.

**Commissioner McLeod:** It'd be great to have that happen, we just need to expand on how that could happen.

**Mr. Floyd:** And there's regulatory language, standards and things, that we can provide Stephanie and you may have some of those already, I don't know but, there's, as Oneza mentioned, you have the goals and the policies, that kind of sets the direction, and then the regulations can come afterwards and zoning updates and that kind of thing, and we've got, there are many other standards that have been developed by other communities that we can share, that you can consider when you go from the plan and implementation and you're updating the regulations for the city.

**Commissioner McLeod:** Yeah, I'd love to have more information on how, and who and what, who's responsible because, you know, our kids are down there, you know, and it's important.

**Ms. Oneza:** Alright, let's move to the next goal under Orderly Growth is providing for the orderly development of the city, that's an existing goal and I'm just going to go through the changes that we're suggesting so the first one is ensure appropriate transition between land use types; discourage incompatible land uses from locating near or adjacent to each other, so that's a pretty standard policy to have, so just to (inaudible) that, and under Policy 5 here, we have added suggestions to add maintain consistency with the Countywide Planning Policies, so that's something you'll see in different places because that's something we have to have in your policy and goals documents. I would like to ask you about the last policy here, Policy 7, actually it's Policy 8: Discourage excessive amounts of large lot single-family development in areas that do not have access to irrigation water, so that's an existing policy and we want to have some input from you on that.

**Commissioner Wallace:** I actually do, too, and I want to make a point of clarification that you may not be aware of. We probably have five irrigation districts in Benton City. We've got Benton City Irrigation District, the Kiona Irrigation District, the Roza Irrigation District, the Sunnyside, Roza, Irrigation District and may be some that I'm not aware of, but again, this is our outreach, because the plans that we're making will impact their irrigation needs and distribution.

**Commissioner McLeod:** Yeah, that's a problem and to personalize it, I've been paying for irrigation for twelve years, for fourteen, and four of which I've had it, once forced upon me, once to pay for it, after a garnishment issue on my equity in my home, I've paid irrigation for two years and I still owe fifty dollars for a hook-up that never happened, and everyone else's irrigation got on and I am a homeowner with a nice home, so to deny people housing because they're denied irrigation is not appropriate because I have a nice home and I pay for irrigation and I don't have irrigation, so...

**Commissioner Wallace:** I want to make a point of clarification that may help you, the Kiona Irrigation District is one of the oldest in the State of Washington and we have senior water rights, other irrigation districts are junior water rights, so Kiona is to take their full share first and whatever's left over goes to the junior water rights holders so that maybe a point, and I don't know if you're on Benton or Kiona.

**Commissioner McLeod:** Mine is hooked to Prosser, but the McLeods have been here since 1934; they could unlock my irrigation since I've paid it.

**Ms. Oneza:** So I guess the big picture question is, do you want to make a policy that's dependent on irrigation and do you want to keep this policy?

**Commissioner Wallace:** No, I think that gets beyond our scope and if we are to have, if we are to address the irrigation issues, we absolutely have to reach out to those districts and have a meeting or a workshop with them, because I'll give you an example. The bike path, the walkway that went through, well Benton City and Kiona went through and insisted they ought to have a hundred foot easement. They took all this land without compensation and they really hurt the city because the city and the irrigation districts, they lost taxes and they lost gravity, irrigation gravity, there's big implications for these decisions that I think that you, it's really worthy of a group workshop.

**Commissioner McLeod:** That's not a bad idea because I believe I should have been grandfathered in because I lived up in Legion Heights and after twelve years (inaudible) that just got irrigation four years ago, I believe, and on my taxes for my home through Wells Fargo, I believe I've been paying taxes on that water I've never received, and I still don't have irrigation.

**Ms. Haug:** I don't believe that the City has any, now that BID has gone with their new system, I don't believe that the City has large areas that are available for development that do not have irrigation.

**Mr. Floyd:** So it's not really applicable...

**Ms. Haug:** So it's not really applicable to our city at this point.

**Ms. Oneza:** Okay, so what we are hearing, that we could actually take that out?

**Commissioner Wallace:** I just wanted to ask again, Stephanie, there's more than BID; (inaudible) Kiona and BID.

**Ms. Haug:** Within city limits, we have Kiona Irrigation and Benton Irrigation. Roza and Sunnyside are all beyond city limits.

**Commissioner Wallace:** But we do have Kiona, which serves, and again, I'm going to protect my senior water rights and because they're outside of the city business, I really would encourage some coordination with them, please, thank you.

**Commission Chair Allen:** Really good points here, and one I'll bring up also; percentage-wise, as far as the City goes, what percentage are we looking at overall for what's irrigated and what's is not irrigated rights for the City? Is there, how much land are we talking about?

**Ms. Haug:** To my knowledge, and I don't know exactly where it's not, I do know that the everything south and west of the Kiona Irrigation's, the bike path, has access to Kiona Irrigation and now that BID has gone through in the northern section of town, there are large sections that previously did not have it available to them that do now have it available nearby and looking at the City and where there could be what this policy's stating about developing large lots where there is no irrigation, I don't feel that that's applicable to our city because we don't have areas without irrigation that could be developed into large lots.

**Commissioner McLeod:** If we had apartments, we wouldn't charge them irrigation anyway, it would be (inaudible) for the home, the owners of the property anyway.

**Mr. Floyd:** I think, though, we have established that this policy's going away at your recommendations. We've got that captured and we've also noted that the need for coordination.

**Ms. Oneza:** So let's move on to the next goal, it's talking about various land uses so Goal 4 here, establish land use patterns that balance development and provide for diverse uses. That's an existing goal and you already have policy 3, it's says here in your Comp Plan, we're suggesting to add two new policies here and actually three new policies, one is talking about maintaining small-town character and single family neighborhoods, based on your, our discussion of the visioning meeting and then the next policy is place multi-family residential development next to arterial streets along public transportation routes or on the periphery of commercial designated areas. I believe I have moved it from another policy from the old document or somehow it didn't show up in green, but this is an existing policy that was there and then if you look at the green one, locate new high-density residential developments so that residents will have access to walking and bicycle trails and public transit, so that's an existing policy, it was somewhere else and we just located it here.

**Commissioner Wallace:** Can I have a comment on (inaudible)? I believe we have other areas that are not adjacent to the bike or one of the paths, such as we may very likely decide to put residential areas in higher density across the river in that portion, I know they have it zoned for something else, but I hate to put in a policy that says they can't do that because they don't have a walkway or a bike path there.

**Commissioner McLeod:** I agree with that.

**Ms. Oneza:** So Policy 3, the green one? So I believe the idea behind this, and this is an existing policy, the idea behind it is that you have a downtown and you have high-density in your downtown near transit, then it would be a pedestrian walkable downtown that you have been expressed...

**Commissioner Wallace:** Part of this trail runs through rural areas on Lower River Road, that's why I bring this up again. There is rural areas that are not going to develop within the next twenty years that are located by the bike path and there's more appropriate areas for high density that are not located on or adjacent to the bike path.

**Mr. Floyd:** How about, can we say, instead of will have, like, are encouraged to, or, you know, something softer?

**Ms. Oneza:** Yeah, and it is saying access to, it's not saying locating next to that, so...

**Commissioner Wallace:** But like I (inaudible) across the river, it was not going to be safe when you walk into town to get on that bike path.

**Commissioner McLeod:** I think she's saying that there's gaps in the rural areas that don't have high-density homes.

**Ms. Duncan:** Feels to me like the intent of what you want to do is rather than constrain the construction of high-density housing is rather to encourage the (inaudible) of trails to serve areas where you are putting high-density housing so that...

**Commissioner McLeod:** That would be a good way to phrase that, that would be better.

**Ms. Oneza:** Provide access, I mean, provide new trails so that sort of the intent for this one. Alright, so the next policy allows mixed use development near downtown and transit that promote a pedestrian friendly environment, so that's something you're suggesting and asking you based on the last discussion, we heard that you wanted to have café downtown and more people sitting in so this is sort of a policy that would promote that type of lifestyle in the downtown, so wanted (inaudible) but whether you're okay with that or you want to tweak it?

**Unidentified Male:** What does Mixed Use mean?

**Ms. Oneza:** So Mixed Use developments are generally, so it's retail on the ground floor and then housing or apartments on the top, or it could also be retail on the front and an apartment on the back, or (inaudible) as well.

**Commissioner McLeod:** That's a good idea because that's how our city's already constructed, so we'd just be following through with what we've already established, new building.

**Ms. Oneza:** So you're okay with that? Okay. Alright, so let's move forward, so Policy 5, so this is something we have moved that's an existing policy. Permit Agricultural use or properties suitable for agricultural uses within the Urban Growth Area while such use is viable, so it's an existing one, we've just moved it under Various Land Uses, it's not changing anything much, so we, well I think that's about it for Land Use Goals and Policies. Any general comments or questions on this section?

**Unidentified Male:** I did have one question on the Urban; the Urban Growth Area sort of appears to be making a donut hole there, is there a reason from the Planning Commission that there's that, essentially this, this area here that looks like it's being closed?

**Commissioner Wallace:** I asked that question last time because I understand that the person who owned that found out about the Growth Management Area and objected and was excluded from that, and I would have to verify, or Stephanie would have to verify that, but that's my understanding.

**Ms. Haug:** No idea.

**Commissioner McLeod:** I don't know, but when we're planning, I believe that it should all be equal and we should not be able to afford to not be part of the plan, if that is an issue, so we need to plan equally.

**Commissioner Wallace:** Well, part of the problem with it, Michelle, is that we have farm entities that do not want to be in the Growth Management Area because it seriously compromises their ability to

function as farm and that's what happened with her. Yeah, that was a cherry orchard or something like that.

**Commissioner McLeod:** Yes, but it seems like some people can afford to not be part of the plan and some people cannot.

**Commissioner Wallace:** Well, no, I think it's because, and this is why public involvement is so important to me is that if you know you can influence it, if you don't know, it's going to run right over you, which happened in the past for me and that's why I'm very excited, concerned about bringing people in. Thank you.

**Mr. Floyd:** And they are part of the plan, they're just part of the County plan, and not the City plan, and they have their opportunity to provide input and that influenced and that's why it resulted in that, so and existing Ag activities, you (inaudible) necessarily want in the City, you want to keep those in the County.

**Commissioner Wallace:** How do we get out once we're in?

**Mr. Floyd:** You can go through a petition to be de-annexed, right?

**Ms. Haug:** And then get rid of your water and sewer.

**Commissioner Wallace:** Okay, that's great for me, I'll go back to septic. The City required me to go onto sewer. I'd still be on septic.

**Mr. Floyd:** You must have paid some money for that, though?

**Commissioner Wallace:** For what?

**Mr. Floyd:** To get connected to the City?

**Commissioner Wallace:** I was required to do it. I have a hundred and twenty year old house, and refurbished it in early two thousand about three or four and I was forced to go onto City sewer. I'd been on septic up to that point, but they wouldn't allow me to do that any longer. So despite having the sewer down the middle of the road, I don't know, twenty years? I don't know how long it's been there, but I never had access to City sewer or water.

**Mr. Floyd:** I think there's a process, though, you can go through it to be out of City (inaudible), at least have it considered.

**Ms. Oneza:** Okay, so let's go to Housing and let's see our goal is to go through the few more elements and if it gets too late, maybe we'll go much bigger. So can we go back to that (inaudible) then, the overview one?

**Mr. Floyd:** PowerPoint?

**Ms. Oneza:** Yeah, thank you. Thank you. The projector is not listening to me. Okay, so last time, at the last meeting, what we heard from the visioning meeting was you wanted to have different housing types for aging populations, that was a concern and then single people, where do they go so that was a discussion, so we, and right now, in your Comp Plan, you have Goals and Policies for housing for all income group and aging population, I mean, the housing types and housing for all income group. Compatibility and appropriate densities, so we talked about that at the last meeting, as well. Where do you put your densities? And then, higher density near Commercial centers and transit, that's something, is the overall idea that your recurring goals and policies have, so let's go over the documents now, if we could switch to the documents that we have under Housing Goals, Policies and Strategies, and okay, so the first one, is talking about promote a variety of residential densities and housing types to meet the diverse needs of the populations, so that's the portion that we are suggesting to add, but the first portion, we already have, so some of the wording is just clarifying what the goal is intended for and Policy 1 is existing, Policy 2, we just clarified a little bit and then we have deleted strategies. Policy 3, encourage housing types that offer services and facilities for the aging

population group of Benton City, so that's something we heard at the last meeting, so we've added that as policy language as well. Any questions on this so far? We have three more policies that can (inaudible).

**Commissioner McLeod:** There's something that the City's been talking about on a lot of levels; the tiny homes so perhaps we should consider that as well. Tiny home clusters.

**Mr. Floyd:** So up above, I think, up above it has...

**Commissioner McLeod:** Well, it's different than that, that's for normal small families; this is tiny home clusters for financially desperate people.

**Commissioner Wallace:** Or environmentally friendly people.

**Commissioner McLeod:** Well, I don't know how you want to word it, but we've been talking about that for a few years now.

**Mr. Rutledge:** It doesn't have to just be for the (inaudible); young people who can't afford \$100,000 house, you know.

**Mr. Floyd:** So this first policy says small lots, single family, zero lot line, cluster housing, townhouses, condos, accessory, manufactured homes, is there another type of housing we ought to list in here?

**Commissioner McLeod:** Well, we were talking about, you know, most people have a size lot with their home that they're on or an apartment building size lots, but these tiny homes would be in clusters on lots, it's a long term thought that people are having, I don't want rule that out for these people.

**Mr. Floyd:** Does cluster housing not cover that? Again, you're just trying to, this is creating an umbrella that it can be under and then we can get more specific as we go along.

**Ms. Duncan:** I guess we would like clarification from professionals in the planning world is definitions, such as what is meant when we say cluster housing.

**Ms. Oneza:** I can answer that. So cluster housing is, so let's say you have, in a typical subdivision, you have three units per acre, four units per acre, so instead of subdividing equally, you put those four units close to each other, let's say on half of the total area that would generally (inaudible) so that's cluster and then you leave the rest of the space for park so that's what the concept of cluster housing have come, like, our you can have a critical area, steep slope area that you want to protect, then you provide cluster housing and protect that land, or and then small homes, you just cluster them together. There are multiple answers to that.

**Ms. Duncan:** How does that concept relate to the actual lot sizes? Say when you have four dwellings per acre, would each of those dwellings have a quarter acre property size even though the houses are all close together, or would there be a one acre housing, one acre lot property parcel with four dwellings on it?

**Ms. Oneza:** So, like I was saying, cluster housing has many different forms and shapes so if you're preserving an area and you have smaller homes then your lot size is smaller so you're not actually saying that you have a quarter of an acre plot because the remaining space is open space, so your lot size is smaller so you don't own a quarter of an acre, so that's the, that's one way of cluster housing.

**Commissioner McLeod:** Okay, I just wanted to make sure that we weren't restricting that idea because these cluster rental homes (inaudible)...

**Mr. Rutledge:** Well, the restriction in terms of size of homes. Right now, we have an ordinance, you can't be in a, what is it, seven hundred and fifty square feet? Something like that.

**Ms. Haug:** Seven twenty.

**Mr. Floyd:** Seven hundred and twenty, she said.

**Mr. Rutledge:** Tiny homes are like three hundred square feet.

**Mr. Haug:** So this is another one of those things where this is the umbrella and then the regulations would need to be changed to allow for that. So this is the umbrella, right now, our ordinances do not allow that, but that would be where the regulations come in later that would clarify how that, what cluster housing would entail, lot size and specifics.

**Ms. Oneza:** So this is not a regulations, like Stephanie mentioned, so once you have the policy in place, then your regulations will clarify that and right now, yeah, that cluster will cover that.

**Mr. Floyd:** I've made a note for us to come back to.

**Commission Chair Allen:** I think it's very important that we look into that and have specifics to that as we bring it along, as time goes on, so we need to have that, we don't want it just to be opened up and have bloomed out (inaudible) all of us do anything. Don't want any complaints, so let's make sure of that.

**Ms. Oneza:** That's a good decision. So, let's go to Policy 3, yeah, so that's encourage housing types that offer services and facilities for the aging populations, so we talked about that at the visioning meeting, Policy 4, encourage the development of affordable housing for all segments of the population, so when you're talking about tiny home, if you're making a code revision, this policy would support your code revision, because they're promoting affordable housing.

**Commissioner McLeod:** Okay, because even at seven hundred and fifty, we were thinking five hundred or less so that's important to have the umbrella.

**Ms. Oneza:** Alright, so Policy 4, encourage residential uses near single-family neighborhoods that support increased densities while maintaining the single-family character of existing neighborhoods such as duplexes or accessory units, I think I, you already have something like that so this is not entirely new, but just wanted to know if you're okay with this policy and the next policy about manufactured home, so it's on Page 4, under all the red ones, Policy 4 under Housing and then the last two policies, not the red but the first (inaudible) of your page...

**Ms. Haug:** Our existing regulations support the requiring the new manufactured homes and the more stringent because it mirrors what the County has adopted, which is requiring a new home if it's outside of a manufactured home park.

