



BENTON COUNTY PLANNING COMMISSION
Regular Meeting, 8/10/2021
6:00 p.m. Virtual Meeting and in person meeting

THESE MINUTES ARE SUMMARIZED AND ARE NOT A VERBATIM TRANSCRIPT.

ROLL CALL

	PRESENT	ABSENT
Martin Sheeran	<input checked="" type="checkbox"/>	<input 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
Greg Wendt
Michelle Cooke
Choose A Name
Choose A Name
Choose A Name

APPROVAL OF MINUTES

It was moved by Lloyd Coughlin and seconded by Marjorie Kaspar to approve the minutes from the June 8, 2021 Planning Commission meeting.

Vote:

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

The motion passed with all present voting in favor of the motion.

OLD BUSINESS:

a. Continued Public Hearing on SUB 2021-004 - the preliminary plat of Mammoth Acres, a subdivision of 71.5 acres into 12 lots with an average lot size of 5.60 acres located approximately 1,000 feet east of the intersection of Cantera Street and Clodfelter Road in Section 23, Township 8 North, Range 28 East, W.M. on parcel number 1-2388-100-0003-000 - Project Applicant: Rob Duncan, Pasco WA 99301

Planning Staff presented a summary of the proposed preliminary plat for the Planning Commission members.

TESTIMONY

Robert and Katherine Coffland, 106205 E. 297 PR SE, Kennewick WA provided written testimony with concerns about impact to domestic water source, water table and the road crossing existing the private road.

Jeff and Renee Kruger, Pacific Coast Construction Group submitted written testimony with concerns about impacts to domestic water and the proposed road crossing the existing private road (297 PR SE).

Michel Gray, 107805 E. 297 PR SE, Kennewick WA 99338, had concerns with increased traffic on the private road, the safety and security of children living along this road. He noted that he had talked with Dough D'hondt in the Public Works Dept.

Kevin Scott Cochrane, 106100 E. 297 PR SE, Kennewick WA 99338, spoke and also submitted written comments regarding the increase of traffic on the private road and the impact the development will have on the existing wells and water table in the immediate area.

Staff explained that the private road would eventually become a County Road and would be built to County Standards up to the intersection with the north/south road within the plat, then the private road would remain as it, built to private road standards.

David Gonzalez, 8409 Forla Drive, Pasco, listing agenda for Jon Vinyard.

Jon Vinyard, 1417 Waterford Green Dr. Marietta GA 30068, owned the land for a number of years. In favor of the subdivision and the quality of the developer.

Rob Duncan, 2410 N. 4th Ave, Pasco, WA 99301, applicant, stated that he intended to do a nice development that everyone will be proud of and noted that he will work with the neighbors.

Doug D'hondt, County Engineer, noted that sidewalks were not part of the County Road Standards. He noted that there will be a 25 mile per hour speed limit on the County road whereas private roads have no speed limits. There is the potential of solar speed signs which can be requested so that people know how fast they are going down the road. No trespassing signs will be installed on each end of the private road and a note on the plat that no one in the plat can use the private road for access. He stated that if the County is able to get this property then a County Road can be built and will be maintained by the County. He noted that the local access County Roads do not see many accidents. The developer will bond for this potential road.

The public portion of the hearing was closed.

After discussion by the Planning Commission the findings of fact were completed, and the following motion was made.

MOTION

It was moved by Martin Sheeran and seconded by Marjorie Kaspar,, that the chairman, in conjunction with the Secretary of the Planning Commission, prepare and adopt written findings and conclusions reflecting the commission’s recommendation for APPROVAL of the preliminary plat of Mammoth Acres, SUB 2021-004 on parcel number 1-2388-100-0003-000 that articulate and are consistent with the findings, conclusions and recommendation made by the Planning Commission.

Vote:

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

The motion passed with all present voting in favor of the motion.

NEW BUSINESS

Public Hearing the Preliminary Plat of Harvest Ridge, 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 noted that the applicant, Candy Mountain LLC was asking the Planning Commission to continue this item until the September 14, 2021 Planning Commission meeting.

MOTION

It was moved by Lloyd Coughlin,, seconded by Marjorie Kaspar, that the public hearing for

MOTION

It was moved by Lloyd Coughlin,, seconded by Marjorie Kaspar, that the public hearing for the Preliminary Plat of Harvest Ridge, a subdivision of 172.36 acres into 143 residential lots be continued until the September 14, 2021 Planning Commission meeting at 6 p.m., in the Planning Hearing Room, First Floor, Courthouse, 620 Market Street, Prosser WA.

Vote:

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

The motion passed with all present voting in favor of the motion.

Planning Dept. Reports and Discussions:


11/30/21

MARTIN SHEERAN, Chairman DATE
BENTON COUNTY PLANNING COMMISSION