

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, October 26, 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 SEPTEMBER 28, 2016
5. CONDITIONAL USE PERMIT- TBD JACOBS ROAD
 - A. *STAFF REPORT*
 - B. *PUBLIC HEARING*
 - C. *FINDINGS OF FACT*
 - D. *RECOMMENDATION OF PLANNING COMMISSION*
6. 2017-COMPREHENSIVE PLAN PERIODIC UPDATE – *Oneza & Associates*
7. GENERAL COMMISSION COMMENTS
8. ADJOURNMENT



**City of Benton City
Planning Commission Board Meeting Minutes
September 28th, 2016**

CALL TO ORDER (00:12:07*Audio recording begins) Commission Chair Allen called the September 28th, 2016 Planning Commission Board Meeting at the Benton City Community Center to order at 6:00 p.m.

ROLL CALL (00:12:14*)

Commissioners Present:

**Commissioner Steve Zetz
Commissioner Michelle McLeod
Commission Chair Don Allen
Commissioner Jeanne Wallace
Commissioner Gary Robins**

City Professionals Present:

**Stephanie Haug, Clerk of Board
Paula Kauer, General Clerk**

Other Professionals Present:

Randy Rutledge, Consultant, Benton City E.D.C.

PLEDGE OF ALLEGIANCE TO THE FLAG/U.S. – Commission Chair Allen lead the Board and audience in the Pledge of Allegiance (00:12:29*)

Commission Chair Allen – Statement of appreciation for the Planning Commission Board

APPROVAL OF MINUTES FOR JULY 27TH, 2016 PLANNING COMMISSION BOARD MEETING
(00:13:24*)

Commissioner Wallace: I make a motion to approve the Minutes.

Commissioner McLeod: I second it.

MOTION #1 - Commissioner J. Wallace moved and Commissioner M. McLeod seconded to approve the Minutes of the September 27th, 2016 Planning Commission Board Meeting as amended.

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

CONDITIONAL USE PERMIT – 1205 HORNE DRIVE (00:14:00*)

A. Staff Report Commission Chair Allen – Review of details of application

B. Public Hearing (00:15:02*)

Commission Chair Allen: I want to have a Public Hearing, it's open. Anybody have anything to say?

<<< Public Hearing begins at 6:03 p.m. >>>

Commissioner Robins: I have no problem with putting up an antenna, I mean, it didn't seem to me it was hurting anything, I mean it...

Commissioner Zetz: That's my understanding. The pole's already in place, these are just the antennas that are affixed to the pole?

Commission Chair Allen: Correct.

Commissioner Wallace: I was surprised that they had to, this had to go through the Planning Commission because I thought a permit would have been adequate because the pole's already in place, and they're just adding extra equipment to the existing pole, so I approve it, I mean, I didn't have a problem with it.

Commission Chair Allen: Yeah, we're just going in order here.

Ms. Haug: And we need to have the Public Hearing first before we have Commission (inaudible).

Commission Chair Allen: Okay, so I close the Public Hearing because nobody has anything else to say on that. Takes care of that.

No public comments

<<< Public Hearing ends at 6:03 p.m. >>>

C. Findings of Fact (00:16:04*)

Commission Chair Allen: On we go! Okay, Findings of Fact, okay, so we can discuss this issue, I, I mean, it's being added to what is already existing, so I don't know if any of you have anything you'd like to bring up on that?

Commissioner Zetz: I just had a question; Stephanie, this, the original pole, had a Conditional Use, is that correct?

Ms. Haug: Our Benton City Code requires that any telecommunications has a Conditional Use Permit, and that includes any additional antennas or additions to that structure, which, that's why it's before you.

Commission Chair Allen: Yeah, it did have a Conditional Use before, right?

Ms. Haug: Right.

Commission Chair Allen: Okay, so they're just adding to what they've already got so...

Commissioner McLeod: I think that's a good idea, so...

D. Recommendations of Planning Commission (00:16:57*)

Commissioner Wallace: I make a motion that we approve it.

Commissioner McLeod: I second it.

MOTION #2 – Commissioner J. Wallace moved and Commissioner M. McLeod seconded to approve the Conditional Use Permit for 1205 Horne Drive.

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

GENERAL COMMISSION COMMENTS (00:17:22*)

<<< Next meeting – Comprehensive Plan – October 26th, 2016 >>>

ADJOURNMENT (00:17:54*)