**Ms. Oneza:** Yeah, so by law, you cannot actually say no to a manufactured home in a general neighborhood but you could require designs that fits to the neighborhood, so that's why I just wanted to bring this up for discussion. Alright, so any questions on these policies? So let's go to the next one, Existing neighborhood, so all of these existing Goals and Policies, we just have a suggestion to delete one, so this is preserving and enhancing established neighborhoods in a manner that is consistent with the overall land use plan, so that your neighborhood, it's a single family neighborhood, so you're not building something that's out of the way, it's inconsistent, that's basically what the policy's about, maintaining and protecting the character of residential neighborhoods and then multi, single family character of the greater Benton City area while maintaining that character and acknowledging the necessity of providing affordable housing, so it's a balance between the character and affordable living. Any question on that?

**Commissioner Wallace:** Yes, please. Policy 4 that has been deleted, or struck out, establish separate residential zoning districts based upon the character of housing types, enhancement of property values, mitigation of impacts to adjacent properties and dwelling unit densities, I was just wondering, I know that's poorly written original sentence, but I'm not sure we should take this out again, because we need to revisit some of the, like the rural concentration and neighborhoods, we have very unique neighborhoods, I'll say Lower River Road's rural, we have trailer parks, we have new housing development, but I know you have it worded, but...

**Ms. Oneza:** Yeah, I think, yeah, the intent is that different housing types would have a different blended category so that's what you want to keep, that we have the intent of this policy somewhere?

**Commissioner Wallace:** Yes, because I think we have very distinctive lifestyles and house property uses that we really need to tease out in this overall plan.

**Mr. Floyd:** This does support the overall variety, you know, when we talked about the variety of housing types, this policy does come (inaudible) of that. It is, it may try to do, say, too much. I wonder if there's a way we could simplify it. Can I just make a note of keep but simplify, let's us take (inaudible)?

**Commissioner Wallace:** Yes, it does need to be rewritten.

**Mr. Oneza:** Okay, so let's move on to the next one. Compatibilities, Goal 3 here, ensure compatibility of residential development with established and projected land use patterns, so this is an existing goal, these are again, if you're seeing this compatibility of land use in multiple ways, this is one of the ways. Locate multi-family residential housing so it does not create conflict with single-family neighborhoods and then the next Policy 3, multi-family development should have direct access to an arterial street, so more like, where do you locate multi-family neighborhoods, so that's the next policy and then the last policy is about flexible design standards in multi-family development to mitigate impacts on less intense adjoining land uses, so it's basically addressing the multi-family standards and how (inaudible).

**Commissioner Wallace:** Wait a minute. We're on the Compatibility section and you deleted a whole bunch of stuff down to Policy 6, oh, I was looking at Policy 7 that has been deleted on Page 5, very bottom of Page 5 on seventeen and perhaps we need to have a discussion here, it says "Require residential developers to provide adequate buffering from adjoining agricultural uses. They will additionally be responsible for reducing the conflict between the dissimilar uses." I would very much like to maintain that.

**Ms. Oneza:** I think I am, was that the last one on Page 5?

**Commissioner McLeod:** I agree with that. When you see it readily in town that developers put up fences and dividers and that might be a direction to move in.

**Ms. Oneza:** Okay. So we want to keep that?

**Commissioner Wallace:** Yes, please.

**Ms. Oneza:** Alright, so I think we are making great progress here. Any other comments on this stage (inaudible)? You see all the deletions, and those are strategies and we just (inaudible) them, we don't ask (inaudible) here. Economic Development. So Randy's right on time. We're talking about Economic Development now. So what we heard at the last meeting, a lot of discussion about downtown, revitalizing downtown, economic diversity, provide safety, provide jobs and infrastructure and incentives for local businesses, so those the key topics that we had heard and based on that and County-wide planning policies, we're switching to the Economic Development Goals and Policies and see what we've got and so we're suggesting to add the first goal; Improve and revitalize the City's downtown and its historic character. That's something entirely based on the discussion from visioning, so wanted to just share with you all the policies, revitalization plan for downtown, that we talked about the last meeting, attract more people to downtown for shopping, recreation and community activities, that's something we got at the last meeting as well and the Policy 3, encourage downtown property and business owner in partnership with the City to revitalize the downtown. So those are all new goals, that's new Goal and Policies. Any comments on that?

**Commission Chair Allen:** Well, it seems to be a great concern within the City, a lot of people I've talked to and I think even Michelle, you know, you noticed over the years, even with the City Council that this has always been an issue and Randy, you brought that up lots of time, and you, too, Heather, a lot of people have brought this up, I think it's something really needed (inaudible) big time. It has to happen. We're losing a lot because of the image that we have, so it needs to be big time, (inaudible). I think we can discuss that and bring that up more and more, I'd really like to see the public more involved with what they would like to see happen with that, so it does need to happen.

**Mr. Rutledge:** Well, we had the public, after the study we did, out at Eastern, we had (inaudible) over at Larry's church on that, we got the public out and a lot of input (inaudible) young college students running that (inaudible) report on that and it's being worked on now, (inaudible), and it has provided (inaudible) for downtown. Linda has provided color codes for downtown also, it's voluntary in nature, so that is being worked on and being brought together, piece by piece right now.

**Commissioner McLeod:** With the Revitalization Plan, that's what you're referring to?

**Mr. Rutledge:** Well, it's more than that, it is planned to (inaudible)...

**Ms. Duncan:** It's sort of a broad-based process...

**Mr. Rutledge:** Yeah, I don't know that it was written that well, actually, but we did do, put out a small survey out so it was sort of a guideline to a railroad town, kind of motif that's being brought along, (inaudible) shortly between a couple of those (inaudible), it's going to go on, the Mayor, Linda, very actively involved (inaudible) and we do have a sub-committee, (inaudible) EDC (inaudible) and more and more of the public, onesies, twosies, at a time are becoming involved.

**Commissioner McLeod:** That's the plan that I referred to at that last meeting that would be helpful for you guys to see because it would help you see what the vision is.

**Mr. Floyd:** So that's, I mean that's why we added this information, is to capture that. We can look at it in more detail and see if there's anything else. If you also have comments related to the Goals and Policies, things that need to be included in there, please share them so we can add those thoughts.

**Ms. Oneza:** Alright, so, yeah, if you could get the Revitalization Plan, that would be helpful, actually, and maybe I could collect it (inaudible)...or if Stephanie has it, then...

**Ms. Haug:** I might have a copy.

**Ms. Oneza:** Alright, so Commercial and Industrial, the next set of Goals and Policies. So this one is talking about promote commercial and industrial development that creates jobs and economic diversification, so that's pretty standard. You already have it here, that's why we have commercial land, to have job, and so then Policy 1 and 2, those are existing policies. We are suggesting to strike four policies here and we are adding two policies here. I think these were moved from somewhere else, but if you could let us know if you're okay deleting these four policies.

**Commission Chair Allen:** I'd like to speak a little bit about those. I do believe that there's a lot of companies, maybe there would be a lot of companies that would like to be here, and invest here, and bring their businesses in here and maybe that's a possibility, but we need to be, encourage that by being friendly and beholding-minded and do what we need to do to make it happen. It's, because the City depends on it, and so it's (inaudible) to keep this City thriving at all, we need to encourage that, and encourage it more than we have been doing, so hopefully, we can do that. I'd like to look into that and the plan for how we can address that and bring that to the City and so we can get this development going, so it is important, very important.

**Commissioner McLeod:** Was that for the industrial use or other specifics that you mean?

**Mr. Floyd:** Any language changes in the policies?

**Commission Chair Allen:** No, I think as we go on, we'll get into it more specifically.

**Ms. Duncan:** I'd like to speak to Policy 5, which you have shown as stricken. It could perhaps be slightly reworded but I think that it needs to remain in some form as a driver to City government to ensure that they actively address City values and UGA to allow places that industrial activities could take place. If you have a city that is so residential, there's no room to put industry, then you're not going to get it.

**Commissioner McLeod:** Heather's right. That's what I was asking about, that's what I wondered if that's what he meant because there are quite a few businesses that industrial needs will be important.

**Ms. Oneza:** Policy 5.

**Mr. Floyd:** So keep it as it is?

**Commissioner McLeod:** Yes.

**Commission Chair Allen:** Yeah, I think we ought keep, include that, yeah, please do. Thank you.

**Ms. Oneza:** Alright, any comments on Commercial and Industrial?

**Commissioner McLeod:** Well, I think with the commercial and the industrial, for the residential, number six, if we're going to continue building town what we said earlier, where we have the businesses under and the homes on top, a huge part of our town is constructed like that and...

**Mr. Floyd:** See, this one, actually, if we take it out, it gives you more flexibility to do that, because this talks about only if it's accessory here.

**Ms. Oneza:** So let's move on to Infrastructure, and that's an existing goal. Ensure infrastructure support for the orderly and cost effective development of commercial and industrial land, and our suggestion to strike out Policy 1, establish development standards adequate to safeguard the environment and ensure compatibility to surrounding land uses, well, I mean, there's nothing wrong with this policy, we're just trying to simplify and if you think that you want to keep it, we can keep it.

**Commissioner McLeod:** The City Council already have ordinances in place for that.

**Mr. Floyd:** And this is for infrastructure.

**Commissioner Wallace:** I was kind of questioning if you could not just refer to the SEPA Review or something in that nature, rather than totally eliminate this section, because I do think environment with critical habitat should be addressed in development.

**Ms. Oneza:** And we have a section under Environment where we would address mitigation, but...

**Commissioner Wallace:** Okay, well here it shows where it's just struck out, so if you want to move to a more appropriate area, that's fine but...

**Ms. Oneza:** Okay, so we'll keep it then? Okay.

**Mr. Floyd:** How about if I say it goes under Environmental?

**Ms. Oneza:** Why do I have Policy 3 stricken out here?

**Commissioner McLeod:** Well, we've already talked about the water and sewer being in crisis, there is a plan in place, we just don't have the finances to pursue it all.

**Mr. Floyd:** I think we should leave 3 in there.

**Commissioner McLeod:** I do, too, because we're in crisis already.

**Ms. Haug:** Would that not go under, or is this the Utility section?

**Ms. Oneza:** This is the Utilities, yeah...

**Commissioner McLeod:** Yes, please leave it and I think it reads fine.

**Mr. Floyd:** And the City does that anyway, they've got a water plan, they've got a sewer plan (inaudible) so...

**Ms. Oneza:** Alright, so the next page, Policy 6 is existing, we just have added industrial in this and it's pretty standard the developments should occur where adequate facilities are available, so it pretty standard here and Policy 7, is talking about infill of existing commercial areas before developing new neighborhoods and community centers, so it's an existing one that's reworded a little bit.

**Mr. Floyd:** How much opportunity is there for infill or is this more encourage redevelopment and development of new commercial, because you've got the new commercial area right over here, there

wasn't room for that, you know, right downtown, so as far as that, I mean, it kind of isn't filling, but it may have been a little bit of redevelopment, too, maybe, I'm not sure what was there ahead of time, but I wonder if redevelopment is also another concept included in there.

**Commissioner McLeod:** That could be. Most of our conflict has been how many feet certain things should be from others and we've already established that.

**Ms. Haug:** There's, I definitely think there's room for infill for commercial and industrial, mainly commercial, there's not a lot, but there's some, there are some.

**Mr. Floyd:** Do you want add new development?

**Ms. Haug:** I think so, I think that encourage, that's part of the revitalization.

**Mr. Floyd:** What do you think? Infill and redevelopment? It's all qualified by the term "when feasible" which is, gives you a lot of flexibility.

**Commission Chair Allen:** Also on Policy 6, limit commercial, I don't know if we want limit.

**Mr. Floyd:** Encourage?

**Ms. Oneza:** Well, now that we're talking about Commercial and Industrial, I want to, we want to just look at the map a little bit and just make sure that the commercial areas that are there right now, you're seeing that those commercial areas, are you expecting developments there? Do you want to put any specific policies for any specific areas? These are general goals and policies that we're looking at. Are there any specific areas that we want to add policies to.

**Commissioner McLeod:** I think it's a little early for specific policies when we don't have anything to base them on.

**Ms. Oneza:** Alright, so we'll move on to Parks and maybe we don't need to switch, Ben. Let's go to Parks and Open Spaces, and you see the box on your right side of the document, those are the highlights that we have discussed at the last meeting. We discussed promoting outdoor activities, maintaining bike and equestrian trails, but that's a correction now, so we're going to say promoting equestrian trail or something, reword it.

**Commissioner Wallace:** Actually that's the accurate, because it says develop a system, it doesn't address maintaining. In your memo, you had said maintain bike and equestrian. This is appropriate language here, maintain.

**Ms. Oneza:** We talked about river access, and improved water activities, sport complex and activities and enjoyments for residents for all age groups so when we look at the first goal, provide a variety of well-distributed accessible parks and recreational system, so we have existing Policy 1, Policy 2, and Policy 3, we have added a little bit to those policies and then added a new policy, ensure that recreational facilities are ADA accessible as required by law. Now that's something we discussed for special needs at the last meeting, so I don't know if you wanted to be like this or if you want to reword, a reworded policy.

**Commissioner Wallace:** I think you somewhat need to reword it for certain things are appropriate like the bike trails and stuff but horse trails, I don't think you can make them ADA compliant and I don't know where some other outdoor activities may have limitations, also.

**Mr. Floyd:** How about "as applicable" and required by law?

**Commissioner Wallace:** Or appropriate.

**Ms. Duncan:** I would like to suggest in the gray box, at the very end of that adding the words "and abilities", after all age groups, I think that should be all age groups and abilities.

**Unidentified Male:** I think on Strategy 1, that got stricken, so they just developed Botaka Estates up there on Seventh, and I think that sort of drove Mr. Botaka to put in a park on one of the lots, so if the Planning Commission wants to keep that, you know, they might consider keeping that other section.

**Commissioner Wallace:** I did not agree because you cannot require the donation of land, I think through this that you've got private property rights and they need to compensate. They want it...

**Unidentified Male:** I think it was more, when he went in to develop the whole area, they basically required him to give a portion of that for a park area.

**Ms. Oneza:** Strategy 1 is stricken already, and I knew that those are already in the regulations.

**Commissioner Wallace:** I just want to revisit though, because we're revising this topic and we can go back and revisit some of those ordinances and decide if they still make sense, or for the future (inaudible).

**Ms. Duncan:** I have no problem with striking the strategy, but I would like to comment that (inaudible) the City is somehow (inaudible) current process to develop a full-fledged parks and recreation plan in conjunction with our grant writer to enable us to apply for RCO grants and I believe that some of these things really need to be fully fleshed out in that parks and rec (inaudible).

**Mr. Floyd:** How about if I add in Policy 1, plan new parks and then develop parks and recreation plan, parks and recreation plans and programs based upon currently anticipated community needs?

**Commissioner Wallace:** I'm not sure that area is actually donated, I think he still owns it, he was just required to put in this (inaudible) park.

**Commissioner McLeod:** I don't think the City owns that, it's on his residence, and we're not going to update and keep that up, are we?

**Ms. Haug:** It will be donated to the City, it was required as part of subdivision and there is a requirement in our Code that requires either a payment of fees or donation of a portion of the land based on the development size and so at this time, he still privately owns that because it has not been deeded to the City, but as part of the plat it is required to be deeded to the City.

**Ms. Oneza:** That's a good policy discussion, too, because whether you want land within the development or dedicate that park fee money to the entire parks and rec system, because I know the City of Kennewick, they don't take land, they take park fees and they put it in the overall park system where it is applicable, but then if there's a large development, like the (inaudible) Hansen Park development, when they developed that area, they had a park dedicated so it depends on the scale of development.

**Mr. Floyd:** In the Shoreline Master Program, there's different ways you can deal with public access. You can just require public access on a development by development basis or you can have an overall plan and direct that access where you want it. It's the same concept that we're talking about here. So I've updated, I say plan new parks and develop comprehensive park and recreation plans and discuss the preference of fees to improve parks rather than small, close to City parks that may not be that useful.

**Ms. Duncan:** I have a question for Oneza and Ben. Sometime ago I read something and then going back I can't find it but in the Urban Planning Growth is there a recommended ratio or allocation of per capita to (inaudible) parks.

**Ms. Oneza:** That's a good question, different cities, they do adopt different types of, we call it level of service so getting back to Kennewick example again, because I've worked there for so many years, they used to have three acres for one thousand people, if I remember correctly. I could be wrong, but there are different standards for different communities, so there is no one standard for all communities, so it's depending on what you have.

**Ms. Duncan:** Would you be able to provide us with some sample park city (inaudible) for similar size of cities?

**Ms. Oneza:** We could discuss that in the content of the park, yes, that standards. We recently worked for the City of Seattle, their parks (inaudible) and reason I say it's different for different communities because in some communities, you would find that it's just natural space and they have trail and natural space so probably don't need a big park and some communities, they do need a big park like (inaudible) so the demands are different for different communities.

**Mr. Floyd:** So it's the landowner. So the apartment owner? They are responsible to maintain their open space that is serving the tenants of their apartment complex. They may also have a fee that they can pay to improve the City parks as well because they're increasing the demand potentially on that park so you can have both of those.

**Ms. Haug:** So the standard that Heather was mentioning, would that be something that would put in the Comprehensive Plan or would that be something in a different recreation plan?

**Mr. Floyd:** I think probably more recreation plan, so you, I think we're going to give you some ideas that you might want to further strengthen this language, but the park comprehensive plan should be where you have more specific standard that you're trying to accomplish through the development process.

