

Community Development Department

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway
www.co.benton.wa.us



Planning Division

(509) 786-5612
P.O. Box 910, Prosser, WA 99350
planning.department@co.benton.wa.us

**Harvest Ridge Preliminary Plat
Application SUB 2021-001**

DATE: August 3, 2021

TO: Benton County Planning Commission

FROM: Benton County Planning Division

RE: Preliminary Plat Application SUB 2021-001 – Harvest Ridge

LOCATION: The site is located east of Interstate 82 and north of Reata Road on approximately the northern half of Lot 1 of the plat of the Ridge at Reata West Phase 1, in Section 5, Township 8 North, Range 28 East, W.M. in Richland, WA on parcel number 1-0588-402-0000-052.

APPLICANT: Candy Mountain LLC, Geoff Clark

APPLICATION DESCRIPTION:

The applicant has submitted a preliminary plat application and map to subdivide approximately 172.36 acres into 143 residential lots. The preliminary plat is known as Harvest Ridge. The land is zoned Rural Lands One Acre District.

BACKGROUND:

The Benton County Planning Division conducted their review of the preliminary plat application for Harvest Ridge and set a public hearing date of August 10, 2021 with the Planning Commission.

On July 28, 2021, the Planning Division received comments from the Benton Franklin Health District reviewing and approving only Phase 1 of the proposed 3 phase preliminary plat. Planning Staff notified both the applicant and the Health District that review/approval of the entire proposed preliminary plat is required before bringing this application before the Planning Commission at a public hearing. In order to provide the applicant and the Health District additional time to address this issue, the Planning Division is recommending continuing the hearing to the Planning Commission's September 14th meeting.

PLANNING STAFF RECOMMENDATION:

Based on the comments received from the Health District and the need for further review by their office, Planning Staff recommends that the Planning Commission continue the public hearing on the preliminary plat of Harvest Ridge for public testimony and decision making to September 14, 2021 at 6 p.m., Planning Meeting Room, 1st Floor, Courthouse 620 Market Street, Prosser WA.