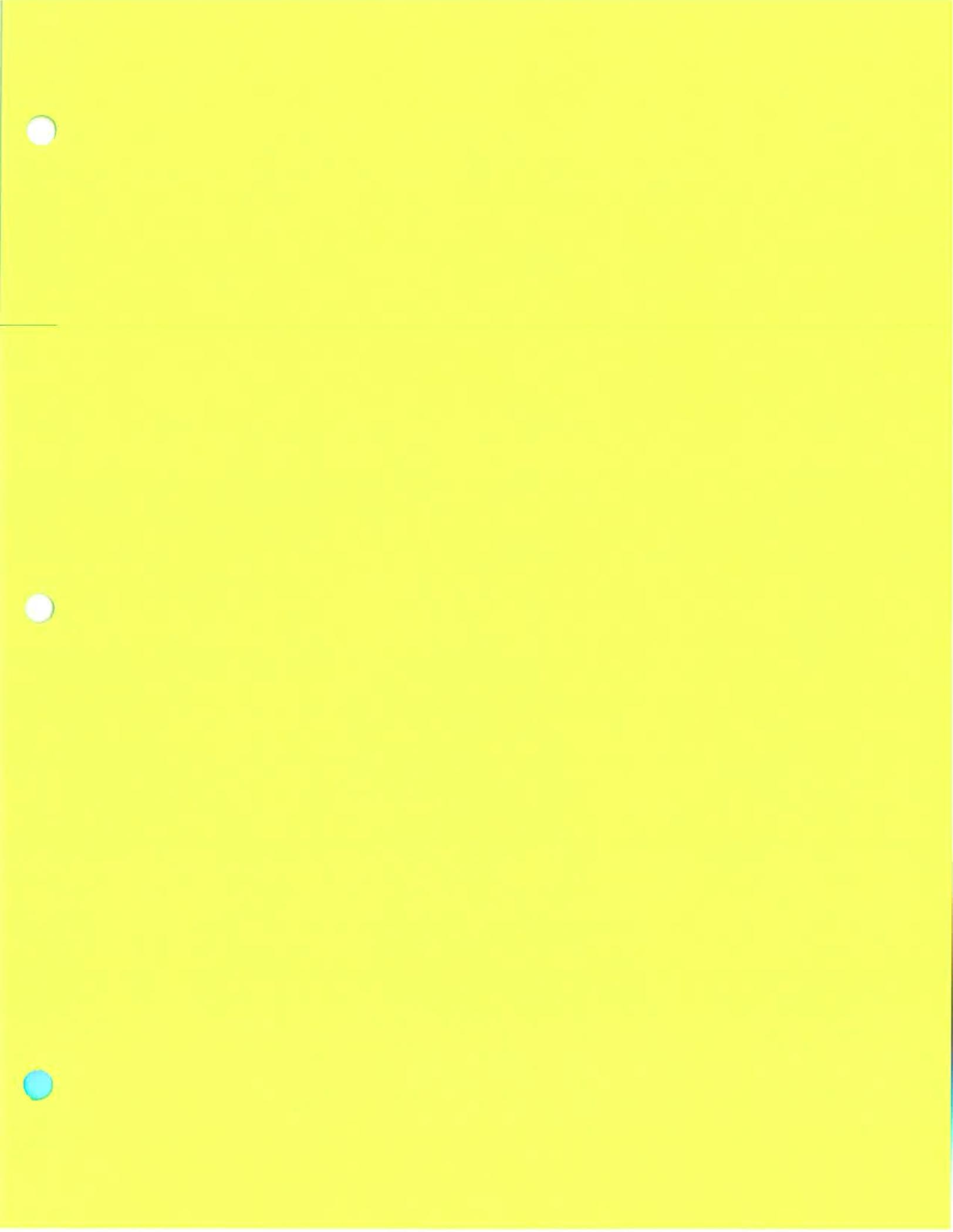
Commission Chair Allen adjourned the September 28th, 2016 Planning Commission Board Meeting at 6:06 p.m.

Planning Commission Meeting ended at 6:06 p.m. (00:17:55*Audio recording ends)

Don Allen, Commission Chair
Planning Commission Board

Stephanie Haug
Clerk of the Board

Date: _____





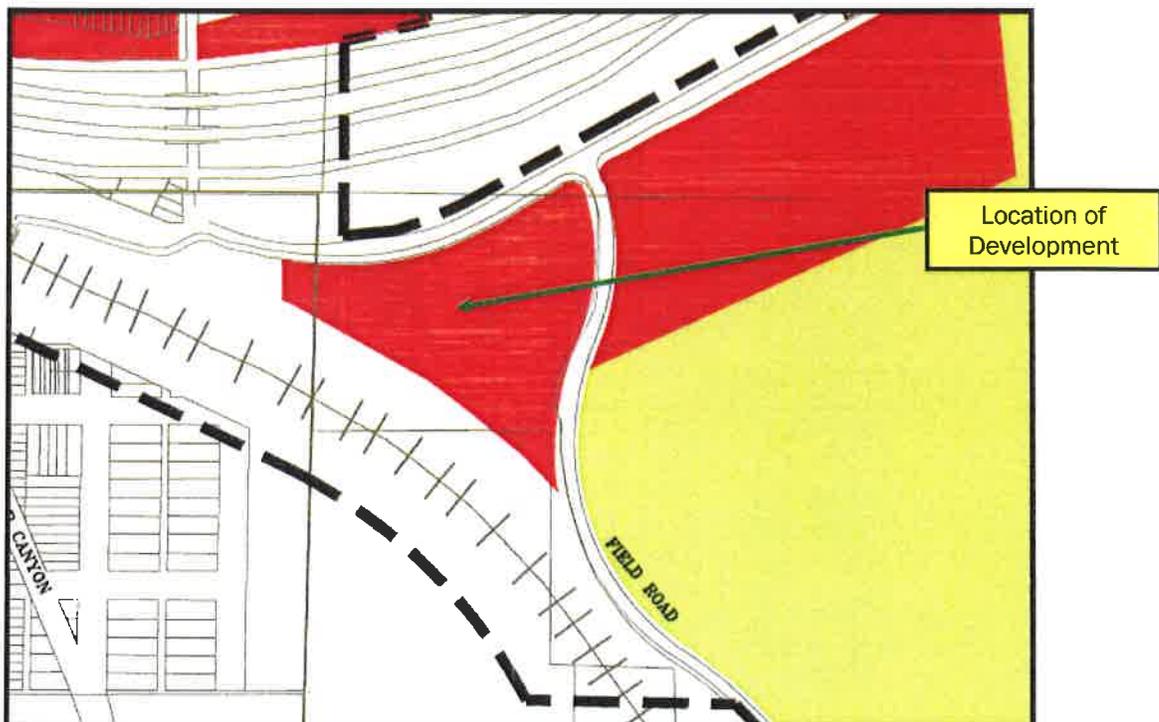
STAFF REPORT
FOR PLANNING COMMISSION MEETING OF
October 26, 2016

APPLICATION # 41998: *TBD Jacobs Road, Benton City, WA*
APPLICANT: *CMCS Properties, LLC*
OWNERS: *CMCS Properties, LLC*
P.O. Box 6980
Kennewick, WA 99336

REQUEST: *The City of Benton City received a Conditional Use Application to build a gas station, C-Store and Fast Food Establishment on Jacobs Road, near its intersection with Weber Canyon Road in Benton City.*

EXISTING ZONING: *C-1, Commercial*

EXISTING LAND USE: *Subject Site: 1 acre*
North: Jacobs Road/I-82 Freeway
East: Commercial/Vacant
South: Rail Road Right of Way
West: Rail Road Right of Way



STAFF RECOMMENDATION:

Approval

PROPOSAL:



DIGITAL DESIGN
& DEVELOPMENT, LLC
1725 W. 1st Ave.
Benton, WA 99720
509.588.3322

OWNER:

PROJECT:
**CONVENIENCE
STORE**

SITE DATA:

ZONING:

DRAWING:

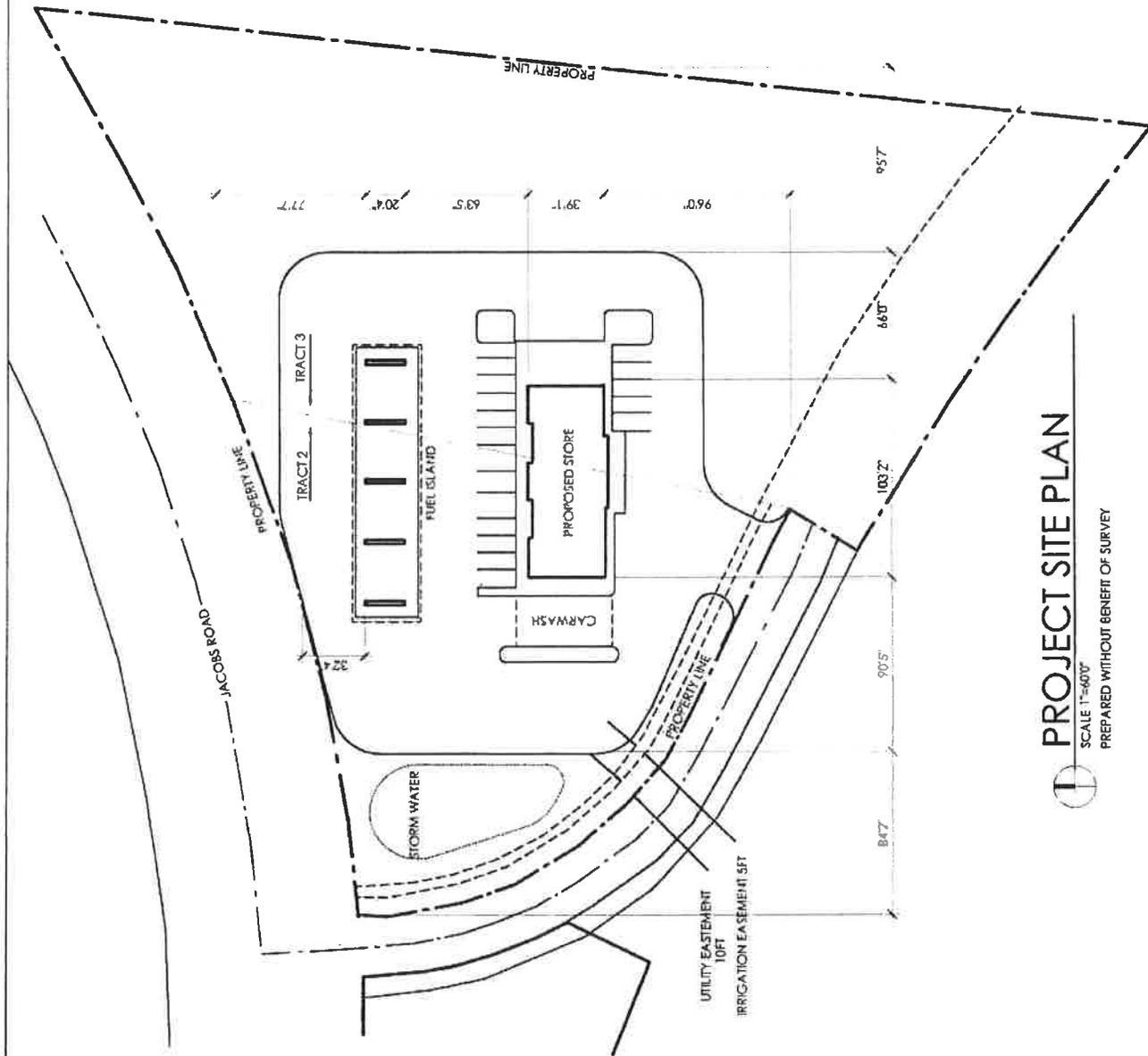
**PRELIMINARY
SITE PLAN**

DATE:
FILE #
BY:
PROJECT NUMBER:

ISSUED FOR:
DESIGN DEVELOPMENT

SHEET:

SK#1



PROJECT SITE PLAN

SCALE 1"=60'

PREPARED WITHOUT BENEFIT OF SURVEY

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 proposed gas station, C-Store and Fast Food Establishment will not endanger the public health or safety. Also, it is not located near any residential areas to cause nuisances, has adequate egress, and will be built in conformance to all Benton City Municipal Codes.
- 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 C-1 (Commercial) 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. It has been a goal of the City to develop this type of development in this area for over 10 years.
- 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 C-1 Commercial Zone, as well as for Service Stations.*

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.

STAFF RECOMMENDATION: *Approval*

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

Chapter 20.33
C-1 COMMERCIAL

Sections:

- 20.33.010 Purpose.
- 20.33.020 Permitted Uses.
- 20.33.030 Conditional Uses.
- 20.33.040 Development Standards.

20.33.010 Purpose. The purpose of the C-1 district is to stabilize, improve and protect the commercial characteristics of certain existing and proposed commercial areas of the city as indicated in the comprehensive plan, and to provide for the orderly growth of any new commercial development within these areas. Uses within these C-1 districts are intended to provide the community areas with a wide range of uses. The entire group or major elements thereof are primarily designated to serve the community area to which it is appurtenant. (Ord. 765, 2003.)

20.33.020 Permitted Uses. The following uses are permitted subject to regulations below and elsewhere in Chapters 20.02 through 20.67:

- A. Major department stores, specialty shops, sales and service establishments.
- B. Banks, financial and business institutions, business and professional offices.
- C. Newspaper publishing offices and T.V. and radio studios.
- D. Hotels, theaters, social halls, lodges, fraternal organizations and clubs.
- E. Business schools, art, music and dancing studios and similar academies.
- F. Restaurants, taverns, nightclubs, mini-casinos and cocktail lounges.
- G. Self-service laundries, cleaning and laundry pickup stations.
- H. Apartment buildings provided however, that retail sales or offices shall be on the street floor.
- I. Recreational Vehicle Parks.
- J. Similar uses and any other retail business or service establishment determined by the planning commission to be of the same general character as the above.
- K. Accessory uses and building appurtenant to any permitted use.
- L. Manufacturing and repair operations and services of permitted uses, which are clearly incidental to the sale of products at retail on the premises.
- M. Off-street parking garages and lots; impound lots used solely for the purpose of temporary storage. Temporary storage shall be for a period of not more than ninety days.
- N. Public and quasi-public uses.
- O. Sale yards for mobile homes, automobiles or recreational vehicles.
- P. Family Child Day Care Centers.
- Q. Churches and similar places of worship. (Ord. 765, 2003.)