**Ms. Oneza:** We cannot set the demand for the parks. We are here to identify what you have and broadly what the needs are but standards, I don't think we could do that without a detailed study of needs.

**Ms. Duncan:** I believe our grant writer conveyed to us that the parks and rec plan that we would be developing in that effort would become a subset or a portion of the greater Comprehensives Plan.

**Mr. Floyd:** All the plans, so the water plan, the sewer plan, the transportation plan, they all tier off of this document so we want to make sure we set the umbrella right so we have everything that comes underneath it but then those plans will have more specific information as they are developed or updated. I captured that comment but I think the specifics of the discussion probably you should work out separately.

**Ms. Oneza:** Once you have a parks and recreation department, they will be able to sort through a lot of these details. So let's go to, we have a lot of discussion on Parks and Open Space, let's go to the next goal quickly, so this is talking about preserving open spaces and natural areas that are unique to Benton City so that's a discussion we have is how to preserve the unique nature of Benton City so we tried to reword this goal a little bit to in consistent with what was discussed and then the Policy 1 and 2, those are existing, so any comment of that? Okay, so let's go to the Environmental Goals and Policies; Goal 1, is talking about preserving the unique natural environment of critical areas and shorelines, so here is something and you already know that we have, the City has gone through the process of abating the Shoreline Master Program and you have set of goals and policies in place now, we just need to somehow connect the, that document in this process as well so that it's referring to the same goals and policies. We could pull them in but then this is the, so the policy has been done, we want to have duplicity in the goals and policies so we have a lot of goals to add, goals and policies (inaudible). Do we want to pull them in and that's up to you.

**Commissioner Wallace:** I do think we have critical areas that we have not identified, or open spaces that we should consider not developing beyond the shoreline management act, so I would like to keep some of these, and I'll just run through the, and we can discuss these, but Policy 1, I thought should be maintained, Strategy 2, Policy 4 and Policy 5, and we can just discuss those.

**Mr. Floyd:** But you also want to see what the policies are in the Shoreline Master Program, because you may find that these policies (inaudible)...?

**Commissioner Wallace:** I have areas beyond the Shoreline, that's what I'm saying and I'm, and we have not reviewed the Shoreline Management Plan in the context of our duties as commissioners.

**Mr. Floyd:** So you're talking about, not the Shoreline specifically but all the critical areas?

**Commissioner Wallace:** Exactly! There are many other areas, yes, Growth Management Area-wide.

**Ms. Oneza:** Okay, so this policy is for critical areas. Alright, so yeah, all of the strategies we're striking out but we're keeping the policies? The stricken out policies, we're pulling them back?

**Commissioner Wallace:** Yes, but did you hear my comment that I wanted to keep Policy 1, Strategy 2, Policy 4 and Policy 5, which I think that last one could go, Number 5, because it should be covered or make note that it's covered in Shoreline Management (inaudible).

**Ms. Oneza:** Any comment with that?

**Commissioner McLeod:** I agree with her.

**Ms. Duncan:** I guess I'm not sure where it fits, actually, probably Parks & Recreation section, (inaudible) you address enhancing (inaudible) access however, that didn't make it into the Policy (inaudible).

**Ms. Oneza:** Okay, and that's Public Access and Opportunities?

**Ms. Duncan:** No, (inaudible) river access specifically, specifically river access.

**Commissioner McLeod:** River access.

**Ms. Haug:** Parks and open spaces.

**Ms. Oneza:** So you're suggesting...? I'm trying to find out which one we're talking about.

**Mr. Floyd:** Are we going back up to Parks & Rec and Open Space?

**Ms. Duncan:** Yeah, I think so, since it doesn't come up under the Environmental...

**Commissioner McLeod:** I think Heather thinks that it coincides...

**Ms. Oneza:** Okay.

**Ms. Duncan:** Your bulletin point list from our last week's shop includes Enhance River Access but I didn't see that being addressed in the Policies and I, it's probably more appropriate there than it is under the Environmental Goals, I don't see it there either.

**Mr. Floyd:** So it's got Promote recreational activities along the Yakima River...

**Ms. Duncan:** So where are you...?

**Ms. Oneza:** It's on Page 7...

**Ms. Haug:** Under the Open Space...

**Mr. Floyd:** In that Enhance public access opportunities and water-enjoyment activities along the Yakima River.

**Commissioner McLeod:** So you're saying that'll carry over?

**Ms. Haug:** Also, the access is addressed in the Shoreline Management policies.

**Ms. Oneza:** Right.

**Mr. Floyd:** Actually, Oneza, I'm rethinking. I like the way you structured this at the bottom. So, use the critical areas ordinance, the Shoreline Master Program and the SEPA and other ordinances as needed to protect the unique natural environment and then the goals and policies of the Shoreline Master Program are part of this Comprehensive Plan. We should get them to you just so you're aware of what they are. They're, I mean, they probably already on the City's website, I would imagine?

**Ms. Haug:** Yeah.

**Mr. Floyd:** But can we email them to them, email it to them?

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**Ms. Haug:** Yep.

**Commissioner Wallace:** I have a question regarding this policy or perhaps the corrected Policy 6; this unique, natural environment, I used to do SEPA reviews and teach people how to do them, and I don't see how SEPA's going to kick in unless we're developing something and this unique, natural environment doesn't apply to SEPA reviews.

**Mr. Floyd:** So, you're saying strike unique?

**Commissioner Wallace:** Unique, I don't understand the intent of unique.

**Mr. Floyd:** You're right, it's the natural environment. But you do have a unique, natural environment. Those no other natural environment quite like the one here in Benton City, just like anywhere else, but every place is unique so, and it's all common.

**Commissioner Wallace:** That could be interpreted many ways, so...

**Ms. Oneza:** Okay, that works. Alright, so should we move forward then? Okay, so we're on Page 9 again, and you're Goal 2 is existing and you're just...

**Mr. Floyd:** Are you enhancing natural environment? Where are you, Oneza?

**Ms. Oneza:** Are we on Page 9?

**Mr. Floyd:** Enhance natural environment...

**Ms. Oneza:** So, those are existing policies, Policy 1, 2 and 3 and they're suggesting to delete Policy 2, Encourage the development and maintenance of non-regulated wetland areas. Well...

**Commissioner Wallace:** I think you should leave that because people will really get into a pickle (inaudible) you know, you make a wetland, you're stuck with it.

**Mr. Floyd:** So I would suggest you stay silent on this.

**Commissioner Wallace:** I agree, and that's why I say, I agree with the deletion on Policy 2 but I do have a comment on Policy 3, which was (inaudible) existing policy. Utilize the best available science; I really got a problem with that. Refer to some regs, the process, the...

**Mr. Floyd:** We could cite the R.C.W. or the W.A.C., okay

**Commissioner Wallace:** That'd be perfect! That's enough for me.

**Ms. Oneza:** So, I would like to just ask you whether you want to get to the detail where it sounds like a regulation, or whether we should make a policy statement?

**Mr. Floyd:** So this is part of state law and regulation, best available science. It's a term (inaudible)...

**Commissioner Wallace:** But I'm telling you we don't have the scientists employed in Benton City that are available...

**Mr. Floyd:** No, no, you, no, it's utilize, it's not saying you have to provide, it's saying just use the best available science when you do your mitigation, and that's a requirement right out of the W.A.C. and out of the R.C.W.

**Commissioner McLeod:** Well, we might not, might be better to steer away from the W.A.C.

**Commissioner Wallace:** What I think is what they're doing is they're reflecting the area, or the language of the State Environmental Policy checklist...

**Mr. Floyd:** Actually, (inaudible), this is (inaudible)...

**Commissioner Wallace:** Okay.

**Ms. Duncan:** If the W.A.C. language is science, then that should probably remain, otherwise, I would suggest substituting the word practices for science.

**Commissioner Wallace:** Or just insert a reference to the W.A.C. or R.C.W., something to...

**Mr. Floyd:** But there are so many, if we start doing that to this one, if you want to follow that practice, you're going to have W.A.C. references, and R.C.W.s....

**Commissioner Wallace:** I know. I've already done red-line strike out on some of those; I (inaudible) really needed references.

**Mr. Floyd:** Well, like, so psychological functions, no net loss, all I'm saying is there are so many terms throughout this whole document that you would have to start putting all these references in, so just be aware that that's what that would require.

**Ms. Oneza:** Yeah, because this entire document is consistent with GMA and W.A.C. and all that, so if you want to put those references, one way we could do it is that when we have each section, we could list all of the W.A.C. references there, like in parentheses, we make a list of all the W.A.C. references.

**Commissioner McLeod:** That would be better.

**Mr. Floyd:** That's going to be awhile before, and I'm not sure (inaudible) we can do that. That's going to be a fair amount of work.

**Commissioner Wallace:** I have a recommendation because I know in the last Comp Plan that they had, they had appendices and what you could do, is just add one appendices of applicable regs (inaudible), but that way, I mean it makes it way easier than inserting a references on each line.

**Mr. Floyd:** And honestly, we could chase our tails...

**Commissioner Wallace:** I know, I used to be a permit writer and I (inaudible).

**Mr. Floyd:** We do, too, when we're doing the permits, but this is a (inaudible).

**Commissioner McLeod:** Well, the general public is not going to understand this if we start putting W.A.C.s all the way through it.

**Commissioner Wallace:** Oh, but see, this, this, I used to work in environmental stuff and (inaudible) and I'm just trying to avoid contingencies.

**Commissioner McLeod:** Do you think it needs stricken?

**Commissioner Wallace:** That's fine, I'll let you go. I'll let you go.

**Mr. Floyd:** We've wore her down. I got your comment, though.

**Ms. Oneza:** Maybe at the next meeting, I'll get the checklist that comes from the State regarding the Comp Plan and it does list all the requirements that we have to be in compliance with and it does make references to all of this.

**Ms. Haug:** Do you want one? It's been like that for a while.

**Commissioner Wallace:** That would be fabulous, just to work for my own summary in here.

**Ms. Oneza:** So, we'll get you that.

**Mr. Floyd:** I'm going to shut this off. This thing's dying...

**Commissioner McLeod:** The general public is not going to understand the W.A.C.s, it needs to be in plain English.

**Ms. Oneza:** Alright, so we'll, so should we, should we make it a goal to end at eight thirty tonight and then we could look at it and then get us some comments back?

**Mr. Floyd:** I'm sensing planning fatigue.

**Ms. Haug:** Maybe make it to Essential Public Facilities and...

**Mr. Floyd:** Yeah, stop there.

**Commissioner Wallace:** I would actually like to discuss, I know we have to have these public workshops, but is there any way, (inaudible) my business material in advance, (inaudible) possible that (inaudible)? What I would be willing to do, is go through this, and send you guys my comments in advance so when we get here, we won't have to put the public, and all you, everybody else through, and we can just run through them.

**Mr. Floyd:** The comments?

**Commissioner Wallace:** Yes, and input because I pretty much have marked mine up and I don't know if that would help you facilitate...

**Mr. Floyd:** Like, where's the next comment and go to there and there instead of...except that, we have good discussion around some of the topics that you may not have had a comment on and someone from the public might, and so, I mean, this is, it's not a very fun process to go through like this, but this is a thorough way to capture the ideas and I think we've probably got more comments...it's tedious, it's tedious...

**Commissioner Wallace:** We do, and that's...right, and I (inaudible)...okay, that'll work for me, but it's very...

**Commissioner McLeod:** I agree with that. It defeats the purpose of having (inaudible) in the first place.

**Commission Chair Allen:** Everybody's involved with it. We understand what you're trying to do.

**Commissioner Wallace:** I'm trying to help.

**Commissioner McLeod:** I understand that; it defeats the purpose of public participation.

**Mr. Floyd:** What's the public's feeling about this?

**Unidentified Male:** I think as much as you can squeeze in in the time frame, I mean, if you got some (inaudible) comments, those are okay, too, but I don't think that will diminish the discussion, because we can still go through it and (inaudible)...

**Mr. Rutledge:** It's just a laborious process...

**Commissioner Wallace:** Part of my idea was thinking, as we move through and doing (inaudible) comment to them instead of us trying to articulate them.

**Mr. Floyd:** That's, so that would be a time saving, so if you can send us comments ahead of time, you have them now, we're going to go through the rest of them, you can provide us comments, I don't know, early next week?

**Ms. Oneza:** So let's plan on finishing up before Essential Public Facilities and then the rest of the document, if you could review, that you know what you're looking for and then the discussion of those came about, so you just send us your comments in two weeks.

**Mr. Floyd:** And then, well, I don't think two weeks, I guess...

**Ms. Oneza:** One week? One week? Whichever time frame works.

**Mr. Floyd:** The more time you can give us to respond to them, yeah, and then...

**Commissioner Wallace:** As soon as we can. Okay, and you want us to send them to you guys?

**Mr. Floyd:** And then we can go by the comments at the next meeting, but ask the members of the public, you know, any other comments within this section and then just ask that and keep moving through. Sound good?

**Commissioner McLeod:** Let's keep going.

**Ms. Oneza:** Alright, so the last goal, before Essential Facilities, is Goal #3, Mitigate adverse environmental impacts. That's a pretty standard SEPA requirement, or Shoreline, too, so these are existing policies, Policy 1, 2 and 3. Policy 1 is talking about mitigating all adverse impacts of developments according to the State Environmental Policy Act (SEPA), and critical areas and shoreline ordinances, so its making reference to your existing environmental regulations and Policy 2 is talking about requiring mitigation impact from development adjacent to sensitive areas, so again this is the SEPA that gives you the opportunity to require fees for developments and Policy 3 is require dust control plan submitted to the City whenever ground cover is disturbed, so this Policy 3, we feel that it's too detailed, whether it's needed here or not, you have a regulation already, and when you're talking about mitigating impacts, this is going to be one of the impacts to be mitigated so we can strike it out if you want to.

**Mr. Floyd:** The dust control one? It's too specific.

**Commissioner McLeod:** There's already City ordinances about that.

**Commissioner Wallace:** I agree, it's too specific for what the intent of this is.

**Ms. Oneza:** So we're agreeing on that. Okay.

**Mr. Floyd:** We're all getting to kind of getting our common understanding (inaudible)

**Ms. Oneza:** So this discussion is very helpful for us to see where you are going and where you want to go so that's very good.

**Mr. Floyd:** Any other goal for policies under Goal 4 that you think, we already covered this under private property so most of this has already been moved up, right, Oneza?

**Ms. Oneza:** Yeah, Goal 4 is addressed in Goal 3, Mitigate adverse environmental impact, so that covers under the general umbrella and then Goal 5, that's stricken out as well, City should recognize and protect the functions and values of shoreline environmental of Statewide and local significance, so Goal 5, we have also included that under the shoreline goals under Policy 6, so yeah, we have actually addressed those so that's (inaudible). So any comments on this or any general comments? So I guess what we should do, then...

**Commissioner McLeod:** Sunshine will probably rebuttal this at the next thing, but...

**Ms. Oneza:** Then I guess what we can do is just, you take, were you giving a comment or ...?

**Commissioner McLeod:** No.

**Mr. Floyd:** You can, here's what you could do. We're going to get your comments on the rest of this or anything else even from previous material we covered tonight, you'll send your comments to Stephanie and then we'll address them at the next meeting.

**Ms. Oneza:** Actually, our next meeting is on the Land Use Open House so we could actually discuss some of the comments and then go to the Land Use Open House so we could use that.

**Ms. Haug:** And that's in September? The next meeting will be the end of September, so...

**Commission Chair Allen:** Not August?

**Ms. Oneza:** Not in August.

**Ms. Haug:** No. It would be September 28<sup>th</sup>.

**Commissioner Wallace:** And when would that be a workshop? Will that be a workshop or just a meeting?

**Mr. Floyd:** And an Open House. So you've got a question about Goal #2 under where? Or Policy 2 or...?

**Commissioner McLeod:** I think it's on Page, it's on Page 9, #2 Ensure healthy, orderly economic growth (inaudible)...I thought she would have something to think about that, but I'm sure she'll reread it all.

**Commissioner Wallace:** What are you talking about?

**Commissioner McLeod:** Number 2 on Page 9, above Essential Public Facilities.

**Commissioner Wallace:** Number 2, the one that's been struck?

**Ms. Haug:** Policy 2 under Goal 4.

**Mr. Floyd:** Ensure healthy, orderly economic growth, that one?

**Commissioner McLeod:** Yeah...

**Mr. Haug:** Think that was moved to the other section.

**Mr. Floyd:** Yeah, we moved it up in Economic Development.

**Ms. Haug:** Goal 4 Policy 2 is where you were just reading...or Goal 5, no, yeah, there's an indent there.

**Mr. Floyd:** Goal 5. Goal 5 is struck. I'll read it. Ensure healthy, orderly economic growth by allowing those economic activities which will be an asset to the local economy and for which the adverse impacts on the quality of the shoreline and surrounding environment can be mitigated. So really, that's covered more general up above, which is why we suggested (inaudible), but if you want to look really hard, there's probably something in here that we struck and you might want to move up, but you have to decide if you do or not. There's got to be something in there I hate. That's why we struck it out.

**Ms. Oneza:** I think that now that we have a flow, I think if you get us our comments back then that will be helpful so we'll know your comments and we'll add them, so are we deciding one week to give comments?

