

**EXHIBIT LIST FOR SUB 2019-003/EA 2019-015
Preliminary Plat of Steeplechase**

Planning Commission Memo Exhibit List - August 13, 2019			
PCM 1 Includes:	PCM 1.1	Staff Report	July 30, 2019
	PCM 1.2	Site Map	June 20, 2019
	PCM 1.3	Notice of Public Hearing	July 22, 2019
	APPLICATION SUBMITTAL		
	PCM 1.4	Subdivision Application	June 14, 2019
	PCM 1.5	Revised Plat Map for Steeplechase	July 23, 2019
	PCM 1.6	Preliminary Stormwater Drainage Report	June 13, 2019
	SEPA INFORMATION		
	PCM 1.7	Environmental Checklist EA 2019-015	June 14, 2019
	PCM 1.8	Notice of Application	June 19, 2019
	PCM 1.9	Mitigated Determination of Non Significance	July 16, 2019
	COMMENTS		
	PCM 1.10	Benton Franklin Health District Letter	June 14, 2019
	PCM 1.11	SEPA Comments from Benton County Public Works	June 23, 2019
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	PCM 1.13	Subdivision Comments from the Benton County Fire Marshal	June 27, 2019
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	PCM 1.15	Department of Ecology Letter	July 3, 2019
	PCM 1.16	Email from SECOMM	July 3, 2019
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PCM 1.19	Department of Transportation Letter	July 11, 2019	
PCM 1.20	Subdivision Comments from Benton County Public Works	July 23, 2019	
Board of County Commissioners Memo Exhibit List August 13, 2019			
CCM 1 Includes:	CCM 1.1		
	CCM 1.2		
	CCM 1.3		
	CCM 1.4		
Board of County Commissioners Hearing Exhibit List August 13, 2019			
CCH 1 Includes:	CCH 1.1		
	CCH 1.2		

The Exhibit Numbers are found in the Top Right Hand Corner of each document.

- PCR = Planning Commission Record Exhibits**
- PCM = Planning Commission Memo Exhibits**
- PCH = Exhibits submitted during Hearing**
- CCR = County Commissioner Record Exhibits**
- CCM = County Commissioner Memo Exhibits**
- CCH = Exhibits submitted during Hearing**



PCM 1.1

STAFF REPORT TO THE BENTON COUNTY PLANNING COMMISSION

FILE NO: **SUB 2019-003 (Preliminary Plat- Steeplechase)**

MEMO DATE: July 30, 2019

HEARING DATE: August 13, 2019

APPLICANT: Candy Mountain, LLC (Geoff Clark), PO Box 1307, Gig Harbor, WA 98335

OWNER: Candy Mountain, LLC (Geoff Clark), PO Box 1307, Gig Harbor, WA 98335

LOCATION: The property is generally located south of I-82, south of S Sagebrush Road, west and north of Summit View Drive, east of Grandview Ln, and east of Clearview Loop. (Parcel # 109884000001001)

PROPERTY SIZE: Approximately 107.34 acres

AREA TO BE USED: Approximately 107.34 acres

LAND USE: Residential

COMP. PLAN: Rural Transition

ZONING: Rural Lands One Acre District (RL-1)

SUGGESTED STAFF RECOMMENDATION: *Positive recommendation subject to nine (9) findings of fact and seven (7) conditions of approval.*

APPLICATION DESCRIPTION

The applicant has submitted a preliminary plat application (PCM 1.4) and map (PCM1.5) to subdivide approximately 107.34 acres into 91 residential lots. The preliminary plat is known as Preliminary Plat of Steeplechase. The land is zoned Rural Lands One Acre District (RL-1).

The average lot size in the development is approximately 45,139 square feet and the lots are proposed to be served by new public roads and a private water system (Summit View Water Works).

The preliminary plat is proposed as a three (3) phase development. Phase one (1) will consist of approximately 31 lots, phase two (2) includes 33 lots, and phase three (3) includes 27 lots.

