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Subject: Draft Introductory Statement For Land Use Subcommittee
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Attachments: [Intro Statement for Land Use Subcommittee.docx](#)

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Hello - I have attached a proposed draft introductory statement for your consideration.

Thanks

Mark

Introductory Statement – Land Use Compliance Subcommittee

Review of prior land use actions (e.g., zone changes, conditional use permits, etc.) provides important context regarding the history of the landfill properties as well as documentation of compliance or noncompliance with previous land use Conditions of Approval imposed by Benton County. Review of the background documents, including Findings of Fact and Notices of Decision associated with these land use proceedings, provides an important historical throughline for the landfill properties.

As a Common Understandings document it is important that it be understood that when Conditions of Approval are imposed as part of a land use proceeding, it has been determined that those conditions are necessary to mitigate the impacts of inherently incompatible land uses.

Implementation of the Conditions of Approval are required to ensure that the proposed land use complies with the Development Code and the resultant land use activity, assuming compliance with the Conditions of Approval, is compatible with adjacent land uses.

However, to be effective, the Conditions of Approval must be monitored and enforced. Benton County has acknowledged that it does have the resources to actively monitor and/or enforce the requirements articulated by the imposed Conditions of Approval. In Benton County, compliance with required Conditions of Approval is dependent on residents complaining about a particular land use activity.