



STAFF REPORT TO THE BENTON COUNTY PLANNING COMMISSION

FILE NO: **SUB 2021-001**
Preliminary Plat of Harvest Ridge

MEMO DATE: September 2, 2021

HEARING DATE: September 14, 2021

APPLICANT/
OWNER: Geoff Clark dba Candy Mountain, LLC
PO Box 1307
Gig Harbor, WA 98335

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.

PROPERTY SIZE: Approximately 172.36 acres

AREA TO BE USED: Approximately 43.99 acres

LAND USE: Residential

COMP. PLAN: Rural Transition

ZONING: Rural Lands One Acre District

SUGGESTED STAFF
RECOMMENDATION: **Positive recommendation** subject to seven (7) findings of fact and twenty-two (22) conditions of approval.

APPLICATION DESCRIPTION

The applicant originally submitted a preliminary plat application on February 18, 2021 however the application was placed on hold to give the applicant additional time to submit the necessary supplemental reports which were required. After the initial agency review had been completed, the applicant submitted a revised plat map on August 5, 2021 proposing to subdivide approximately 172.36 acres into 42 residential lots and one 122.30-acre tract. The preliminary plat is known as Harvest Ridge. The land is zoned Rural Lands One-Acre District.

On July 20, 2021 Benton County issued a Mitigated Determination of Non-Significance (MDNS) for this application. The Community Development Department-Planning Division has determined that a **revised** Mitigated Determination of Non-Significance is necessary for EA 2021-005 and Preliminary Plat SUB 2021-001. It has been determined that certain conditions

are necessary to mitigate specific adverse environmental impacts and that changes to the Condition of Approvals issued with the MDNS on July 20, 2021 are necessary. With the need to issue a revised MDNS, an associated 14-day comment period is required for the SEPA review process. Due to the required 14-day comment period for the Revised MDNS, there is now a need to continue the public hearing for the preliminary plat of Harvest Ridge. This is necessary due to State Statutes that require that SEPA determinations be made at least 15 days prior to the public hearing.

PLANNING DIVISION RECOMMENDATION

It is the Planning Division’s recommendation that due to the 14-day comment period for the Revised MDNS and the requirement of a Threshold Determination being made 15 days prior to a public hearing on the matter, the public hearing for SUB 2021-001 Harvest Ridge be continued until the October 12, 2021 Planning Commission meeting.

SUGGESTED MOTION:

I move that the Public Hearing for the preliminary plat of Harvest Ridge - SUB 2021-001 be continued until the October 12, 2021 Planning Commission meeting at 6 p.m. in the Planning Meeting Room, 620 Market Street, First Floor, Courthouse, Prosser WA 99350 for the purpose of taking testimony and decision making on this application.