The property is generally located south of I-82, south of S Sagebrush Road, west and north of Summit View Drive, east of Grandview Ln, and east of Clearview Loop (Parcel # 109884000001001).

PUBLIC NOTICE

1. A Notice of Application was published in the Tri-City Herald on June 24, 2019 (PCM 1.8)
2. The Planning Staff mailed out review packets to Technical Agencies on June 20, 2019.
3. A Notice of Public Hearing was published in the Tri-City Herald on July 31, 2019. (PCM 1.3)
4. Property Owners within 300 feet were mailed notice on July 26, 2019, 2019.
5. A SEPA Mitigated Determination of Non Significance (MDNS) (PCM 1.9) was issued on July 16, 2019.

APPLICABLE STANDARDS/ORDINANCES

1. Comprehensive Plan: Benton County Comprehensive Plan.
2. SEPA: BCC, Title 6, Chapter 6.35 Environmental Policy.
3. Subdivision Code: BCC, Title 9, Subdivision Regulations.
4. Zoning Code: BCC, Title 11, Zoning Regulations.
5. Critical Area Ord.: BCC, Title 15, Critical Areas- BCC 15.02 through 15.14.
6. RCW 58.17: Plats and Subdivisions.
7. Planning Commission/Open Record Hearing:

Pursuant to BCC 9.050.070, an open record hearing on the proposed subdivision shall be held before the Planning Commission. The Planning Commission shall consider all relevant information, including but not limited to:

- a. The report of the Planning Department;
- b. Any written comments or concerns expressed by other reviewing agencies;
- c. Oral and written testimony from persons present at the hearing; and

If the Planning Commission finds that additional information is needed, the Planning Commission may continue the hearing for up to thirty-five (35) days or such longer period as agreed to by the applicant and direct that the additional information be gathered.

AGENCY COMMENTS

1. Benton County Planning Department: See the suggested findings of fact and conditions of approval for Planning Department comments and requirements.
2. Benton County Public Works Department: : See comments received June 26, 2019 (PCM 1.11 SEPA) and July 23, 2019 (PCM 1.20 SUB).
3. Benton Franklin Health District: See comments received June 14, 2019 (PCM 1.10). and July 5, 2019 (PCM 1.18)
4. Kennewick Irrigation District: See comments received July 3, 2019 (PCM 1.14).
5. Benton County Fire Marshal: See comments received June 27, 2019 (PCM 1.12 SEPA) and (PCM 1.13 SUB).
6. Washington State Department of Ecology: See comments received July 3, 2019 (PCM 1.15).
7. Washington State Department of Transportation: See comments received July 11, 2019, (PCM 1.19).
8. Benton County Emergency Services. See comments dated July 3, 2019.(PCM 1.16)

CRITERIA FOR FINDINGS OF FACT

1. Pursuant to **BCC 9.050.080, Consideration of Preliminary Subdivision-**, the Benton County Planning Commission, after conducting an open record hearing and considering all information presented, shall consider a recommendation to the Board of County Commissioners regarding whether the preliminary plat be approved, approved with conditions, or denied as proposed. Prior to making any recommendation, the Planning Commission shall make the following written findings:
 - a. That the proposed subdivision conforms to the Benton County Comprehensive Plan, any applicable zoning requirements and other applicable land use controls;
 - b. That the County Engineer, or designee, has provided a written representation that the proposed subdivision provides adequate means of access and conformance with the road and drainage requirements of Benton County;
 - c. That the proposed subdivision meets the requirements of this chapter;
 - d. That the public interest will be served by the proposed division and dedication;
 - e. That appropriate provisions are made for the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water, sanitary wastes, parks and recreation, playgrounds, schools, school grounds, and sidewalks;
 - f. That the Benton-Franklin Health District has reviewed the proposed subdivision for compliance with its rules and regulations and has not expressed objection to the proposed subdivision; and,

