



**BENTON COUNTY PLANNING COMMISSION**  
**Regular Meeting, 10/12/2021**  
6:00 p.m. Virtual Meeting and in person meeting

**THESE MINUTES ARE SUMMARIZED AND ARE NOT A VERBATIM TRANSCRIPT.**

**ROLL CALL**

	<b>PRESENT</b>	<b>ABSENT</b>
Martin Sheeran	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Tammara McKeirnan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marjorie Kaspar	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lloyd Coughlin	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Brian Skeels	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**STAFF**

Donna Hutchinson  
Michelle Cooke  
Jerrod MacPherson

**OLD BUSINESS:**

**a. Continued Public Hearing** on the Preliminary Plat of Harvest Ridge SUB 2021-001, a subdivision of 172.36 acres into 143 residential lots to be located on the following described property: A portion of Lot 1, Plat of the Ridge at Reata West, Phase 1, in Section 5, Township 8 North, Range 28 East, Willamette Meridian. Applicant: Candy Mountain LLC.

**Planning Staff** presented a summary of the proposed zone change for the Planning Commission members and went through several of the conditions of approval being placed on the preliminary plat.

**TESTIMONY**

**Applicant:** Geoff Clark, 4405 71st Avenue Court NW, Gig Harbor, WA noted that there were several places within the Staff memo which referenced a short plat instead a preliminary plat and that on the condition of approval regarding estate fencing; Lot 41 should not be included as it is not a double frontage lot. He noted that he agreed with the conditions.

The roads servicing the plat were discussed along with what entities would be providing both domestic and irrigation water. It was noted that this area had an impact fee of \$3500 per lot. Richland will have their own mitigation measures but as this property is not within the UGA they cannot annex this area and cannot at this time impose their impact fees on these lots. It was noted that the County Engineer and the City of Richland had been in discussions regarding the impacts to the roads in this area.

**Jerrod MacPherson**, County Administrator, noted that he was the former Planning Manager and that he had worked on the establishment of the \$3500 impact Fees for this area. He then explained how those fees were derived. He noted those fees would go into an account for use