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

- A. Automobile service stations (as defined in BCMC 20.09.370), drive-in eating or auto assessable food and beverage establishments.
- B. New and used vehicle or equipment sales.
- C. Adult Entertainment Uses subject to compliance with the provisions and standards set forth in Section 20.60.260 of this code.
- D. Congregate care center, residential care facilities and senior center.
- E. Any similar or compatible use not specifically permitted in this district.
- F. Mini storage and storage facilities.
- G. ~~Outdoor theaters.~~
- H. Wireless communication facilities. (Ord. 939, 2014; Ord. 765, 2003; Ord. 716, 2000.)

20.33.040 Development Standards. Lots created in the C-1 district shall have the following specifications and be developed in accordance with the following regulations:

- A. District size: No requirement.
- B. Parcel size: No requirement.
- C. Temporary, modular or portable office structures.
- D. Yards.
 1. Street Frontage. There shall be a five-foot setback from any existing street frontage property line; provided, however, the five-foot setback shall apply only to the street floor. If the city engineer requires the deeding of additional right-of-way, as provided in Section 12.04 then the five-foot setback shall be from the newly established property line. The five-foot setback shall be maintained in at least one of the following manners, or some comparable manner:
 - a. Improve with asphalt, concrete, or some other comparable dust free and weed free material.
 - b. Landscape with an adequate type and amount of landscape material to prohibit dust and the growth of weeds. An adequate means of irrigation shall also be provided.
 - c. Take necessary steps to prohibit the growing of weeds, or the collection or accumulation of debris.
 2. Side and Rear Yard. Requirements: None; provided, however, that where any C-1 district abuts an R district, a twenty-foot yard shall be provided on the abutting side;
- E. Building height: No requirement.
- F. Off-street parking shall be as provided in Sections 20.57.010 through 20.57.130.
- G. Site approval is required for each new use or structure, or expansion of an existing structure or use.
- H. 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, the screening requirement need not apply. (Ord. 765, 2003.)

20.60.040 Service Stations and Vehicle Sales.

- A. Canopies and similar architectural features may be attached to the principal structure and may be constructed over vehicle service areas. No vehicle service apparatus shall be closer than fifteen feet to any public right-of-way.
- B. Except for landscaped areas, the entire service area shall be paved with a permanent surface of concrete or asphalt. Landscaped areas shall be contained by a minimum six inch high concrete curb.
- C. Except for necessary openings, auto washing equipment, hydraulic hoists, pits, lubrication equipment, food preparation and washing equipment and all other similar equipment shall be contained within a completely enclosed building. All washing residue shall be drained to the approval of the director of public works. All washing ingredients shall be biodegradable.
- D. Except as provided elsewhere, a masonry wall or screened chain link fence, at least thirty-six inches in height, but no higher than six feet in height, shall be erected along the property lines separating the site from any R district except in the street frontage yard area of the abutting R district, which shall have a fence no higher than thirty-six inches. Any fence shall not exceed four feet in height along the alley property lines where the property opposite is zoned residential.
- E. Exterior lighting shall be arranged so that it is deflected away from the adjacent property.
- F. The "service area" as defined in subsection B above, for new and used vehicle and equipment sales shall consist of that outside area upon which vehicles and equipment are displayed for sale. In the event 15 or less vehicles or equipment are displayed for sale, the service area may consist of dust and weed-free compacted gravel or other impervious or semi-impervious material.
- G. No equipment, vehicle, sign or other obstruction may be located within the five-foot setback from any existing street frontage property line.(Ord. 939, 2014; Ord. 765, 2003.)

Benton City Comprehensive Plan

Existing and Updated Goals and Policies

Land Use Goals and Policies

Urban Area

Goal 1. -Encourage development within Urban Growth Areas where adequate public facilities exist or can be provided in a cost efficient manner.

- Policy 1. Encourage growth and expansion of the City to protect the unique character of the City, while maintaining appropriate density within the City limits.
- Policy 2. Determine Urban Growth Areas of Benton City based upon official and accepted population projections for minimum of 20 years.

Key land use issues (Visioning meeting, and Countywide Planning Policies)

- Urban area
- Small town character
- Positive image
- Appropriate growth and density
- Safety

Private Property Right

Goal 2. - Respect private property owner's rights in all planning efforts.

- Policy 1. Follow due process in all activities related to land use.
- Policy 2. Involve the planning commission, property owners, citizens and other committees and groups in the ongoing planning process to represent the views and needs of the city.

Design and Character

Goal 3. - Maintain the unique character of the city.

- Policy 1. Maintain or improve the integrity and livability of established neighborhoods.
- Policy 2. Establish a harmonious relationship between the natural and developed environment.
- Policy 3. Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.

Goal 4. - Create a well-designed and aesthetically pleasing city that reflects the small-town character of Benton City.

- Policy 1. Promote and maintain developments to enhance the positive image of the City.
- Policy 2. Encourage the use of design guidelines and Crime Prevention through Environmental Design (CPTED) principles to ensure safety and aesthetics of the built environment.
- Policy 3. Consider enhancing the community entrances to support a positive feeling on entering the community.

Orderly Growth

Goal 5. - Provide for the orderly development of the city.

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- Policy 1. Ensure appropriate transition between land use types; discourage incompatible land uses from locating near or adjacent to each other.
- Policy 2. Focus growth into areas that currently have adequate capital facilities to absorb new development.
- Policy 43. Identify development areas, planned service expansions, and the extensions of utilities to occur logically and to be cost effective.

Policy 45. Work closely with adjacent cities and Benton County to coordinate land use plans. Maintain consistency with the Countywide Planning Policies.

~~Policy 8. Discourage extensive amounts of large lot single-family development in areas that do not have access to irrigation water.~~

Comment [BF1]: Not interested in having this policy – not applicable. This may be addressed as a workshop with IDs on this topic??

Various Land Uses

Goal 6. – Establish land use patterns that balance development and provide for diverse uses.