- g. If any portion of the proposed subdivision is located within an irrigation district, that the applicant has complied with RCW 58.17.310 as it now exists or is hereafter amended.
2. **RCW 58.17.110 (1)(2)(3)(4).** Approval or disapproval of subdivision- factors to be considered- conditions of approval, including, (4) If water supply is to be provided by a groundwater withdrawal exempt from permitting under RCW 90.44.050, the applicant's compliance with RCW 90.44.050 and with applicable rules adopted pursuant to chapters 90.22 and 90.54 RCW is sufficient in determining appropriate provisions for water supply for a subdivision, dedication, or short subdivision under this chapter.

RECOMMENDATION

Benton County Planning Staff will assist the Planning Commission with the determination of findings and conditions for the preliminary plat of Steeplechase - File SUB 2019-003.

The Benton County Planning Department recommends that the Planning Commission forward a **recommendation of approval** to the Benton County Board of Commissioners for application SUB 2019-003, with the following suggested findings of fact, conditions of approval, and motion.

SUGGESTED FINDINGS OF FACT:

1. The proposed subdivision (PCM 1.4-application and PCM 1.5-preliminary plat map) conforms to the Benton County Comprehensive Plan, any applicable zoning requirements and other applicable land use controls;
 - a. The proposed use is in conformance with the intent of the Comprehensive Plan based on the following facts:
 - (i) The 107.23 acre site is bordered on all sides by properties zoned RL-1;
 - (ii) The GMA requires counties to include a rural element in their comprehensive plans to permit appropriate land uses that are compatible with the rural character of such lands and provide for a variety of rural densities. This element has been incorporated as a part of the land use element of the County's plan;
 - (iii) Rural Transition is designated in areas that are in close proximity to UGAs and have experienced steady growth in the last decade. The intent of the Rural Transition designation is to enable rural residential living in conjunction with providing a transition area between the rural and urban environments, and potentially suitable for future inclusion into UGAs. Maximum allowable density in this land use category is 1 DU/acre;
 - (iv) The Benton County Comprehensive Plan designates this area as Rural Transition with a 1-acre minimum lot size. The property is zoned Rural Lands One Acre (RL-1). The preliminary plat complies with the minimum lot size and minimum average lot width required for the RL-1 Zoning District;
 - (v) The smallest lot in the preliminary plat is 1.0 acre in size. The overall plat average lot size is 45,163 square feet in size;

- (vi) This development is consistent with the required minimum lot size and density standards contained in the Benton County Comprehensive Plan; and
 - (vii) The creation of 91 residential lots in the RL-1 Zoning District furthers the implementation of the Benton County Comprehensive Plan.
 - b. The proposed plat is consistent with the applicable zoning requirements of the Benton County Code, Title 11, based on the following facts:
 - (i) The property is zoned Rural Lands One Acre (RL-1). The preliminary plat complies with the minimum lot size and minimum average lot width required for the RL-1 Zoning District.
 - c. The proposed subdivision does comply with the requirements of the Benton County Code, Title 9, Subdivision Regulations;
 - (i) The proposed subdivision complies with the purpose and preliminary plat requirements included in BCC 9.05 Subdivision- Preliminary Plat;
 - (ii) An open record hearing for the preliminary plat was held on August 13, 2019. During the hearing, the Planning Commission considered all relevant information including oral and written comments/testimony; and
 - (iii) At the conclusion of the open record hearing, the Planning Commission rendered a recommendation to the Board of County Commissioners.
 - d. The proposed subdivision complies with the Benton County Critical Area Ordinance BCC Title 15.
 - (i) Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, no designated critical areas have been identified on this property. A critical area report is not required for the processing of a preliminary plat at this location; and
 - (ii) The proposed plat is not located in a flood control zone as outlined on the Federal Emergency Management Agency Flood Insurance Rate Maps and BCC 3.26;
 - e. The requirements of the State Environmental Policy Act have been met based on the following:
 - (i) The proposed subdivision has been reviewed under the requirements of BCC Title 6, Chapter 6.35 and the State Environmental Policy Act; and
 - (ii) The Planning Department issued a Mitigated Determination of Non-Significance on July 16, 2019 (PCM 1.9).
- 2. The County Engineer has provided a written representation that the proposed subdivision provides adequate means of access and conformance with the road and drainage requirements of Benton County;
 - a. Reference the Benton County Public Works Department comments dated June 26, 2019 (PCM1.11); and
 - b. Reference the Benton County Public Works Department comments dated July 22, 2019 (PCM 1.20).