**Ms. Haug:** Actually, it would probably be best like by the 12<sup>th</sup> because I won't be here, which is two weeks.

**Ms. Oneza:** Two weeks and Stephanie can collect all the comments and she can forward them to us.

**Commissioner McLeod:** Send me your comments and I'll read them.

**Ms. Haug:** You cannot send your comments to each other because if you send them to more than one other person, then it's a meeting, so you can only send them directly to me, and then they'll be discussed in an open public meeting because that would be an violation of the OPMA.

**Commissioner Wallace:** So we can't share information (inaudible)?

**Mr. Floyd:** You can in this forum.

**Ms. Haug:** You can in the meeting. You can't do a email to everybody.

**Ms. Oneza:** And I believe that we will also make this available on line so public can (inaudible).

**Ms. Haug:** Yes, yes.

**Ms. Duncan:** I have a general question. Do the Planning Commission member have (inaudible) emails or a couple (inaudible) emails?

**Ms. Haug:** No.

**Mr. Floyd:** You can provide public comment to Stephanie and it will get to all of them. And that's the right way to do it, then we have the record and the comments included record.

Next meeting September 28<sup>th</sup>, 2016 at 6:00 p.m.

**DISCUSSION – REGIONAL BRIDGE PROJECT (02:35:14\*)**

**Ms. Haug:** So we do actually have another item on the Agenda before we adjourn; a quick discussion. I was asked by Councilman Sandretto, he's our representative for the City at the PAC Meeting, to bring up the topic; I included a letter that I found that was sent out from the Council of Governments that there's discussion regarding the development of a regional transportation plan that would include a new Columbia River crossing and that could come out towards Benton City, sort of a bypass to the Blue Bridge and the Cable Bridge and so it's a general discussion. If the City would be interested in backing the development of that plan, not monetarily but with cooperation and participation and so he asked me to bring that up to the Planning Commission for discussion.

**Commissioner McLeod:** Are you talking about over the Columbia River? Like Road 68 or 100?

**Ms. Haug:** Yes. There's been different areas that suggested for where that third crossing would be. The one that was mentioned at the Council Meeting was out, like Self-Landing Road in Pasco, like North Pasco to cross to like, the PNNL area, so the North Richland, but it's not a specific at this point. I'm asking just for comments from the Planning Commission on what your thoughts are in the City's participation in that. So it's not specific to the location at this point, it's just whether or not the City should participate in this planning effort, to develop the best location, basically. So the only information that I was provided is what I found, we have a representative from our Council that will be going to those meetings; he just asked me to bring it up to the Planning Commission for your thoughts to report back to him for him to report back to the PAC, but the information that I have is in this letter that's in your packets, and so that's the information that I also have. \* **Commission consensus** \*

**GENERAL COMMISSION COMMENTS (02:39:29\*)**

**Commissioner Wallace:** Actually, I do have comments. No, I actually want to, and this is, if you guys think it's reasonable, I want to request that the Agenda be modified somewhat and first thing I'd like to just have Action Items. I'd like to have Action Items captured within the meeting minutes, I'll say, not the Agenda. I don't not find who's doing what and when they're due and I'd also like to add like, any actions the City is doing in relation to whatever we're doing here on the Comprehensive Plan so that we understand what's been communicated or performed since the last meeting until we meet again and perhaps a look forward to anything we should be...

**Commissioner McLeod:** Do you mean a revised copy of what we've spoke about? Because that would be helpful for all of us.

**Commissioner Wallace:** No, no, I'm talking about in the future for our meeting minutes and such to capture our Action Items (inaudible) responsible people and also basically the City's sending out documentation and correspondence, things of that nature, regarding comprehensive planning and...

**Commissioner McLeod:** That we're not aware of. Okay, gotcha!

**Commissioner Wallace:** Exactly! That's what...

**Commission Chair Allen:** And there might be quite a few things that we're not...

**Commissioner Wallace:** Yeah, and (inaudible) talking list (inaudible) and yes, and then if we want more information we can know where to go and then ask...

**Commissioner McLeod:** That's a good idea.

**Mr. Floyd:** Are you saying like an Outreach Report from Stephanie on here's the communications and the things that we've done since then plus other things?

**Commissioner Wallace:** Actually I'm asking for two separate things because I do want to have proposed outreach schedule presented and discussed, like the next meeting, are we having a meeting or are we having a workshop? Are we having public involvement? That's what I'm trying to distinguish in my head, so at least, I can get out and tell people we're having a meeting. We want the public to come.

**Commissioner McLeod:** And there's a lot that's transpired that we don't really know anything about.

**Commissioner Wallace:** Yes.

**Ms. Oneza:** So, right now, none of our meetings are going to be Public Hearings, these are workshops.

**Commissioner Wallace:** But public outreach, what do you, when you call them workshops, is that for the Commission only or do you want public show up?

**Ms. Oneza:** Any workshop that we're proposing at the Planning Commission is intended for public attendance.

**Commissioner Wallace:** And that's my point! We need to be telling and asking people to show up.

**Mr. Floyd:** I think we're doing some. You don't feel like it's enough.

**Commissioner Wallace:** No I don't.

**Mr. Floyd:** And then that's fine. We've heard the suggestions but yeah, any meeting, even up through the hearings, the hearing will be a public opportunity for comment as well. It'll be formal, recorded, I live in such-and-such address, here's my comment (inaudible)...

**Commissioner Wallace:** It's not easy enough. Okay, and that's the kind of things I'd like to capture in this flier, so from this day on until June 17<sup>th</sup>, or I know you're going to back it up...

**Mr. Floyd:** Yeah, a little bit...

**Commissioner Wallace:** Basically every meeting will be considered a workshop...

**Mr. Floyd:** And open for the public to participate and provide input.

**Commissioner Wallace:** Okay, and that's what I'm talking about.

**Ms. Oneza:** Stephanie has the fliers already, so we could just reuse similar fliers.

**Commissioner McLeod:** That might help because if I didn't get this book, I wouldn't know what's going on.

**Commissioner Wallace:** Good point. I plan on plagiarizing from many sources (inaudible) developing the new flier. I will not do anything without peer review or (inaudible).

**Commission Chair Allen:** We can get some magnetic signs and put them on the City vehicles for the Planning Commission, letting them know to come here for...

**Commissioner Wallace:** I like that. We should make T-shirts.

**Mr. Floyd:** Come get your free ice cream! Or say something like, the City's going to take all your private property rights, and people come out. They would, if it's like, come tell us about the vision of the future for the City, it's like, huh?

**ADJOURNMENT** (02:43:59\*) Commission Chair Allen adjourned the July 27<sup>th</sup>, 2016 Planning Commission Board Meeting at 8:42 p.m.

Planning Commission Meeting ended at 8:42 p.m. (02:44:08\*Audio recording ends)

\_\_\_\_\_  
Don Allen, Commission Chair  
Planning Commission Board

\_\_\_\_\_  
Stephanie Haug  
Clerk of the Board

Date: \_\_\_\_\_





## STAFF REPORT

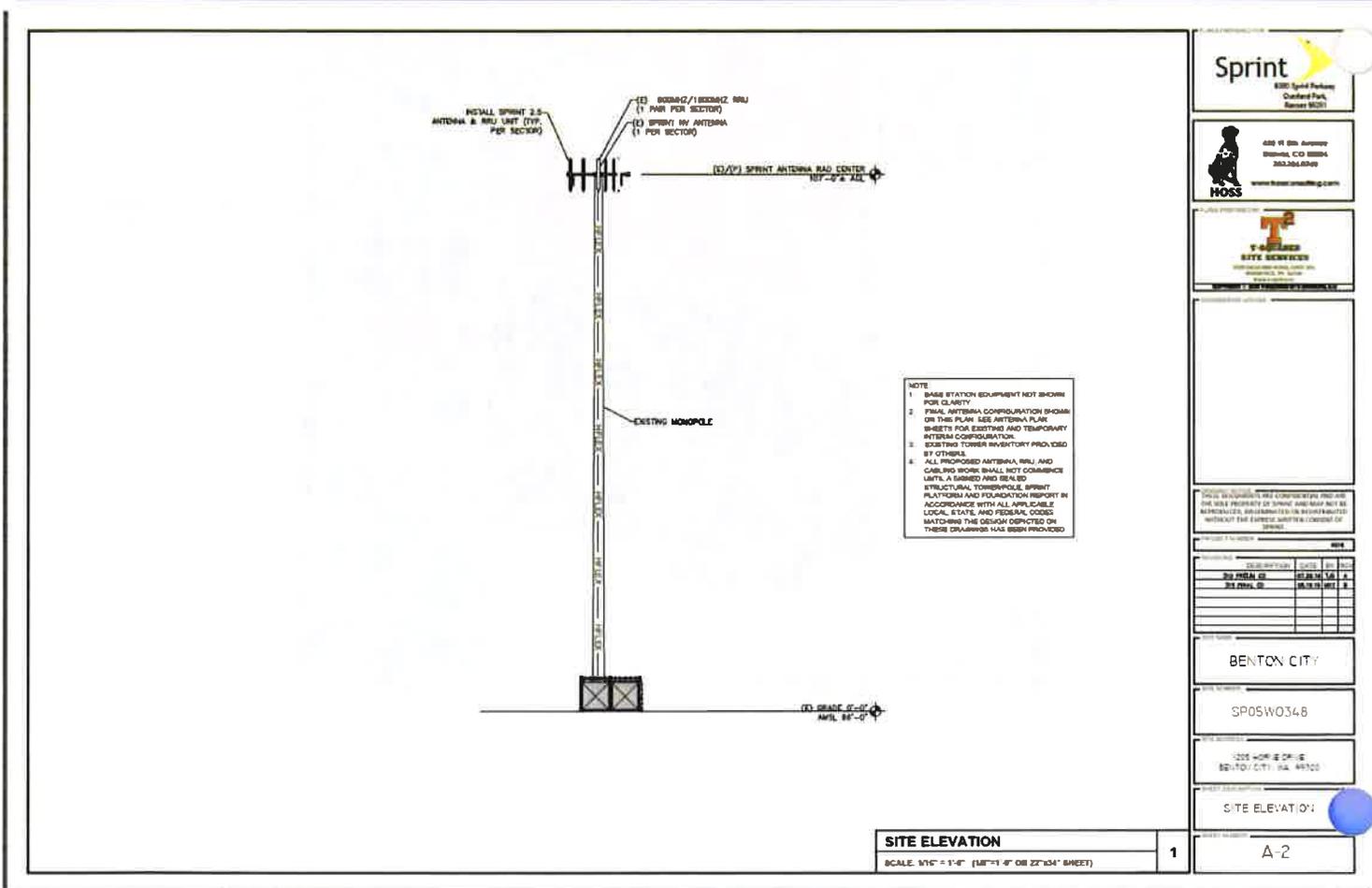
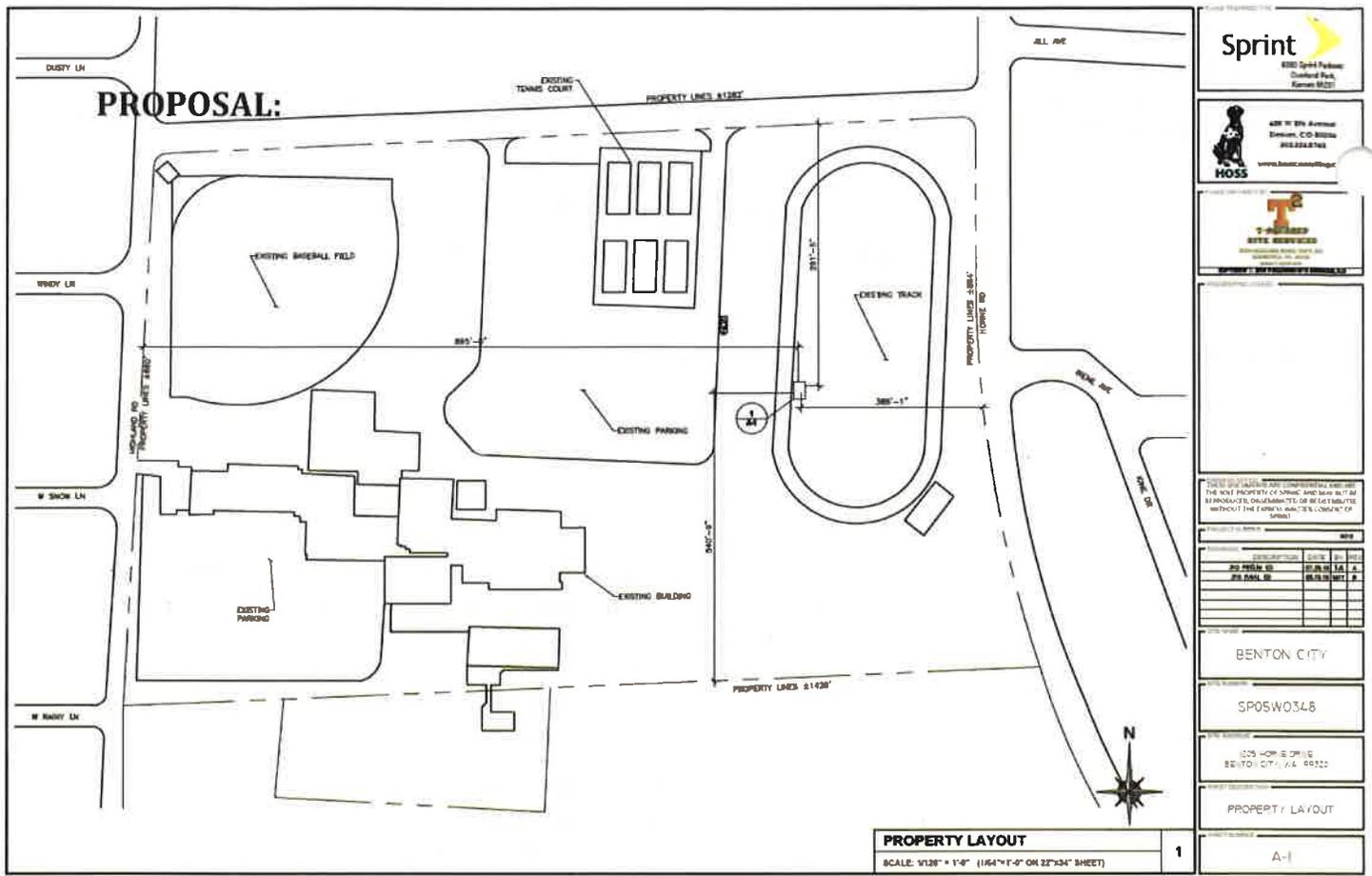
FOR PLANNING COMMISSION MEETING OF  
September 28, 2016

APPLICATION # 41864:      *1205 Horne Drive, Benton City, WA*  
APPLICANT:                *Sprint – C/O Hoss Consulting*  
OWNERS:                    *Kiona Benton School District*  
                                  *1107 Grace Avenue*  
                                  *Benton City, WA 99320*  
  
REQUEST:                  *The City of Benton City received a Conditional Use Application add*  
                                  *three panel antennas to the existing monopole plus groundwork*  
                                  *located at 1205 Horne Drive in Benton City.*  
  
EXISTING ZONING:         *PR, Public Reserve*  
EXISTING LAND USE:      *Subject Site: 26 acres*  
                                  *North: Commercial/Commercial Use*  
                                  *East: Commercial/Commercial Use*  
                                  *South: Not in City Limits/ Agricultural Use*  
                                  *West: Not in City Limits/ Residential Use*



Location of  
Development

STAFF RECOMMENDATION:  
*Approval*



## **PLANNING COMMISSION REVIEW CRITERIA:**

The Planning Commission shall make written findings of fact based upon the evidence received at the open record public hearing stating the reasons for granting or denying the Conditional Use Permit. The findings of facts shall be based upon the finding criteria which shall include whether:

- a. The use will not endanger the public health or safety if located and developed where proposed, and that the use will not allow conditions which will tend to generate nuisance conditions to adjoining properties.  
*The additional antennas and ground equipment should not endanger the public health or safety, as they are being placed on an existing pole and will be located in close proximity to what is currently in use. It is noted that the vicinity map and the location diagram do not reflect the exact location of the existing structures, but that the intent is to place the additions on the existing structures.*
- b. The location and character of the use, if developed according to the plan as submitted and approved or conditionally approved, will be compatible and in harmony with the area in which it is located.  
*The development is compatible with the conditional uses of the PR (Public Reserve) zone.*
- c. The Conditional Use Permit approval would be in general conformity with the City's adopted Comprehensive Plan, as amended.  
*If this Conditional Use Permit is approved, it will be in general conformance with the City's adopted Comprehensive Plan.*
- d. The use meets all required conditions and specifications set forth in the zone where it is proposed to locate. *Yes. Included with this packet is the Benton City Municipal Code Requirements for the PR (Public Reserve) Zone, as well as the Wireless Telecommunications requirements.*

## **Optional:**

**Conditions of approval.** To ensure that a Conditional Use proposal meets the general criteria, conditions may be imposed as a part of the Conditional Use Permit supported by a finding which supports such conditions as follows:

- a. The manner in which the use is conducted may be limited, including restricting hours of operation and imposing restraints to minimize such environmental effects as noise, vibration, air pollution, glare, or odor.
- b. A special yard, other open space or lot area or dimension in excess of any specified minimum may be established.
- c. The height, size, or location of a building or other structure may be limited.
- d. The size, number, location and nature of vehicle access points may be designated.
- e. Required street dedication, roadway width, or improvements within the street right-of-way on adjacent streets may be increased.
- f. The size, location, screening, drainage, surfacing, or other improvement of a parking or loading area may be designated.
- g. An overall drainage plan of the property and construction of drainage ways, sumps, and other drainage structures may be required.
- h. The number, size, location, height, and lighting of signs may be specified.
- i. The location and intensity of outdoor lighting may be limited, and shielding may be required.
- j. Diking, screening, landscaping, or other methods to protect adjacent or nearby property from noise, light, traffic, or litter may be required. The Planning Commission may set standards for installation and maintenance.
- k. The size, height, location and materials for a fence may be specified.
- l. Protection and preservation of existing trees, vegetation, or water resources shall be encouraged.