- Policy 1. Provide diverse residential densities to permit housing for a variety of lifestyles and household income levels.
- Policy 2. Maintain the small town character of the single-family neighborhoods.
- Policy 3. Place multi-family residential developments next to arterial streets, along public transportation routes, or on the periphery of commercially designated areas.
- Policy 4. Locate new high-density residential development so that residents will have access to walking and bicycle trails and public transit.
- Policy 5. Allow mixed use developments near downtown and transit that promote a pedestrian-friendly environment.
- Policy 6. Plan for adequate commercial and industrial lands needed for economic development and to support the local economy.
- Policy 7. Permit agricultural use on properties suitable for agricultural uses within the Urban Growth Area while such use is viable.

Comment [BF2]: Moved from another location

Comment [BF3]: I-82 could have high density and may not have these access; also consider providing new trails to areas where high density is planned or exists

Housing Goals, Policies, and Strategies

Housing Diversity and Affordability

Goal 1. – Promote a variety of residential densities and housing types to meet the diverse needs of the population.

- Policy 1. Encourage opportunities for home ownership through the availability of a variety of housing types such as small lot single-family, zero lot line developments, cluster housing, town houses, condominium, accessory apartments, and manufactured homes.
- Policy 2. Encourage different residential types within multifamily zones according to allowed densities.
- Policy 3. Encourage housing types that offer services and facilities for the aging population group of

Key housing issues (Visioning meeting, and CWPP)

- Housing opportunities for all income groups
- Services and facilities for aging population
- Appropriate growth and density
- Safety

Comment [BF4]: Regulations to address tiny homes opportunity

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Benton City.

- Policy 4. Encourage the development of affordable housing for all segments of the population.
- Policy 5. 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.
- Policy 6. Allow manufactured homes in residential zones and regulate them in the same manner as site built homes according to the zoning districts.

Existing neighborhood

Goal 2. - Preserve and enhance established neighborhoods in a manner that is consistent with the overall land use plan.

- Policy 1. Identify, reinforce, and protect the character of established residential neighborhoods.
- Policy 2. Encourage new single-family development to be compatible with the scale and character of adjacent single-family areas.
- Policy 3. Maintain the single-family character of the greater Benton City area while acknowledging the necessity of providing affordable housing.
- Policy 4. Establish separate residential zoning districts based upon the character of housing types and density, enhancement of property values, mitigation of impacts to adjacent properties and dwelling unit density.

Comment [BF5]: Keep but simplify

Compatibility

Goal 3. Ensure compatibility of residential development with established and projected land use patterns.

- Policy 1. Locate multi-family residential housing so it does not create conflict with single-family neighborhoods.
- Policy 2. Multi-family development should have direct access to an arterial street. Traffic generated from multi-family development will be directed away from single-family neighborhoods.
- Policy 3. Use flexible design standards in multi-family development to mitigate impacts on less intense adjoining land uses.
- Policy 4. Encourage higher density single or multi-family neighborhoods near commercial centers and other facilities/services to encourage pedestrian circulation and transit use.
- Policy 5. Use natural and topographical changes, when possible to buffer and separate multi-family residential developments from single-family neighborhoods.
- Policy 6. Require residential ~~developers~~ developments to provide adequate buffering from adjoining agricultural uses. ~~They will additionally be responsible for reducing the~~ New developments should reduce conflict between the dissimilar uses.

Comment [BF6]: Revisit - lets keep

Economic Development Goals, Policies and Strategies

Downtown

Goal 1. Improve and revitalize the City's downtown and its historic character.

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Oneza & Associates

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- Policy 1. Prepare and adopt a revitalization plan for downtown.
- Policy 2. Attract more people to downtown for shopping, recreation and community activities.
- Policy 3. Encourage downtown property and business owners in partnership with the City to revitalize the downtown.

Key economic development issues (Visioning meeting, and CWPP)

- Downtown revitalization
- Industrial growth along I-82

Commercial and Industrial

Goal 2. Promote commercial and industrial development that creates jobs and economic diversification.

- Policy 1. Support the efforts of local economic development organizations in their promotional activities to attract new industries to the area.
- Policy 2. Encourage industrial development that diversifies and strengthens the local economy and is compatible with surrounding land use.
- Policy 3. Provide adequate appropriately zoned land to accommodate the city's projected commercial and industrial needs.
- Policy 4. Limit commercial and industrial businesses to those areas large enough to be economically viable.
- Policy 5. Improve the appearance of existing commercial areas and create performance standards for all new developments; including, but not limited to signage, landscaping, setbacks, and buffer areas.

Comment [BF7]: Keep

Infrastructure

Goal 3. Ensure infrastructure support for the orderly and cost effective development of commercial and industrial land.

- Policy 1. Group industrial uses to maximize infrastructure efficiency and minimize service provision.
- Policy 2. Prepare a replacement schedule for all utilities recognizing each system's design life and providing a financing plan for replacement and upgrades.
- Policy 3. Encourage commercial and industrial developments to areas where adequate facilities and services exist or can be provided at the time of development.
- Policy 4. When feasible, encourage the infill and redevelopment of existing commercial areas before developing new neighborhoods and community commercial centers.

Comment [BF8]: Keep

Parks and Open Space

Park and Recreation, and Open Space Goals and Policies

Goal 1. Provide a variety of well-distributed accessible parks and recreational facilities.

- Policy 1. Plan new parks, and develop comprehensive parks and recreation plans and programs based on current and anticipated community needs.
- Policy 2. Provide a range of programs and facilities for year round recreational choices including indoor and outdoor activities for all age groups and abilities.

Comment [BF9]: Discussed preference of fees to improve parks rather than small postage stamp park that may not be that useful

Comment [BF10]: Question about standards for park area compared to development or population. Look further into this

Comment [BF11]: Comment about area along trails and irrigation right of way owned by Kiona - opportunity for open space and equestrian trail

Policy 3. Develop a system of bike, pedestrian and equestrian trails and paths that interconnect local and regional destinations.

Policy 4. Ensure that recreational facilities are ADA accessible as appropriate and required by law.

Policy 5. Consider developing a sports complex to serve the community.

Key parks and recreation issues (Visioning meeting, and CWPP)

- Promote outdoor activities
- Maintain bike trails and provide equestrian trails where suitable
- Enhance river accesses, parks
- Improve water activities
- Create a sports complex
- Offer activities and enjoyments for residents of all age groups and abilities

Goal 2. Promote recreational opportunities along the Yakima River.