3. The proposed subdivision meets the requirements of BCC 9 Subdivision Regulations;
 - a. The proposed subdivision complies with the purpose and preliminary plat requirements included in BCC 9.05 Subdivision- Preliminary Plat;
4. The public interest will be served by the proposed division and dedication;
 - a. The creation of 91 residential lots in the RL-1 Zoning District furthers the implementation of the Benton County Comprehensive Plan; and
 - b. Benton County standards are to be complied with including the construction and dedication of new public roads.
5. Appropriate provisions are made for the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water, sanitary wastes, parks and recreation, playgrounds, schools, school grounds, and sidewalks;
 - a. Appropriate provisions have been made for the public health and safety based on the following facts:
 - (i) The applicant has proposed that the preliminary plat be served by Summit View Water Works, a private water system providing both domestic and irrigation services.
 - (ii) The Benton Franklin Health District has reviewed the preliminary plat and has no objections provided water service is provided to the development, natural drainage ways are shown on the plat, and compliance with Health Departments standards is obtained by each lot; and
 - (iii) Fire hydrants are to be located, installed, inspected and approved by the Benton County Fire Marshal.
 - b. Appropriate provisions have been made for open spaces based on the following facts:
 - (i) The proposed subdivision does not contain land to be designated for open space. The Benton County Code does not require open space dedications. The rural development standard for new lots includes lot sizes of 1 acre or larger which provides adequate open spaces in the development.
 - c. Appropriate provisions have been made for drainage ways based on the following facts:
 - (i) Peninsula Engineering Service prepared a Preliminary Storm Report for the proposed development, dated June 13, 2019 (PCM 1.6).
 - (ii) Reference the Benton County Public Works Department comments received July 23, 2019 (PCM 1.20).
 - d. Appropriate provisions have been made for streets or roads, alleys, and other public ways based on the following facts:
 - (i) The public interest will be served by the proposed division and dedication as the Benton County Road Department standards are to be complied with including the construction and dedication of new public roads;

- (ii) Reference the Benton County Public Works Department comments as it relates to roads and mitigation requirements dated June 26, 2019 and July 22, 2019 (PCM 1.20 Subdivision and PCM 1.11 SEPA); and
 - (iii) Reference the WSDOT comment letter to the Planning Department dated July 8, 2019 (PCM 1.19).
- e. Appropriate provisions have been made for transit stops based on the following facts:
 - (i) The Ben Franklin Transit commented that the proposed development is not in their service boundary (PCM 1.17).
- f. Adequate provisions have been made for potable water supplies based on the following facts:
 - (i) The project is located in the Lower Yakima Watershed, WRIA 37;
 - (ii) Potable water is proposed to be served by a private water system known as Summit View Water Works; and
 - (iii) The Benton Franklin Health District has no objections provided the proposed water services are provided to all future development in the area.
- g. Adequate provisions have been made for sanitary wastes based on the following facts:
 - (i) The lots in the development are proposed to be served by onsite sewage disposal systems and a private water system. The plat has been reviewed and found to be in compliance with BFHD standards; and
 - (ii) The Benton Franklin Health District has no objections provided private water (Summit View Water Works) is supplied to all lots in the development.
- h. Adequate provisions have been made for parks, recreation, and playgrounds based on the following facts:
 - (i) The proposed subdivision does not contain land to be designated for parks or recreation. The Benton County Code does not require park dedications. The rural development standard for new lots includes lot sizes of 1 acre or larger, which provides adequate open space and recreation areas within the development.
- i. Appropriate provisions have been made for schools and school grounds and for sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school based on the following facts:
 - (i) The proposed plat is within the Kennewick School District. The School District did not provide comments on this proposal as to whether there are adequate provisions to assure safe walking conditions for students who walk to and from school or waiting for school buses. The proposed plat is located in a rural area with 1-acre lot sizes.