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## **STAFF RECOMMENDATION:** *Approval*

All development must be in conformance with City Standards, including meeting parking requirements, building codes, and buffers.

Chapter 20.42

PR - PUBLIC RESERVE DISTRICT

Sections:

- 20.42.010 Purpose.
- 20.42.020 Permitted Uses.
- 20.42.030 Conditional Uses.
- 20.42.040 Development Standards.

**20.42.010** **Purpose.** The purpose of the PR district is to provide areas for the development of public and quasi-public institutions wherein all directly related types of uses may be located; areas for publicly owned park and recreation facilities and areas for governmental buildings and facilities. (Ord. 765, September 2003.)

**20.42.020** **Permitted Uses.** The following uses are permitted subject to conformance to applicable regulations stated below and elsewhere in the zoning title:

- A. Federal, state, county, municipal or other governmental uses or structures.
- B. Public educational institutions.
- C. Public libraries, art galleries and museums.
- D. Public parks, playgrounds and other public recreational uses.
- E. Public and private utility companies.
- F. Accessory uses necessary and appurtenant to any permitted use.
- G. Any agricultural use subject to approval of the city.
- H. Public and private airfields and uses and facilities appurtenant thereto. (Ord. 765, September 2003.)

**20.42.030** **Conditional Uses.** The following uses are permitted subject to approval of a conditional use permit:

- A. Corporation and storage yards.
- B. Hospital, and sanitariums, except those for the treatment of alcoholism or mental diseases, subject to applicable state regulations.

- C. Any similar and compatible use not specifically permitted in the district. (Ord. 765, September 2003.)

**20.42.040** **Development Standards.** The development standards for the PR district shall be as follows:

- A. Yards:
  - 1. Street frontage: Twenty feet.
  - 2. Non-street frontage: None, provided, however, that where a PR district abuts any R district a twenty foot setback shall be required on the abutting sides.
- B. Site plan approval is required for each new use or structure or expansion of an existing use or structure.
- C. Off-street parking shall be as provided in Sections 20.57.010 through 20.57.130.
- D. All service, processing and storage areas abutting any R district shall be within a completely enclosed building or screened from view by a permanently maintained sight-obscuring fence at least six feet in height on the abutting side; provided, however, that where the abutting side is a street, this screening requirement need not apply. (Ord. 765, September 2003.)

## **20.60.280 Wireless Communication Facilities**

### **A. Purpose.**

1. The purpose of this section is to establish appropriate locations, site development standards, and permit requirements to allow for wireless communications services to the residents of the City, in a manner which will facilitate the location of various types of wireless communication facilities in permitted locations so that they are consistent with the character of the City in general and the land use zones within which they are located.
2. In addition to implementing the general purposes of the comprehensive plan and development regulations, this section addresses the issues of appearance and safety associated with broadcast and relay towers, amateur radio towers, telecommunications monopoles, satellite dish antennas, and related equipment. It provides adequate provisions for siting opportunities at appropriate locations within the City to support existing communications technologies and to encourage new technologies as needed for Benton City businesses and institutions to stay competitive.
3. A wide range of locations and options for the provision of wireless technology, which minimize safety hazards and visual impacts sometimes, associated with wireless communication facilities are provided. The siting of facilities on existing buildings or structures, collocation of telecommunication facilities, and visual mitigation tactics are encouraged to preserve neighborhood aesthetics and reduce visual clutter in the community. This section, together with the provisions of the Uniform Building Code, the Electrical Code, and chapter of the Benton City municipal code regulating streets and sidewalks, is intended to protect the public rights-of-way from excessive invasion and disruption and to permit wireless communications service providers reasonable use of such rights-of-way from excessive invasion and disruption and to permit wireless communication service providers reasonable use of such rights-of-way for the purpose of providing wireless and wired communications services.

### **B. Definitions.**

1. Alternative Antenna Support Structures: Includes flat roofs of buildings that are 30 feet or more in height above street grade upon which such buildings front, bell towers, clock towers, water towers, church steeples, street light standards, traffic light and traffic sign structures, bill boards and commercial signs, and other man-made structures and devices that extend vertically from the ground to a sufficient height or elevation to accommodate the attachment of antennas at an altitude or elevation that is commercially desirable for wireless communications signal transmission and reception.
2. Antenna: Means a specific device the surface of which is used to receive or capture incoming and/or to transmit outgoing radio-frequency (RF) signals, microwave signals, or other communications energy transmitted from or to be received by other antennas. Antennas regulated by this section include the following:
  - a. Omni-directional (or "whip") antennas, designed to receive and or transmit signals in a 360° pattern, up to 20 feet in height or length, and up to approximately 5 inches in diameter.

- b. Directional (or "panel") antennas, designed to receive and/or transmit signals in a directional pattern, which is less than 360°, typically an arc of approximately 120°.
    - c. Parabolic (or "dish") Antennas: Generally bowl-shaped devices that are designed to receive and/or transmit signals in an approximate specific direction.
  3. Ancillary Antennas: Designed primarily to receive and transmit signals described as "personal wireless communications services" including global positioning satellite (GPS) data, "Personal Communications Service" ("PCS") technology, and "pagers."
  4. Antenna Array: Two or more devices used for the transmission or reception of radio frequency (RF) signals, microwave or other signals for commercial communications purposes and may include omni-directional antennas (whip), directional antennas (panel), parabolic (dish) antennas and ancillary antennas. Two or more antennas situated or mounted upon or attached to a single platform or mounting structure which is affixed or attached to the top of an antenna support structure or mid-way thereon, or to an alternative antenna support structure, including the roof of a flat-roofed building are included in the definition of antenna array.
  5. Antenna Support Structure: A structure or device specifically designed, constructed and/or erected for the purpose of attaching, mounting or otherwise affixing antennas at a height, altitude, or elevation which is significantly above the base of such structure; antenna support structures including the following:
    - a. Lattice Tower which is a vertical support structure consisting of a network of crossed metal braces, forming a tower which may be three, four, or more sided; and
    - b. Monopole Tower which is a vertical support structure consisting of a single vertical metal, concrete or wooden pole, typically round or square, and driven into the ground or attached to a foundation.
  6. Co-location: The use of a single antenna support structure, alternative antenna support structure, or an underground conduit or duct, by more than one wireless communications service provider to accommodate wireless communications facilities of two or more wireless communications service providers.
  7. Equipment Enclosure: a small structure, shelter, cabinet, box or vault designed for and used to house and protect the electronic equipment necessary and/or desirable for processing wireless communications signals and data, including any provisions for air conditioning, ventilation, or auxiliary electricity generators.
  8. Microcell: A wireless communications facility consisting of antenna that is either:
    - a. Four (4) feet in height and with an area of not more than five hundred eighty square inches; or
    - b. A tubular antenna, no more than four (4) inches in diameter and no more than six feet in length. (as defined in 1996 for SEPA exemption in HB2828)
  9. Satellite Dish:

- a. Small: A small satellite dish is one with a diameter on one meter or less in all zoning districts except commercial and industrial zones, and two meters or less in commercial and industrial zones.
    - b. Large: A large satellite dish is one with a diameter of greater than one meter in all zones except commercial and industrial zones, and greater than two meters in commercial and industrial zones.
  10. Wireless Communications Facility: An un-staffed facility for the transmission and/or reception of radio frequency (RF), microwave or other signals for commercial communications purposes, typically consisting of an equipment enclosure, an antenna support structure or an alternative antenna support structure, and one or more antennas.
  11. Wireless Communication Service: Providing or offering for rent, sale, lease, or in exchange for other consideration, of the transmittal and reception of voice, data, image, graphic, and other information by the use of wireless communications facilities; this term includes any personal wireless services as defined in the Telecommunications Act of 1996, which includes FCC licensed commercial wireless telecommunications services including cellular, personal communication services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, and similar services that currently exist or that may in the future be developed.
  12. Wireless Communications Service Provider: Every person who provides wireless telecommunications service, for rent, sale, lease, or in exchange for other consideration, through the use of wireless communications facilities, whether or not such facilities are owned by or under the control of such person.
- C. Permits and Exemptions:
1. Permits Required: Conditional use permits are required for all telecommunication facilities except for small satellite dishes.
  2. Structural Permits: Building permits and mechanical permits are required for all telecommunications facilities unless specifically exempted under subsection (3), Exemptions.
  3. Exemptions: The following antennas shall be exempt from this section:
    - a. VHF and UHF receive-only television antennas: VHF and UHF receive antennas shall not be required to obtain a conditional use permit or a building permit. VHF/UHF antennas shall be restricted to a height limit of no more than 15 feet above the existing or proposed roof.
    - b. Small satellite dishes.
- D. General Siting Criteria
1. The siting criteria contained in this section for broadcast and relay towers and wireless communications facilities are necessary to encourage the siting of those facilities in locations most appropriate based on land use compatibility, neighborhood characteristics, and aesthetic considerations.
  2. Collocation on existing broadcast and relay towers is encouraged. Further, attachment of antennas to existing nonresidential structures and building primarily within industrial, and commercial zoning districts is preferable to broadcast and relay towers or monopoles. The City may request feasibility

studies associated with applications for telecommunication facilities, which demonstrate that locations on existing structures have been explored as the preferred siting alternative.

3. The following sites shall be considered by applicants as the preferred order for location of wireless facilities including antennas, equipment, and equipment shelters. As determined feasible, and in order of preference, the sites are:
  - a. Existing Broadcast and Relay Towers: On any existing site or tower where a legal wireless telecommunication facility is currently located regardless of underlying zoning.
  - b. Industrial: Structures or sites used exclusively for industrial purposes. These are areas of more intensive land uses where a full range of public facilities is expected.
  - c. Publicly Used Structures: Attached to existing public facilities such as water towers, utility structures, fire stations, bridges and other public buildings with the commercial districts.
  - d. Public Reserve Zoned Sites: Attached to existing public facilities such as water towers, utility structures, fire stations, bridges, and other public buildings within public reserve zones.
  - e. Other sites: Other sites where wireless communication facilities are permitted.

E. Large Satellite Dish Antennas – Development Standards

1. Standards for all Zoning Districts: The following standards shall be applied to all proposed large satellite dish antennas.
  - a. Satellite dish antennas reviewed under this section shall not be located within any front yard, or side yard building setback areas.
  - b. Mountings and satellite dishes should be no taller than the minimum required for the purposes of obtaining an obstruction-free reception window.
  - c. To the extent technically feasible, specific paint colors may be required to allow large satellite dish and mounting structures to blend better with its setting.
  - d. Screening of all large satellite dish antennas shall be provided with one or a combination of the following methods: fencing, walls, landscaping, structures, or topography which will block the view of the antennas as much as practicable from any street and from the yards and main floor living areas of residential properties within approximately 500 feet. Screening may be located anywhere between the antennas and the above mentioned viewpoints. Landscaping for the purposes of screening shall be maintained in healthy condition.
  - e. No satellite dish antennas shall be used for the purpose of signage or message display of any kind.
  - f. Construction plans and final construction of the mounting bases of all large satellite dish antennas require a building permit.
  - g. Aluminum mesh dishes should be used whenever possible instead of a solid fiberglass type.

F. Additional Standards in Residential Zones – Large Satellite Dish Antennas

1. Only one large dish satellite antenna shall be allowed on each property.

2. Large satellite dish antennas shall not be mounted on roofs.
3. Large satellite dish antennas shall not exceed 12 feet in diameter and 15 feet in height, including their bases. Height shall be measured from existing grade.
4. A visual screen (90 percent solid or more) pursuant to Landscaping Standards shall be provided as high as the center of the dish when viewed from off site. Above the center of the dish, the screening should be 50 percent or more to the top of the antennas when viewed from off the site. Evergreen plants shall be used to accomplish year-round screening, and shall be large enough at installation to meet appropriate screening standards.

G. Additional Standards in Commercial and Industrial Zones – Large Satellite Dish Antennas

1. Large Satellite Antennas may be either roof-mounted or ground-mounted.
  - a. Ground-mounted antennas shall not exceed 12 feet in diameter and 15 feet in height. Height shall be measured from existing grade.
  - b. Ground-mounted antennas shall be located outside of any required landscape area and preferably located in services areas or less visible locations.
  - c. From the time of installation, ground-mounted antennas shall be solidly screened (90% or more) as high as the center of the dish when viewed from off the site. Solid screening shall be provided as high as the dish if the proposed location abuts an adjoining residential zone.
  - d. Roof-mounted large satellite antennas shall not exceed 12 feet in diameter and 15 feet in height, including their bases. Height shall be measured from the roofline.
  - e. Roof-mounted antennas should be placed as close to the center of the roof as possible. If the dish is still visible from any point within approximately 500 feet as viewed from ground level, additional screening shall be required to supplement the screening provided by the roof itself. If the dish is not visible from 500 feet or less, no additional screening will be necessary.
  - f. Roof-mounted antennas shall be solidly screened at least as high as the center of the dish. The screening shall be of a material and design compatible with the building, and can include penthouse screening, parapet walls, or other similar screening.

H. Amateur Radio Towers – Development Standards

1. Standards for all Zoning Districts
  - a. Amateur radio towers reviewed under this section shall not be located within any easements, the front yard, or side or rear yard building setback areas.
  - b. Mountings and amateur radio towers should be no taller than the minimum required for the purposes of obtaining an obstruction-free reception window.
  - c. To the extent technically feasible and in compliance with safety regulations, specific paint colors may be required to allow the tower to blend better with its setting.
  - d. Screening of the bases of ground-mounted amateur radio towers shall be provided with one or a combination of the following methods: fencing, walls, landscaping, structures, or topography which will block the view of the antennas as much as practicable from any street and from the yards and

main floor living areas of residential properties within 500 feet. Screening may be located anywhere between the base and the above mentioned viewpoints. Landscaping for the purposes of screening shall be maintained in a healthy condition. Bases of amateur radio towers shall be solidly screened by a view-obscuring fence, wall, or evergreen plantings at least six feet (6') in height.

- e. Amateur radio towers shall not be used for the purposes of signage to display a message of any kind.
- f. Construction plans and final construction of the mountings bases of amateur radio towers covered by this section shall meet the structural design requirements of this section and shall have a building permit.
- g. Amateur radio towers may be ground or roof-mounted; however, ground-mounted towers must be located at a point farthest from lot lines as feasible.
- h. Amateur radio towers shall not be used, nor shall they be intended for use, for the placement, construction, or modification of wireless communication facilities.
- i. Amateur radio towers shall not be used, nor shall they be intended for use, to provide or offer wireless communication service for rent, sale, lease or in exchange for other consideration.

## 2. Additional Standards in Residential Zones – Amateur Radio Towers

- a. Towers shall not be constructed or used for commercial use.
- b. The height of a ground-mounted tower may not exceed 65 feet unless a proposal demonstrates that physical obstructions impair the adequate use of the tower. Telescoping towers may exceed the 65 foot height limit only when extended and operation. The combined structure of a roof-mounted tower and the antennas shall not exceed a height of 25 feet above the existing roofline.
- c. Towers shall be located in what would be customarily be considered the yard of the residence. Placement shall avoid, to the extent possible, using land that is available for crops, pasturage or other agricultural use.
- d. Towers shall be located at a point farthest from lot lines as feasible or the point farthest from residential structures on abutting properties.
- e. In residential zones, the base of a ground-mounted tower shall be screened with fencing, walls, landscaping, or other means such that the view of the antennas base is blocked as much as practicable from any street and from the yards and main floor areas of surrounding residential properties. The screening may be located anywhere between the antennas and the above mentioned viewpoints. Landscaping that qualifies for the purpose of screening shall be maintained in a healthy condition.
- f. Applications shall document that the proposed tower and any mounting bases are designed to withstand wind and seismic loads as established by the Uniform Building Code.

