
MEETING MINUTES
Benton County Planning Commission
August 18, 2026, Work Session
6:00-8:00 P.M.

1. CALL TO ORDER | ROLL CALL

Chair Fowler

Benton County Planning Commission Chair Fowler called the meeting to order at 6 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
Greg Hamann, Vice Chair
Catherine Biscoe
Sara Cash
Ed Fulford
Evelyn Lee
Andrew Struthers
John Wilson
Desiree Tullos

Benton County Staff

Petra Schuetz, Planning Official
Bob Richardson, Community Development Director
Marriah De La Vega, Recorder
Russell Barlow, GIS Coordinator

2. APPROVE MINUTES FROM JULY 21, 2026

Commissioners approved the July 21, 2026, minutes, with corrections noting omitted commissioners in the attendance list. The amended minutes were approved by voice vote.

3. CONTINUED DELIBERATIONS LU-26-015

3.1 Opening Statements

Several commissioners leaned toward approving the application; others leaned toward denying based on forest conservation and methodology concerns.

3.2 Motion for Deliberations

Motion: Commissioner Struthers moved to grant the appeal and approve the application, seconded by Commissioner Biscoe.

3.3 Key Discussion Points

Discussion topics included template alignment requirements, burden of proof, methodology clarity, reproducibility, forest conservation, and policy implications.

3.4 Vote

Yes: Biscoe, Cash, Fulford, Struthers, Fowler; No: Lee, Tullis, Wilson, Vice Chair Hamann.
Motion passes 5–4.

3.5 Conditions of Approval

No new conditions added beyond standard siting and development requirements.

3.6 Appeal Rights

The decision may be appealed to the Board of Commissioners and thereafter to LUBA within 21 days.

4. PLANNING COMMISSIONER | STAFF UPDATES

4.1 Director Richardson reported hiring updates and upcoming development code work.

4.2 Commissioners discussed wildfire preparedness, rural fire service gaps, comprehensive plan process, and ADU considerations.

5. NEXT MEETING

September 15, 2026

6. ADJOURN

Adjourned at 7:14 pm by Chair Fowler