6. The Benton-Franklin Health District has reviewed the proposed subdivision for compliance with its rules and regulations and has not expressed objection to the proposed subdivision; and,
 - a. Reference the BFHD comments as it relates to this preliminary plat (PCM 1.20).
7. Summit View Water Works provides both potable and irrigation water to the proposed lots.
8. RCW 58.17.110 (1)(2)(3)(4). Requires the approval or disapproval of subdivision-factors to be considered- conditions of approval, including, (4) If water supply is to be provided by a groundwater withdrawal exempt from permitting under RCW 90.44.050, the applicant's compliance with RCW 90.44.050 and with applicable rules adopted pursuant to chapters 90.22 and 90.54 RCW is sufficient in determining appropriate provisions for water supply for a subdivision, dedication, or short subdivision under this chapter.
 - a. The proposed plat is consistent with RCW 58.17.110 (1)(2)(3)(4). The plat is to be provided groundwater via an existing well from the applicant's water system. This water system is an approved Group A system.

SUGGESTED CONDITIONS OF APPROVAL:

1. Applicant shall meet and comply with the requirements of the **Benton County Planning Department**, including the following:
 - a. The preliminary plat (PCM 1.4-application and PCM 1.5 preliminary plat map) to subdivide approximately 107.34 acres into 91 residential lots. The preliminary plat is known as the Preliminary Plat of Steeplechase. The land is zoned Rural Lands One Acre District (RL-1).
 - b. The applicant shall meet and comply with the SEPA Determination for this application, including the MDNS with mitigation/conditions issued by the Planning Department on July 16, 2019 (PCM 1.9).
 - c. To mitigate for double frontage lots, an estate type fence shall be placed in the following locations prior to final plat approval for the specific phase of development:
 - (i) Lots 58-60: West lot line of Lots 58-60 to ensure these lots not have access to Clearview Lane.
 - (ii) Access easement AF 2014-006971: The existing access easement AF 2014-006971 along its north boundary to ensure Lots 63-68 do not have access to it (including the cul-de-sac).
 - d. The preliminary plat is proposed as a three (3) phase development. Phase one (1) will consist of approximately 31 lots, phase two (2) includes 33 lots, and phase three (3) includes 27 lots. Each phase shall comply with the final plkat requirements in BCC 9.07.