Policy 1. Enhance public access opportunities and water-enjoyment activities along the Yakima River shoreline.

Goal 3. Preserve open space and natural areas that are unique to Benton City.

Policy 1. Protect and enhance the natural environment and aesthetic qualities of the city.

Policy 2. Protect the views and features that are unique to the Benton City area.

Environmental Goals, Policies and Strategies

Goal 1. Preserve the unique natural environment of critical areas and shoreline.

Policy 1. Protect wildlife habitats in designated open space and wetlands areas.

~~Strategy~~ Policy 2. Acquire and protect key significant wildlife habitat areas

Policy 34. Prevent isolation of communities of endangered, threatened, or sensitive species.

Policy 45. Protect surface water and groundwater supplies.

Policy 65. Use a the critical areas ordinance, a shoreline management ordinance Shoreline master Program, and the state environmental policy act (SEPA) and other ordinances as needed to protect the unique natural environment.

Policy 6. Consider the goals and policies of the Shoreline Master Program as part of this Comprehensive plan.

Policy 7. Support the no net loss of ecological functions of the shoreline and require restoration and mitigation according to the Shoreline Master Program.

Goal 2. Enhance the natural environment where possible.

Policy 1. Provide incentives for the restoration of degraded wetlands, watercourses, and other important natural systems.

Policy 32. Utilize the best available science to mitigate development impacts to environmentally sensitive areas.

Goal 3. Mitigate adverse environmental impacts.

Policy 1. Mitigate adverse impacts of developments according to the State Environmental Policy Act (SEPA), critical areas and shoreline regulations.

Policy 2. Require the mitigation of impacts from development adjacent to sensitive areas.

Comment [BF12]: Keep critical areas policies – Keep Policies 1, 4 and 5, strategy 2, and cross walk with the SMP

Comment [BF13]: Appendix with applicable laws and regulations?

Essential Public Facilities

Goal 1. Undertake a regional process for the siting of essential public facilities.

- Policy 1. Develop a uniform siting procedure, which enables selection of optimum project sites and appropriate size relative to intended benefit area.
- Policy 2. Coordinate with the County and the Regional Transportation Planning Organization in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties. (CWPP)

Comment [o14]: Comments JW: Regional process needs to be identified or reference to codes or regulations
 Response: The plan can have a section on EPP regional process. Codes should refer to the policies according to policy code - perm hierarchy

Capital Facilities

Goals and Policies

The Capital Facilities Plan will affect decision making to achieve community goals, as defined in the Benton City 'Vision Statement' and the community survey. The capital facilities goals, policies, and strategies are listed as follows:

Goal 1. Ensure that capital facilities proposed are consistent with the land use and other elements in the comprehensive plan and are fiscally achievable.

- Policy 1. Provide capital facilities based on the future needs of projected population within the urban growth area as indicated in the land use plan.
- Policy 12. Allocate capital improvement funds to meet existing deficiencies, replace worn out or obsolete facilities, and accommodate desired growth.
- Policy 3. Prioritize capital facility needs consistent with the overall planning goals.
- Policy 34. Require that developers bear a fair share of facility improvement costs required for their developments.

Key issues to address (RCW and CWPP)

- Water
- Sewer
- Transportation
- Wellhead (not mandatory under GMA)
- Community services and Schools (not mandatory under GMA)
- Essential Public facilities

Comment [o15]: Comments JW: Community survey. The survey should be incorporated in the public involvement plan. Please explain when and how will this be rolled out?
 Response: This was from the original plan. A survey was not in the scope. Suggest deleting this segment

Community Facilities

Goal 1. Provide adequate public facilities for community services.

- Policy 1. Provide adequate space for the provision of municipal services.
- Policy 2. Provide adequate space for community interaction, fellowship, and recreation.
- Policy 3. Cooperate with other public jurisdictions and agencies for the provision of space and services.

School Goals and Policies

Goal 1. Promote planned development of Kiona Benton public school sites.

- Policy 1. Work with Kiona-Benton School District to locate public schools close to existing or proposed residential areas.
- Policy 2. Require improved streets and sidewalks between new schools and the nearest

arterial streets.

Policy 43. Require that location, design, and construction of school facilities be compatible with existing land use, drainage, and natural systems.

Goal 2. Promote cooperation between the city and the local school district to offer shared use of the school facilities for the community as appropriate.

- Policy 1. Maintain an open communication between the city and school district.
- Policy 2. Provide park and recreation facilities adjacent to, or in conjunction with, school district properties whenever possible.
- Policy 3. Encourage future development of school grounds to complement park development.

Water and Sewer Goals and Policies

Goal 1. Ensure that capital facilities provided are consistent with the countywide projected growth, land use and financing.

- Policy 1. Ensure that water, sewer and transportation system plans identify future needs based on projected population for the City.
- Policy 2. Provide adequate services to maintain concurrency as developments occur.
- Policy 3. Prioritize capital facilities needs consistent with the future planning goals for areas that are identified for future development.

Goal 12. - Provide an adequate supply of high quality domestic water to residential, commercial, and industrial users.

- Policy 1. Encourage water conservation through a variety of programs and incentives for residential and commercial users.
- Policy 2. ~~Require~~ **Ensure** that new residential, commercial, or industrial development provide ~~an on-site adequate provision for water~~ **system supply** consistent with the city's comprehensive water plan, and municipal and fire district standards.

Goal 13. - Operate and maintain an efficient wastewater treatment facility.

- Policy 1. Require that ~~developers cover any increased costs~~ **of new developments** for the provision of sewer interceptors and increased treatment capacity.
- Policy 2. Operate the sewer waste water system within state and federal guidelines.

Wellhead Protection

In December 1996, the City of Benton City received a **Wellhead Protection Plan** prepared by Shannon and Wilson at the bequest of the Benton-Franklin Council of Governments. The plan describes the aquifers and potential sources of contamination, and recommends management procedures for reducing the propensity for groundwater contamination. The following goal and policies were recommended in the Wellhead Protection Plan to be included in the comprehensive plan for protection of the ground water aquifers.

Goal 1. Protect the quality and quantity of the ground water used for public supplies.