## I. Broadcast and Relay Towers – Development Standards

## 1. Development Standards for all Zoning Districts

- a. The applicant shall demonstrate that the proposed location was selected pursuant to the siting criteria of Section 20.60.280.D. Placement of a broadcast and relay tower shall be denied if an alternative placement of the antennas on a building or other existing structure can accommodate the communications needs. Applications shall be required to provide documentation that reasonable efforts to identify alternative locations were made.
- b. Owners and operators of a proposed broadcast and relay tower shall provide information regarding the opportunity for the collocation of other antennas. If feasible, provision for future collocation may be required.
- c. Broadcast and relay towers reviewed under this section shall not be located within any required building setback areas.
- d. Broadcast and relay towers shall not be used for the purposes of signage to display a message of any kind.
- e. To the extent technically feasible and in compliance with safety regulations, specific colors of paint may be required to allow the broadcast and relay tower to blend better with its setting.
- f. Any fencing required for security shall meet screening standards of Section 20.60.280.J.
- g. A Washington licensed professional engineer shall certify in writing, over his or her seal, that both construction plans and final construction of the broadcast and relay towers are designed to reasonably withstand wind and seismic loads as established by the Uniform Building Code.
- h. All broadcast and relay towers shall be removed by the facility owner within 12 months of the date it ceases to be operational, or if the facility falls into disrepair and is not maintained. Disrepair includes structural features, paint, landscaping, or general lack of maintenance, which could result in safety or visual impacts.
- i. All broadcast and relay towers may be conditioned to allow review for continued use a five year intervals. Rapid technological advancements, changing markets, and regulatory interpretations indicate the need to periodically review the appropriate design of broadcast and relay towers and monopoles.
- j. The combined broadcast and relay tower and antennas shall not extend more than 15 feet above the maximum building height allowed in the zone for which it is proposed to a maximum of 60 feet. A height bonus of 15 feet may be allowed by the approval authority when collocation is specifically provided for on the broadcast and relay tower.
- k. The attached antennas shall not dominate the appearance of a structure.
- l. Broadcast and relay towers shall be located at a point farthest from lot lines as feasible.
- m. The base of a ground-mounted broadcast and relay tower shall be screened with fencing, walls, landscaping, or other means such that the view of the

antennas base is blocked as much as practicable from any street and from the yards and main living floor areas of surrounding residential properties. The screening may be located anywhere between the antennas and the above mentioned viewpoints. Landscaping that qualifies for the purpose of screening shall be maintained in a healthy condition.

J. Wireless Communications Facilities – Development Standards

1. Development Standards for all Zoning Districts. The following standards shall be applied to all wireless equipment, such as antennas and equipment shelters, exclusive of the broadcast and relay tower. Wireless monopoles, lattice, and guy towers are regulated by Section 20.60.280.I that governs broadcast and relay towers.
  - a. Placement of a freestanding wireless communication facility shall be denied if collocation of the antenna on an existing structure can accommodate the operator's communications needs. The collocation of a proposed antennas with an existing broadcast and relay tower or other structure shall be explored and documented by the operator in order to show that reasonable efforts were made to identify alternate locations.
  - b. No wireless equipment reviewed under this section shall be located within any easements or required building setback areas.
  - c. The combined antenna and supporting structure shall not extend more than 15 feet above the existing or proposed rood structure.
  - d. No wireless equipment shall be used for the purposes of signage or message display of any kind.
  - e. Location of wireless communication antennas on existing buildings shall be screened or camouflaged to the greatest practicable extent by use of shelters, compatible materials, location, color, and/or other stealth tactics to reduce visibility of the antennas as viewed from any street or residential property.
  - f. Screening of wireless equipment shall be provided with one or a combination of the following materials: fencing, walls, landscaping, structures, or topography which will block the view of the antennas and equipment shelter as much as practicable from any street and from the yards and main floor living areas of residential properties within approximately 500 feet. Screening may be located anywhere between the base and the above mentioned viewpoints. Landscaping for the purposed of screening shall be maintained in a healthy condition.
  - g. Any fencing required for security shall meet screening standards of Section 20.60.280.J.
  - h. Construction plans and final construction of the mountings of wireless antennas and equipment shelters shall be approved by the City's Building Official. Applications shall document that the proposed broadcast and relay tower and any mounting bases are designed to reasonably withstand wind and seismic loads.
  - i. A wireless communication facility shall be removed by the facility owner within 12 months of the date it ceases to be operational or if the facility falls

into disrepair and is not maintained. Disrepair includes structural features, paint, landscaping, or general lack of maintenance, which could result in safety or visual impacts.

- j. The antennas shall not dominate the structure upon which it is attached and shall be visually concealed utilizing color and compatible material to camouflage the facility to the greatest extent feasible.
- k. Except as otherwise provided in subsection 2 herein solely in commercial and industrial zones, associated with above ground equipment shelters shall be minimized and shall not exceed 240 square feet (e.g. 12' x 20'), shelters shall be painted a color that matches existing structures or the surrounding landscape, the use of concrete or concrete aggregate shelters is not allowed, a visual screen (see Landscape Standards) shall be created around the perimeter of the shelter, and operators shall consider under-grounding equipment if technically feasible or placing the equipment within existing structures.

2. Additional Development Standards in Commercial and Industrial Zones – Wireless Communications Facilities. Associated above-ground equipment shelters shall not exceed 240 square feet (e.g. 12' x 20') unless operators can demonstrate that more space is needed. Operators shall consider under-grounding equipment if technically feasible or placing the equipment within an existing structure. Above ground equipment shelters for antennas located on buildings shall be located within, on the sides or behind the buildings and screened to the fullest extent possible. Screening of exterior shelters shall provide colors and materials, which blend with surrounding structures.

K. Special Exceptions

When adherence to all development standards of this Section would result in a physical barrier, which would block signal reception or transmission or prevent effective communication in all permissible locations, a Special Exception may be permitted provided both criteria outlined below are met. Exceptions do not apply to variations from the Uniform Building Code.

The final approval authority for granting the Special Exception shall be the same as that of the permit approving the antenna location. A request for a Special Exception shall be process in conjunction with the permit approving the antenna location and shall not require any additional application or fees.

Upon review of Special Exception requests, the approval authority shall consider first those standards having the least effect upon the resulting aesthetic compatibility of the antennas or tower with the surrounding environment. The approval authority shall review setback, size, screening requirements, and height limits.

1. Special Exception Criteria

- a. The applicant shall justify the request for a Special Exception by demonstrating that the obstruction or inability to receive a communication signal is the result of factors beyond the property owner' or applicant's control, taking into consideration potential permitted development on adjacent and neighboring lots with regard to future reception window obstruction. Pictures, drawings (to scale), maps and/or manufacturer's

specifications, and other technical information as necessary, should be provided to demonstrate to the City that the Special Exception is necessary.

- b. The applicant for a Special Exception shall demonstrate that the proposed materials, shape, and color of the antennas will minimize negative visual impacts on adjacent or nearby residential uses to the greatest extent possible. The use of certain materials, shapes and colors may be required in order to minimize visual impacts.

2. Large Satellite Dish Antenna; Residential Zones – Special Exceptions

- a. Modifications to requirements for setbacks, size, screening and maximum height limit may be considered by Special Exception. If a Special Exception from the height limit for a ground-mounted dish is requested, the height of the dish shall be limited to a maximum of 18 feet.
- b. Only if these modifications would still block an electromagnetic signal, shall rooftop location be considered. If a Special Exception is sought to obtain a rooftop location, the diameter of the dish shall be limited to six feet and maximum permitted height shall be 15 feet above the roof line. The approval authority may require the applicant to place the antennas in an area on the roof, which takes into consideration view blockage and aesthetics, provided there is a usable signal.

3. Large Satellite Dish Antenna; Commercial and Industrial Zones

- a. Ground-mounted antennas. Exceptions to be first considered shall be from setback, landscape and service area requirements, size and screening requirements. Only if these waived regulations would still block an electromagnetic signal, shall a Special Exception from the height requirements be considered. If a Special Exception is sought to vary from the height limit, the height of the dish shall be limited to a maximum of 20 feet.
- b. Roof-mounted antennas. The first exception to be considered shall be the center of roof requirement; the second exception shall be from the size, and screening requirements, respectively. Only if these waived regulations would still result in a block of the signal shall a Special Exception from the height requirements be considered. A Special Exception from the height limit shall be allowed up to a maximum of 20 feet above the existing or proposed structure. The approval authority may require the applicant to place the antennas in an area on the roof, which takes into consideration view blockage, and aesthetics, provided there is a usable signal and structural considerations allow the alternative placement.

4. Wireless Communication Facilities; Residential Zones – Special Exception Process Inapplicable. The Special Exception process does not apply and shall not be used to place, construct, or modify wireless communication facilities in residential zones.

5. Broadcast and Relay Towers; Commercial and Industrial Zones – Special Exceptions. An applicant of a proposed broadcast and relay tower that exceeds height limits shall be required to apply for a Conditional Use Permit under provisions of Chapter 2.70.

6. Wireless Communications Facilities – Special Exceptions. An applicant of a proposed wireless facility that exceeds the height limit of the zone in which it is proposed shall meet the Special Exception Criteria. (Ord. 765, 2003)



# City of Benton City

P.O. Box 70, Benton  
 City, WA 99320  
 Tel. (509) 588-3322 Fax.  
 (509) 588-3323

## CONDITIONAL/SPECIAL USE PERMIT APPLICATION

Application Fee \$250.00

Applicant Name <b>Sprint – C/O Hoss Consulting</b>			
Applicant Address <b>302 Elati Street</b>		City <b>Denver</b> CO <b>80223</b>	State Zip
Phone Number <b>970-485-2996</b>	Email <b>mksharlow1@gmail.com</b>	Cell or Mobile Number	
Legal Description of Property ; 112964000003000 SECTION 12 - TOWNSHIP 9 NORTH - RANGE 26: THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, LESS THE NORTH 443.25 FEET THEREOF: PUBLIC UTILITY DISTRICT EASEMENT: 12/5/51 -- 1/11/62			

<p>Specific Request</p> <p>Tower:          Add three panel antennas to the existing three antenna array (six total) with new cabling and 3 tower mounted radios to existing 107' monopole communication tower.</p> <p>Ground:          Install new radio cards and replace/add batteries in ground based radio cabinets. Adding one cabinet for future use.</p>
---

Application Must Include	Received
Completed Application	X
SEPA Checklist (per BCMC 16.02.200)	X
Title Insurance Company Certificate; issued not more than 30 days prior to the application, showing ownership of the property, all lien holders, AND the names and addresses of all property owners who are within 300' or abutters to the abutter; whichever is greater	X
Site Plan including: parking area, traffic access, landscaping and any other requirements the Mayor deems necessary	X

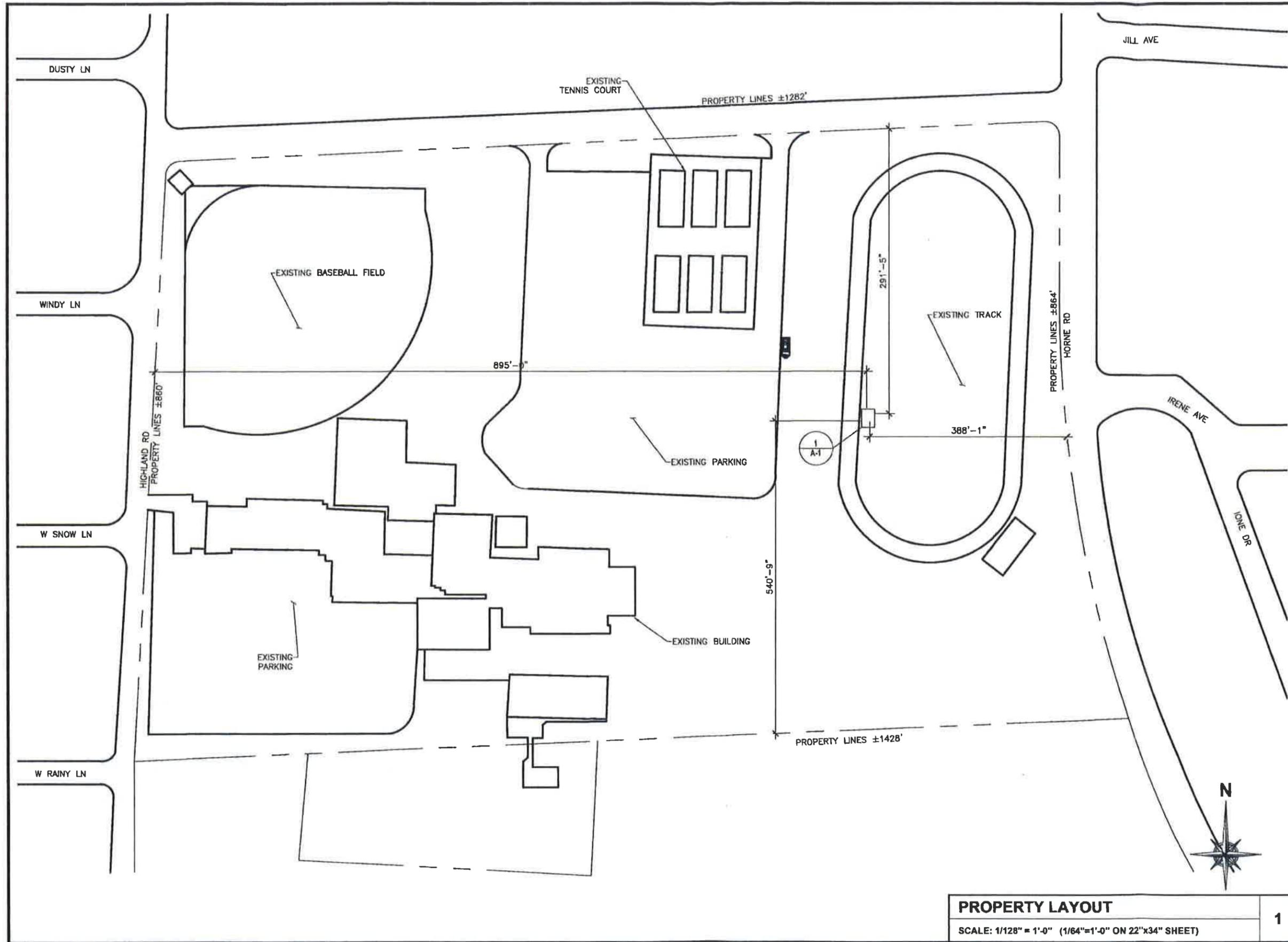
Signature of Applicant <i>Mike Sharlow</i>	Date <b>8/25/2016</b>
--	-----------------------

STAFF USE ONLY	Date Accepted	Date Notices Mailed	Date Fee Paid
	File #	Final Decision <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Deadline for Appeal

## Conditional/Special Use Permit Application Information

- Requires a \$250.00 filing fee
- Three prints and one reproducible copy (or one copy on a page no larger than 8-1/2 x 14") of a site plan, drawn to scale (i.e., 1 inch = 20 feet), showing the following:
  - Vicinity map
  - Lot lines and dimensions, including all easements
  - Location from property lines and dimensions of existing structures to remain and any proposed buildings or improvements; the height of all structures; and the total area of all remaining and proposed structures
  - Off-street parking lot location and design, including all existing and proposed driveways
  - Street right-of-way lines, curbs, gutters and sidewalks, both existing and proposed
  - Proposed use of property, if known
  - Free-standing signs and lights
  - Landscaping
  - Fencing
  - Any other information felt necessary to aid in the consideration of the application
- SEPA Checklist (per BCMC 16.02.200)
- Legal Description
- A report showing the name and address of the owner of record of the property involved and a list of the names and addresses of all property owners within 300 feet of subject property and of such contiguous property under the same ownership as they appear on the tax rolls of the Benton County Treasurer





PLANS PREPARED FOR:

**Sprint**  
 6580 Sprint Parkway  
 Overland Park,  
 Kansas 66251

**HOSS**  
 420 W. 5th Avenue  
 Denver, CO 80204  
 303.324.0749  
 www.hossconsulting.com

PLANS PREPARED BY:

**T-SQUARED SITE SERVICES**  
 2500 HIGHLAND ROAD, SUITE 201  
 HERRITAGE, PA. 16138  
 www.t-squared.com  
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PROJECT NUMBER: 4018

REVISIONS:

