
MEETING MINUTES
Benton County Planning Commission
July 29, 2025 Public Hearing
6:00-7:00 P.M.

I. CALL TO ORDER | ROLL CALL

Chair Fowler

Benton County Planning Commission Chair Fowler called the meeting to order at 6:05 P.M. The meeting was open to the public virtually via a published Zoom link. Chair Fowler confirmed a full quorum of the Commission.

Benton County Planning Commissioners

Nick Fowler, Chair (virtual)
Greg Hamann, Vice Chair
Catherine Biscoe
Sara Cash
Ed Fulford
Evelyn Lee
Andrew Struthers
John Wilson

Benton County Staff

Melissa Ryan, Special Land Use Counsel
Jesse Winterrowd, Winter Brook Planning
Larissa Gladding, Winterbrook Planning
Morgan Driggs, Assistant Planner

II. APPROVE MINUTES

Prior meeting minutes were not reviewed or approved.

III. MEETING PURPOSE

The Chair explained that the sole purpose of the meeting was to adopt the final written decision, findings of fact, and conclusions of law prepared by planning staff to reflect the Commission's July 22, 2025 decision to deny the application.

The record was closed, deliberations on the merits had concluded, and this session would not reopen them. Commissioners could propose discrete corrections or amendments to ensure the document accurately reflected the Commission's majority intent.

SUMMARY OF ACTIONS

- Commissioner Wilson moved that the Planning Commission adopt the written decision and findings prepared by planning staff in support of the July 22, 2025 decision to deny LU-24-027. Commissioner Fulford seconded.
- Commissioner Fulford proposed a correction to his opening statement to change a code reference from BCC 53.220 to BCC 53.215. The amendment was seconded by Vice Chair Heyman and approved by unanimous vote.
- Commissioner Lee proposed deletion of a sentence in the “Weighing of Evidence” section that she and other commissioners felt did not reflect the deliberations. Commissioner Biscoe seconded. The amendment was approved by unanimous vote.
- Other suggestions that were determined to be stylistic or potentially reopen deliberations were not acted upon, consistent with the Chair’s direction and counsel’s guidance.
- No public testimony was taken at this session.

IV. MOTION AND VOTE

- After amendments were approved, Commissioner Wilson amended his motion to incorporate the adopted changes. The amended motion to adopt the written decision and findings as revised was put to a vote.
- The adopted findings will be transmitted as the Planning Commission’s final decision to the Board of Commissioners, with the appeal period to follow as provided by county procedures.

V. VOTE RESULTS

In favor: Fowler, Heyman, Biscoe, Fulford, Lee, Struthers, Wilson

- Opposed: None
- Absent: None
- Not voting: Cash (present, but did not participate in July 22 deliberations)

The motion PASSED 7-0, with one non-voting commissioner.

VI. NEXT MEETING

To be determined.

VII. ADJOURN

Adjourned at _____ pm by Chair Fowler