- Policy 1. Cooperate with agencies charged with the regulations of commercial and industrial chemicals, such as Ecology, to prevent chemical contamination of ground waters.
- Policy 2. ~~Preclude~~ **Prevent** contamination of ground water from failing septic systems by ~~continuing~~ to require that all occupied buildings be connected to the sanitary sewer

Comment [o16]: Comment JW: Appears to conflict with "developer bears a fair share" Response: clarified

Comment [o17]: Comment JW: Wellhead Protection Plan needs updated. Significant changes to groundwaters recharge and withdrawals since 1996. Potential sources of contamination have also changed since then. Response: added a policy for future updates

Comment [o18]: Comment JW: Goal does not specify application to existing private wells. Also limits the Benton and Kiowa irrigation systems as resources, sources of recharge, or impacts to ground water and the Yakima River, river withdrawals and outfalls from irrigation, recharge from irrigation usage. Response: This can be part of the discussion material of the policies. Let's discuss

Comment [o19]: Comment JW: Require that existing occupied buildings be connected to sanitary sewer system has not occurred to date. This has not occurred in the past so perhaps change "continue" to "initiate" Response: let's discuss on how the City has required this in the past

- system **when feasible**.
- Policy 3. **Be especially watchful of** **Apply necessary regulations to prevent** chemical spills in the vicinity of the Yakima River, since the river corridor is Benton City's only known aquifer recharge area.
- Policy 4. **Require** that drainage outfalls into the river be equipped with treatment facilities if necessary to remove pollutants such as petroleum products.
- Policy 6. Prepare an overall stormwater plan to guide public and private investment in stormwater facilities.
- Policy 7. Maximize on-site retention in new developments, to increase the chances of runoff recharging the groundwater in a manner similar to that, which occurs in nature.
- Policy 8. Update the existing Wellhead Protection Plan with current data.

Comment [o20]: Comment JW: What does this mean to be "watchful of chemical spills?"
Response: Updated. Discuss with the City

Comment [o21]: Comment JW: Does provide enough detail to understand. Does this include irrigation outside as well as drainage returned by active management of farm runoff, etc.
Response: Discuss with the City

Transportation Goals and Policies

Goal 21. Develop, maintain and operate a balanced, safe, and efficient multi-modal transportation system to serve the community.

- Policy 11. Provide a safe and efficient transportation and circulation system that addresses the needs of the city's residents, promotes and supports the desired land use pattern, and circulation system.
- Policy 21. Maintain appropriate standards and levels of service for new streets and upgrade of existing streets.
- Policy 35. Connect all transportation modes such as rail, pedestrian, **equestrian** and bike systems with the roadway system when feasible.
- Policy 46. Establish appropriate truck routes to serve existing and future commercial and industrial areas for the orderly and efficient movement of freight and goods.
- Policy 57. Encourage the improvement and establishment of terminal facilities to enhance agricultural, commercial, and industrial use.
- Policy 68. Preserve opportunities for industrial development that could be enhanced by accessibility to rail service.
- Policy 137. Provide appropriate traffic control measures and safe crossings at potentially hazardous locations for pedestrians, **equestrians** and bicyclists.

Comment [o22]: Comment JW: Please include essential equestrian trails. I would also like to consider truck and horse trailers Park and ride.
Response: equestrian added. Discuss trailer park and ride

Comment [o23]: Ask the City. Could this be an action, instead of a policy

Comment [o24]: Comment JW: retain this policy

Goal 12. Ensure that transportation facilities and services needed to support development are available concurrent with the impacts of such development

- Policy 1. Accommodate development only when the required street and road improvements have been made prior to or concurrent with actual development. Concurrency indicates that facilities are available within six years of the development.
- Policy 2. Require new subdivision development to be improved to full city street and utility standards.
- Policy 43. Obtain future street rights of way or easements prior to or concurrent with developments to facilitate access to adjoining future developments.

Comment [o25]: Comment JW: Is concern of private property rights and the city's authority explain how and why this would occur.
Response: This is a standard methods of exaction and this is how developments get access to road and utilities

Goal 3. Assure adequate accommodation of bicycle, pedestrian, **equestrian and physically challenged persons needs in all transportation policies and facilities.**

Policy 1. Strive to provide a system of bicycle routes and pedestrian walkways that link neighborhoods and public facilities and that enhance the walking and bicycling experience.

Policy 2. Take advantage of corridors such as power lines, surplus street rights of way, buffer zones, and public lands for multiple use trails and pathways.

Policy 43. Require single and multi-family residential development to provide pedestrian and bicycle friendly streets and sidewalks within the development.

Policy 54. Develop and/or adopt design standards for bicycle friendly streets, sidewalks, crosswalks, bike racks, and multiple use trails and pathways.

Policy 65. Require new and improved commercial centers to be located and designed to facilitate access and circulation by alternative transportation modes.

Policy 116. Include stand-alone pedestrian and bicycle projects in the six-year TIP.

Policy 127. Actively seek state and federal grants for non-motorized transportation improvement projects

Comment [o26]: Comment JW. Please include equestrian
Response: Discuss with the City. Does the City prefer adding equestrian events where or in specific locations?

Comment [o27]: Ask the City

Goal 4. To ensure adequate parking in the downtown area which supports economic growth, and is consistent with downtown design and pedestrian circulation goals.

Policy 1. Require off-street parking and loading areas in new commercial and industrial developments.

Goal 5. To manage, conserve and protect Benton City's natural resources through a balance of development activities complemented with sound environmental practices.

Policy 1. Facilities associated with transportation and circulation should be located and designed with respect to such natural features as topography, soils, geology, floodplains, streams, shorelines, marshes, and aquifer recharge areas.

Policy 2. Route new streets to avoid encroaching on natural preserves, parks and recreation areas and identified critical areas, and to preserve scenic areas and open spaces.

Policy 3. Strive to plan, construct, and maintain transportation facilities in such a manner as to promote positive social, economic, and environmental impacts.

Policy 4. Provide adequate review procedures to ensure that transportation projects and improvements protect aesthetic values.

Policy 5. Ensure the preservation and construction of the natural and built environments through proper management and allocation of land uses and transportation facilities.

Goal 86. Provide a local transportation system that is coordinated and consistent with the regional transportation network.

Policy 1. Support the Benton Countywide Planning policies for transportation.

Policy 3. Coordinate with Benton County, Washington State Department of Transportation, Benton Franklin Council of Government, the RTPC, and other groups for the provision of transportation facilities of statewide, region wide, and countywide significance.