DESCRIPTION	DATE	BY	REV
310 PRELIM CD	07.28.16	TJS	A

SITE NAME: BENTON CITY

SITE NUMBER: SP05W0348

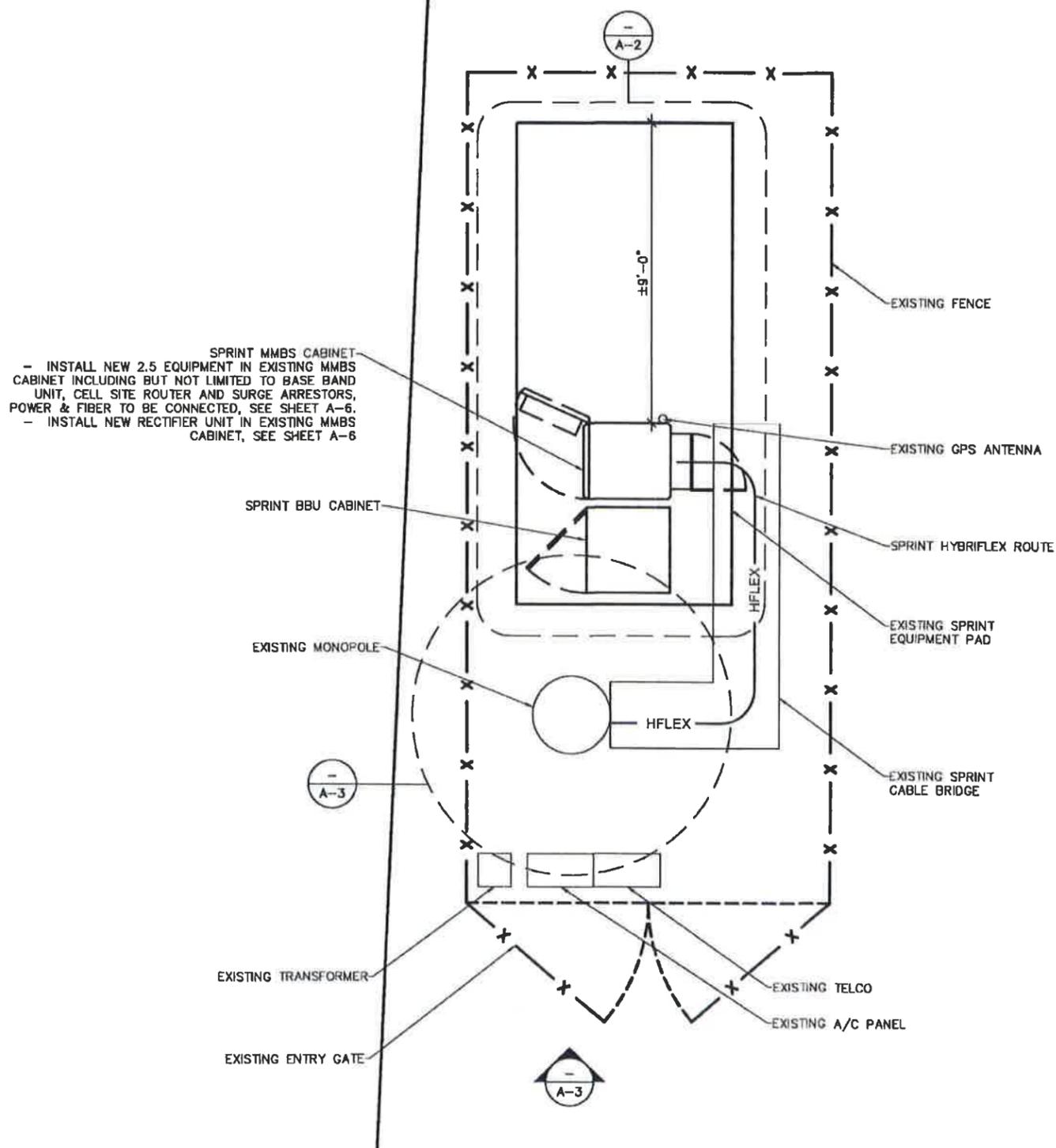
SITE ADDRESS: 1205 HORNE DRIVE  
 BENTON CITY, WA 99320

SHEET DESCRIPTION: PROPERTY LAYOUT

SHEET NUMBER: 1  
 A-1

**PROPERTY LAYOUT**  
 SCALE: 1/128" = 1'-0" (1/64"=1'-0" ON 22"x34" SHEET)





**COMPOUND PLAN**  
 SCALE: 1/16" = 1'-0" (1/8"=1'-0" ON 22"x34" SHEET)

1

PLANS PREPARED FOR:  
**Sprint**  
 6500 Sprint Parkway  
 Overland Park,  
 Kansas 66251

**HOSS**  
 420 W 5th Avenue  
 Denver, CO 80204  
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PROJECT NUMBER: 4018

REVISIONS:

DESCRIPTION	DATE	BY	REV
310 PRELIM CD	07.28.16	TJS	A

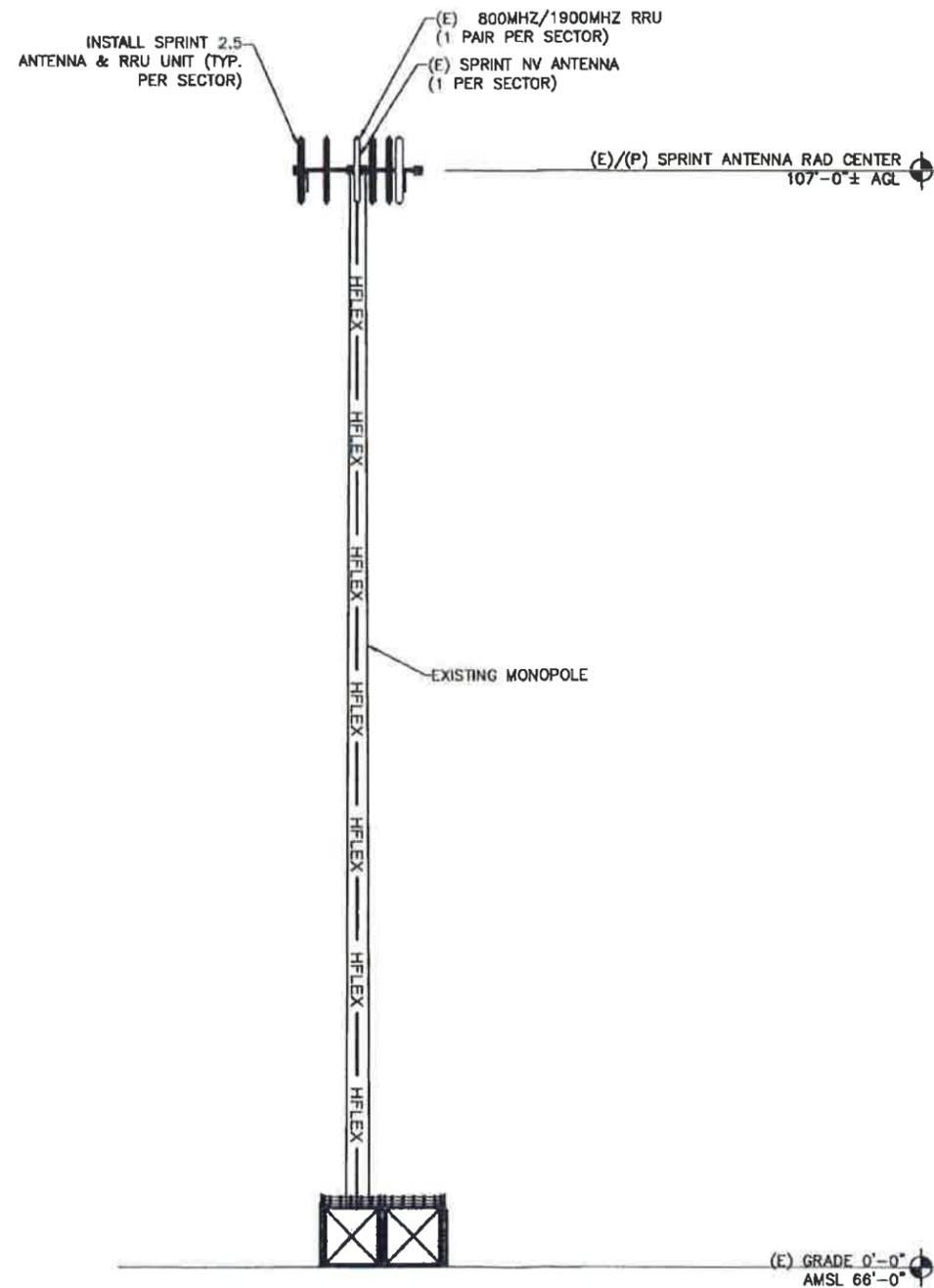
SITE NAME:  
 BENTON CITY

SITE NUMBER:  
 SP05W0348

SITE ADDRESS:  
 1205 HORNE DRIVE  
 BENTON CITY, WA 99320

SHEET DESCRIPTION:  
 COMPOUND PLAN

SHEET NUMBER:  
 A-1.1



NOTE:

1. BASE STATION EQUIPMENT NOT SHOWN FOR CLARITY.
2. FINAL ANTENNA CONFIGURATION SHOWN ON THIS PLAN. SEE ANTENNA PLAN SHEETS FOR EXISTING AND TEMPORARY INTERIM CONFIGURATION.
3. EXISTING TOWER INVENTORY PROVIDED BY OTHERS.
4. ALL PROPOSED ANTENNA, RRU, AND CABLING WORK SHALL NOT COMMENCE UNTIL A SIGNED AND SEALED STRUCTURAL TOWER/POLE, SPRINT PLATFORM AND FOUNDATION REPORT IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL CODES MATCHING THE DESIGN DEPICTED ON THESE DRAWINGS HAS BEEN PROVIDED.

PLANS PREPARED FOR:



6580 Sprint Parkway  
Overland Park,  
Kansas 66251



420 W 5th Avenue  
Denver, CO 80204  
303.324.0749  
www.hossconsulting.com

PLANS PREPARED BY:



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PROJECT NUMBER: 4018

REVISIONS:	DESCRIPTION	DATE	BY	REV
310	PRELIM CD	07-28-18	TJS	A

SITE NAME:  
BENTON CITY

SITE NUMBER:  
SP05W0348

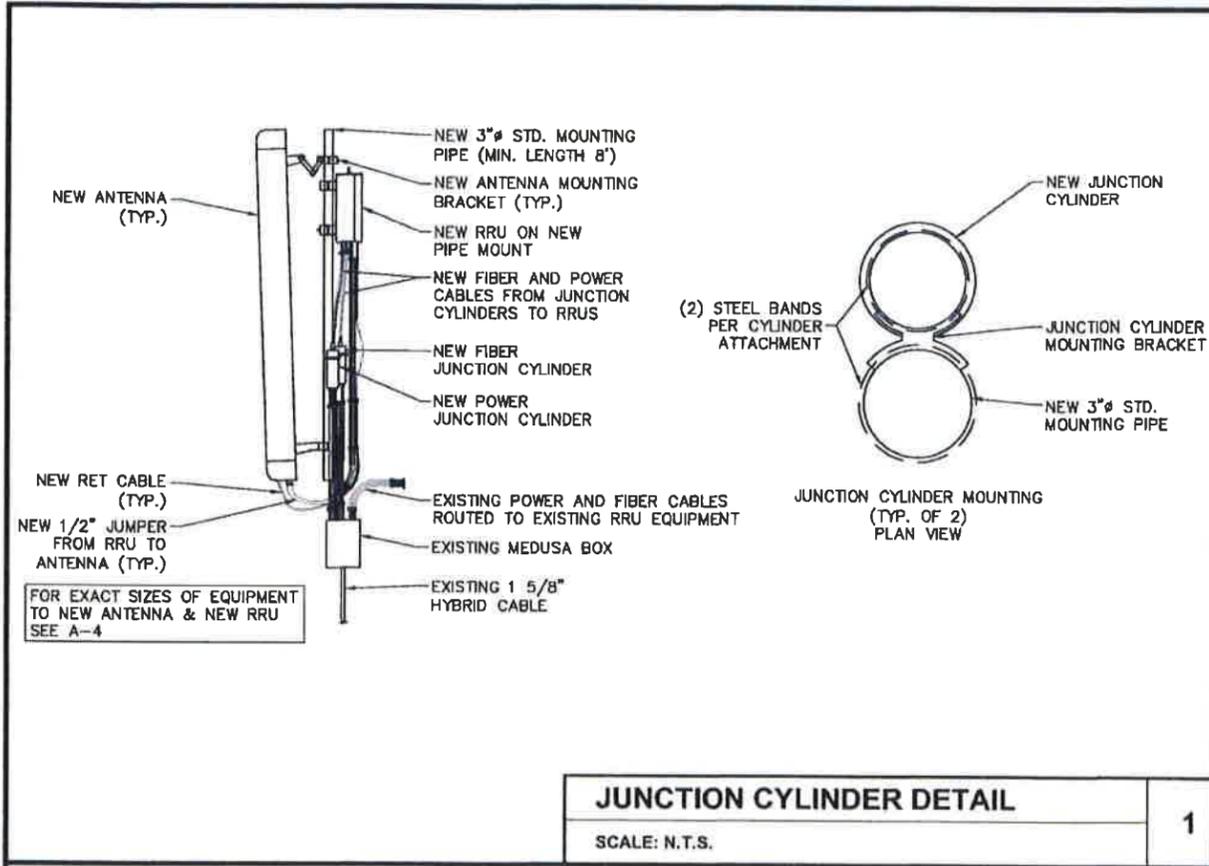
SITE ADDRESS:  
1205 HORNE DRIVE  
BENTON CITY, WA 99320

SHEET DESCRIPTION:  
SITE ELEVATION

SHEET NUMBER:  
A-2

**SITE ELEVATION**  
SCALE: 1/16" = 1'-0" (1/8"=1'-0" ON 22"x34" SHEET)

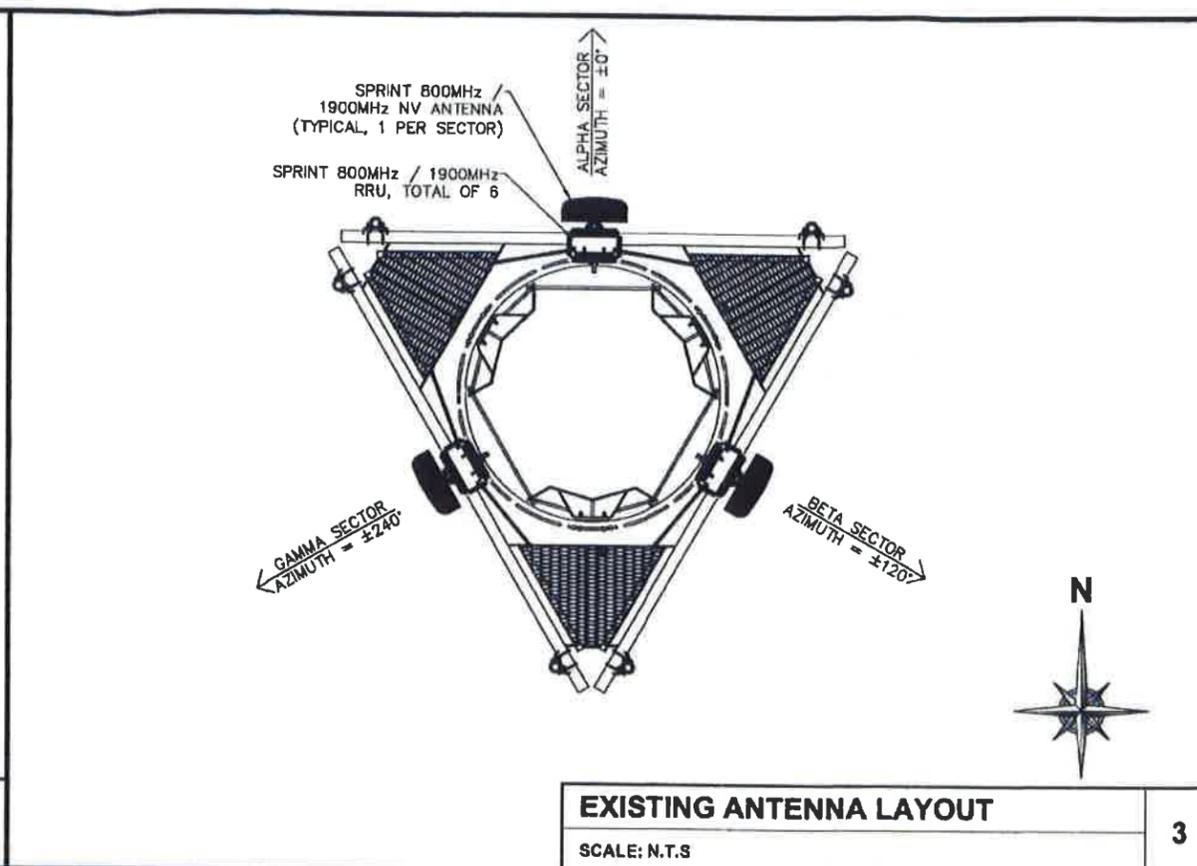
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**JUNCTION CYLINDER DETAIL**

SCALE: N.T.S.

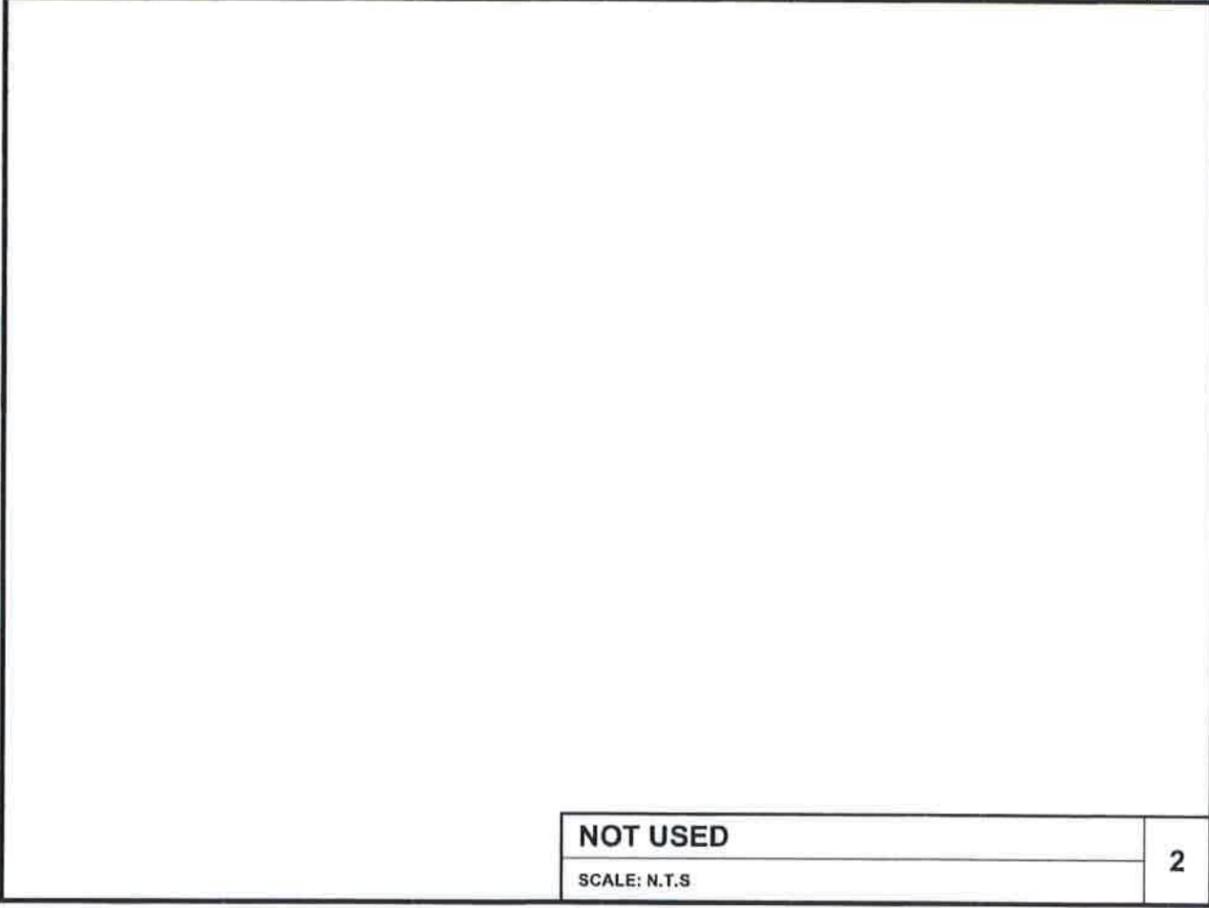
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**EXISTING ANTENNA LAYOUT**

SCALE: N.T.S.

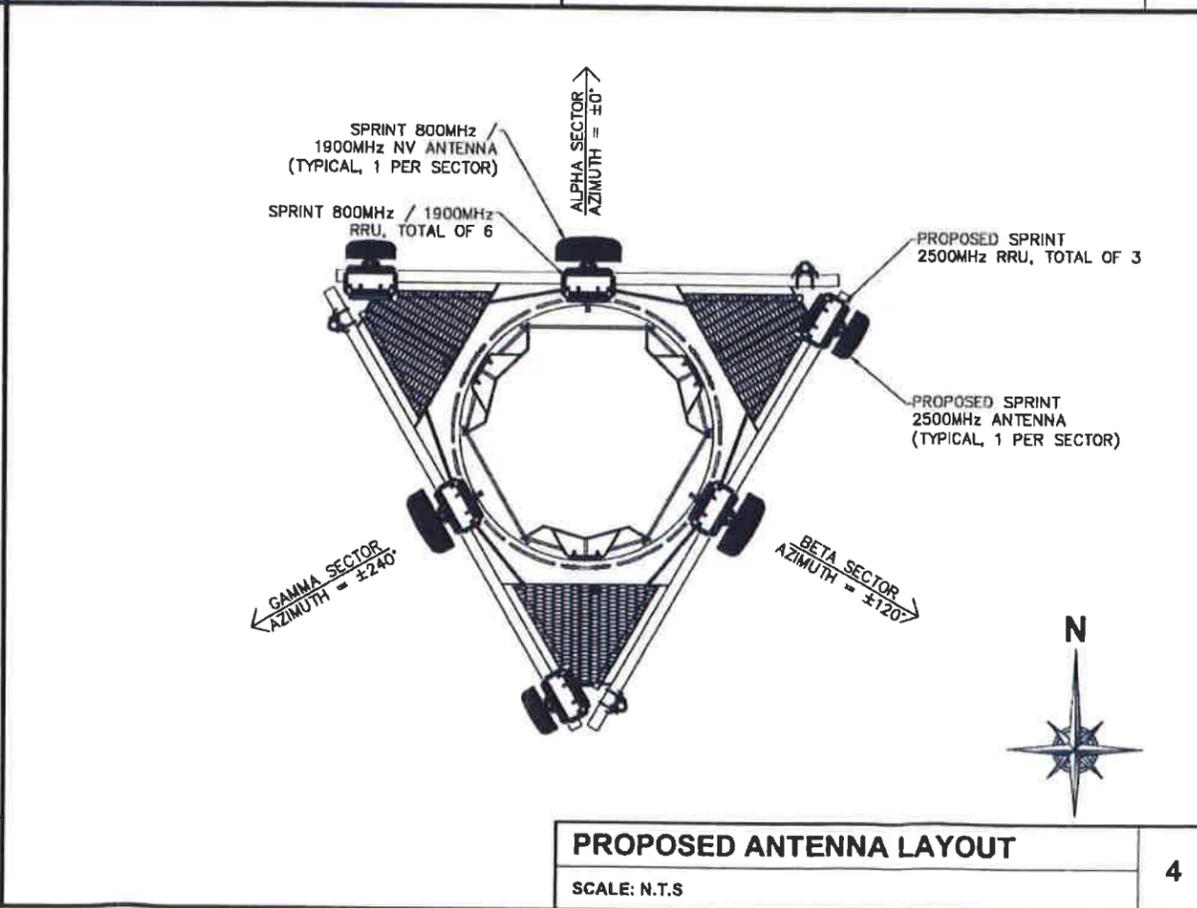
3



**NOT USED**

SCALE: N.T.S.

2



**PROPOSED ANTENNA LAYOUT**

SCALE: N.T.S.

4

PLANS PREPARED FOR:

**Sprint**

6580 Sprint Parkway  
Overland Park,  
Kansas 66251

**HOSS**

420 W 5th Avenue  
Denver, CO 80204  
303.324.0749  
www.hossconsulting.com

PLANS PREPARED BY:

**T<sup>2</sup>**  
**T-SQUARED**  
**SITE SERVICES**

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HERMITAGE, PA 16148  
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PROJECT NUMBER: 4016

REVISIONS:	DESCRIPTION	DATE	BY	REV
310	PRELIM CD	07.28.16	TJS	A

SITE NAME: BENTON CITY

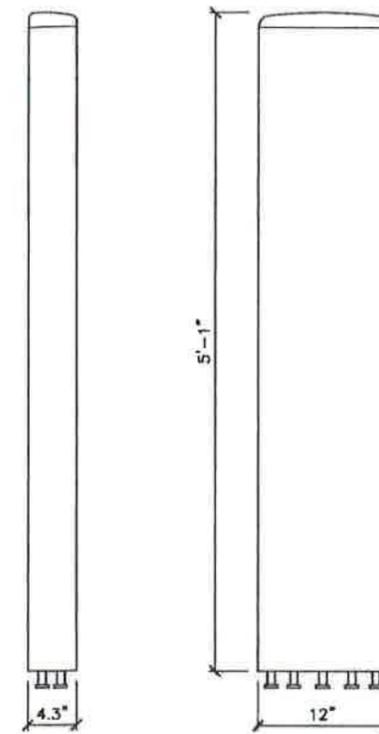
SITE NUMBER: SP05W0348

SITE ADDRESS: 1205 HORNE DRIVE  
BENTON CITY, WA 99320

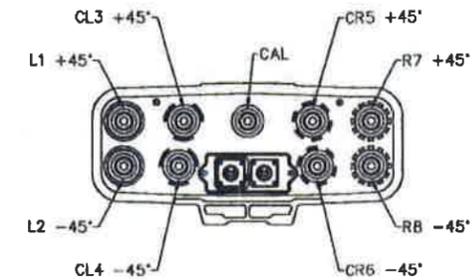
SHEET DESCRIPTION: ANTENNA LAYOUT

SHEET NUMBER: A-2.1

# KMW ANTENNA ET-X-WM-18-65-8P



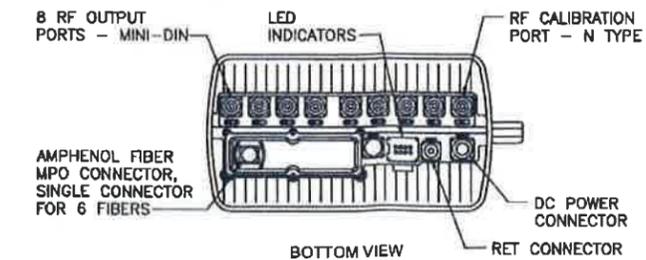
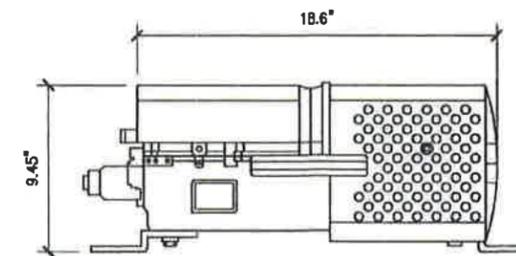
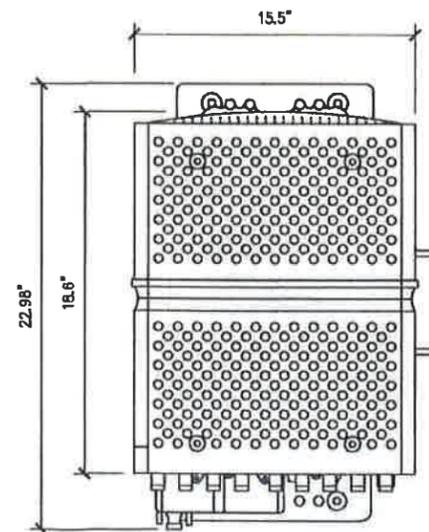
DIMENSIONS, HxWxD: 1550x305x110mm (61"x12"x4.3")  
 WEIGHT, WITH PRE-MOUNTED BRACKETS: 36.4 lbs  
 CONNECTOR (TYPE / POSITION): (8) MINI DIN (FEMALE) BOTTOM,  
 1 CALIBRATION PORT  
 (N TYPE, FEMALE) BOTTOM



## 2.5 ANTENNA DETAIL

SCALE: N.T.S.

1



DIMENSIONS, HxWxD: (18.6"x15.5"x9.45")  
 RRU WEIGHT: 59.5 lbs  
 MOUNTING KIT WEIGHT: 12.32 lbs

## 2.5 RRU DETAIL

SCALE: N.T.S.

2

PLANS PREPARED FOR:

6580 Sprint Parkway  
Overland Park,  
Kansas 66251

420 W 5th Avenue  
Denver, CO 80204  
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PROJECT NUMBER: 4018

REVISIONS	DESCRIPTION	DATE	BY	REV
310	PRELIM CD	07.28.16	TJS	A

SITE NAME: BENTON CITY

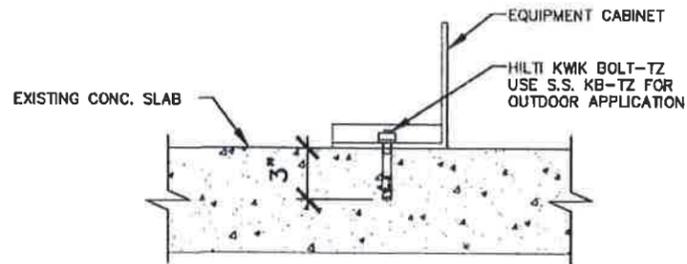
SITE NUMBER: SP05W0348

SITE ADDRESS: 1205 HORNE DRIVE  
BENTON CITY, WA 99320

SHEET DESCRIPTION: ANTENNA & HYBRID  
CABLE DETAILS

SHEET NUMBER: A-5

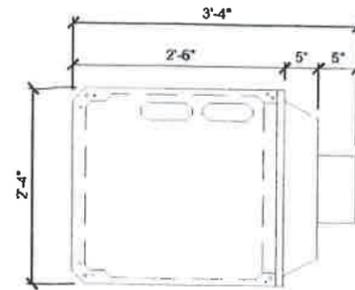
ANCHOR SCHEDULE		
BOLT DIA.	HOLE DIA.	"E" EMBEDMENT
3/8"	3/8"	2"
1/2"	1/2"	3"
5/8"	5/8"	3 1/8"
3/4"	3/4"	3 3/4"



**NOTES:**

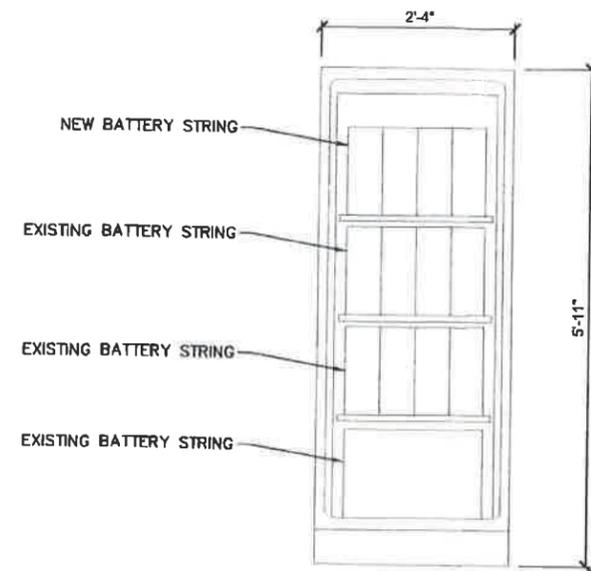
1. THE CONTRACTOR SHALL ACCURATELY LOCATE ALL EXISTING REINFORCING BY X-RAY OR EQUIVALENT METHODS. NO REBAR OR TENDONS SHALL BE CUT. ALL EXPENSES RELATED TO REPAIR OR CUT REBAR OR TENDONS SHALL BE ENTIRELY AT THE EXPENSE OF THE CONTRACTOR.
2. SPECIAL INSPECTION IS REQUIRED FOR (HILTI KWIK BOLT-TZ PER ESR-1917) CONCRETE EXPANSION ANCHORS AGAINST SEISMIC.
3. INSTALLATION OF WEDGE ANCHORS IN MASONRY IS NOT ALLOWED.
4. VERIFY WITH CABINET MANUFACTURER FOR MOUNTING HOLE LOCATIONS.

**CABINET ANCHOR DETAIL**  
SCALE: N.T.S. 1



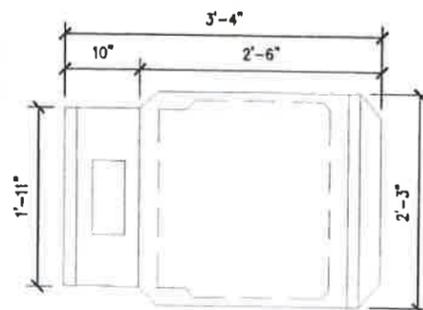
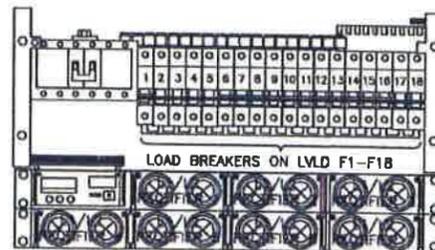
BOTTOM PLAN

SAMSUNG BATTERY CABINET
MIN. CABINET CLEARANCE
BATTERY CABINET
- FRONT-36"
- REAR-36"
BATTERY CABINET & 4 - STRINGS
MAXIMUM 2500 LBS.



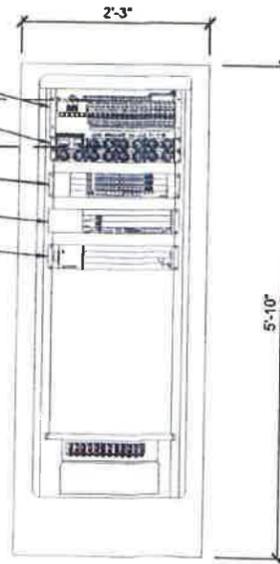
FRONT ELEVATION  
(CABINET INTERIOR)

**EXISTING BBU CABINET**  
SCALE: N.T.S. 2



BOTTOM PLAN

SAMSUNG RF CABINET
MIN. CABINET CLEARANCE
RF CABINET
- FRONT- 36"
- REAR- 38"
- LEFT- 12"
WEIGHT: 660 LBS.



FRONT ELEVATION  
(CABINET INTERIOR)

**NOT USED**  
SCALE: N.T.S. 3

**EXISTING MMBS CABINET**  
SCALE: N.T.S. 4

PLANS PREPARED FOR:

6580 Sprint Parkway  
Overland Park,  
Kansas 66251

420 W 5th Avenue  
Denver, CO 80204  
303.324.0749  
www.hossconsulting.com

PLANS PREPARED BY:

2500 HIGHLAND ROAD, SUITE 201  
HERMITAGE, PA 16148  
www.t-squared.com  
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PROJECT NUMBER: 4018

REVISIONS:	DESCRIPTION	DATE	BY	REV
310	PRELIM CD	07.28.18	TJS	A

SITE NAME:  
**BENTON CITY**

SITE NUMBER:  
**SP05W0348**

SITE ADDRESS:  
1205 HORNE DRIVE  
BENTON CITY, WA 99320

SHEET DESCRIPTION:  
**BREAKOUT & EQUIPMENT DETAILS**

SHEET NUMBER:  
**A-6**