Policy 4. Involve affected neighborhoods and other interested citizens and groups in the planning of street improvement projects.

Policy 5. Public awareness and review should be an integral part of any proposed

Comment [o28]: Comment JW. Please keep these sections
Response: unchanged

10/13/2016

transportation plan, programs, or project.

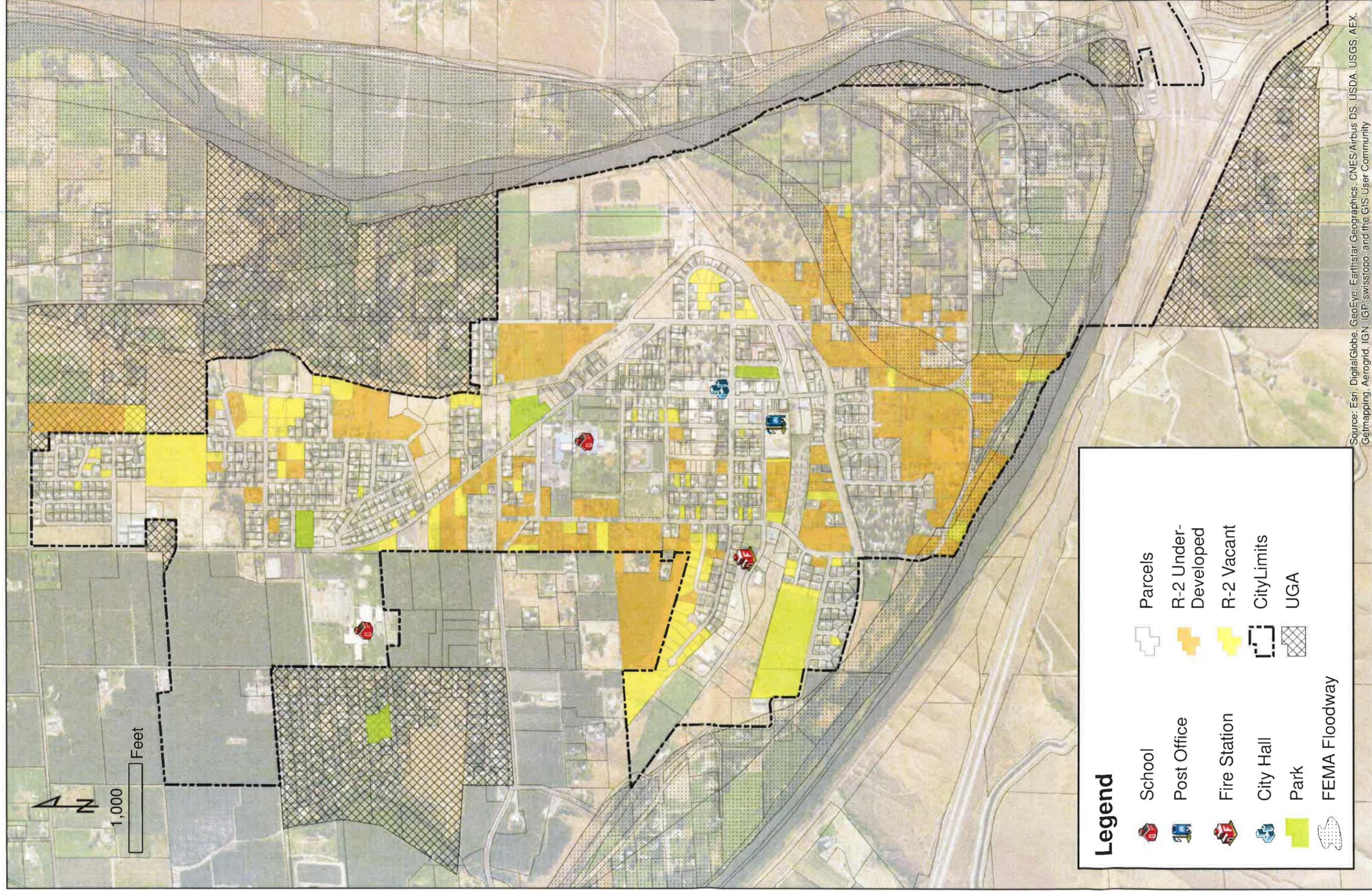
Goal 107. To continue public transportation service accessibility for all income and age groups, and all special need people between Benton City and the Tri-Cities.

Policy 1. Continue inclusion in Ben Franklin Transit's Public Transportation Benefit Area.

Policy 2. Continue implementation of a shuttle van service to the Tri-Cities, including coordination of interconnecting bus, train, and plane schedules.

Comment [o29]: Comment JW Recommend being but consistent with overall goals
Response: This can be part of the overall public transportation

Comment [o30]: Comment JW Please delete income seems excessive and judgmental
Response: deleted



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

	School		Parcels
	Post Office		R-2 Under-Developed
	Fire Station		R-2 Vacant
	City Hall		City Limits
	Park		UGA
	FEMA Floodway		

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JUL 21 2016
BY: 

Benton City Council
P.O.Box 70,708 9th St.
Benton City, WA 99320

7/17/2016

Subject: Comprehensive Plan update- 2017

In a previous Comprehensive Plan of Benton City dated Aug. 2006 It is clearly called out (see goal 2) the frequent, and necessary need for "transition areas" between unlike-use zone areas.

I am particularly interested in and knowledgeable about one such area among the many in Benton City.

In a two block section of 13th (1 block North & 1 block South of Dale Ave.) West of 13th is zoned and active with industrial installations and East of 13th with Residential occupancy zoning and homes.

In the 10 years since its publication the intensity of unlike use of both types has increased significantly in this area.

Industry on both sides of Dale has extended westerly and in much greater concentration.

High vehicle usage on 13th street occurred when it was remodeled and designated Rt. 225 alternate in 1995 and 2015 when Dale Street was remodeled and improved to encourage traffic flow.

Property E. of 13th has now 2 new residences on formerly unimproved lots. I own two lots, (living on one) on the South side of Dale, East of 13th St. (Explaining my interest) I wish to emphasize the growing over the last 20 years of the need for transition zoning in this area, I believe it is critical to continue inclusion, as explained above, in the on-going revision to the comprehensive plan.

Sincerely,

LeRoy R. Cain

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