- e. Preliminary plat approval shall be effective for 5 (five) years from the date of Board of County Commissioner approval. Exceptions shall be in compliance and approved subject to the provisions of BCC 9.05.110 (e) as currently existing or hereafter amended.
- f. Any amendments to an approved preliminary plat must be completed in accordance with BCC 9.05.140 as currently existing or hereafter amended.
- g. Prior to the final plat being reviewed for final approval, the requirements of the Benton County Planning Department, Benton County Fire Marshal, Benton County Engineer, Benton Franklin Health District, and other commenting agencies and conditions shall be met and complied with.
- h. Final Plat applications shall be submitted to the Planning Department. An applicant shall submit a final plat application that is in compliance with the following Benton County Codes for final plats as currently existing or hereafter amended:
 - (i). Final Plat standards and requirements in BCC 9.07, as amended.
- i. All lots in the final plat shall meet the design standards for final plat approval as specified in Benton County Code 9.09 Design and Improvements, as currently existing or hereafter amended, and meet all of the zoning requirements as specified in Benton County Code, Title 11 Zoning, as currently existing or hereafter amended.
- j. The location and size of all irrigation and utility easements necessary for electric power, telephone service, water, sewer and cable TV are to be coordinated with the proper utilities and/or reviewing agencies and shown on the final plat. The developer will need to open the utility trenches, including road crossings, based on individual utility requirements and specifications.
- k. Address numbers shall be coordinated with the Planning Department and placed on the final plat. Addresses [noted in brackets] are subject to change until the exact location of the dwelling and access onto the plat is determined.
- l. Benton County Public Works Department is to approve the name of the proposed road(s) in the preliminary plat.
- m. The applicant shall coordinate with the Post Office regarding centralized box unit (CBU) locations for the development, if necessary.
- n. The following note shall be placed on the final plat:
 - (i). "During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided".
- o. All of the statements that are required to be on the notes of the plat shall be either: 1) recorded as a restrictive covenant on each applicable parcel with the County Auditor, or 2) described in detail in the developer's covenants that are recorded and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.
- p. That the preliminary plat is modified in all necessary respects so that the final plat will reflect the requirements of approval. If the final plat will be in conflict

with any of the conditions of approval as adopted by the Planning Commission as a result of the modifications, then the final plat must be reviewed by the Planning Commission at a public meeting for approval prior to sending the final plat to the Board of County Commissioners.

2. Applicant shall meet and comply with the requirements of the **Benton County Public Works Department**, including the following:
 - a. Reference the Benton County Public Works Department comments dated June 26, 2019 (PCM11); and
 - b. Reference the Benton County Public Works Department comments dated July 22, 2019 (PCM 1.20).
3. Applicant shall meet and comply with the requirements of the **Benton Franklin Health District**, including the following:
 - a. Reference the BFHD comments as it relates to this preliminary plat (PCM 1.10).
4. Applicant shall meet and comply with the requirements of the **Benton PUD**.
5. Applicant shall meet and comply with the requirements of the **Benton County Fire Marshal** including the following:
 - a. Reference Fire Marshal comments as it relates to this preliminary plat (PCM 1.13).
6. Applicant shall meet and comply with the requirements of the **Washington State Department of Transportation**, including the following:
 - a. Reference WSDOT comments as it relates to this preliminary plat (PCM 1.19).
7. Applicant shall meet and comply with the requirements of the **Washington State Department of Ecology**, including the following:
 - a. Reference Ecology comments as it relates to this preliminary plat (*PCM 1.15*).

SUGGESTED MOTION

That the Planning Commission forward a **recommendation of approval** to the Benton County Board of Commissioners for SUB 2019-003/EA 2019-015, the preliminary plat of Steeplechase subject to the nine (9) findings of fact and seven (7) conditions of approval as stated in the staff memo (PCM 1.1) dated July 30, 2019, which includes the preliminary plat approval for 91 residential lots and 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 that articulate and are consistent with the findings, conclusions and recommendations made by the Planning Commission tonight.

Preliminary Plat of Steeplechase SUB 2019-005 EA 2019-015
Parcel # 1-988-400-001-001 Dated: June 20, 2019



PCM 1.2

Planning Department
P.O. Box 910
1002 Dudley Avenue
Prosser, WA 99350



Phone (509) 786-5612
Fax (509) 786-5629
planning.department@co.benton.wa.us
co.benton.wa.us

PCM 1.3

NOTICE OF OPEN RECORD HEARING

NOTICE IS GIVEN that the following application will be considered by the Benton County Planning Commission at a public hearing on Tuesday, August 13, 2019, at 6 p.m. in the Planning Annex Hearing Room, Benton County Planning Department, 1002 Dudley Avenue, Prosser, WA 99350.

SUB 2019-003/EA 2019-015 - The preliminary plat of Steeplechase for the subdivision of 107.34 acres into 91 lots with an average lot size of 45,139 square feet. Applicant: Candy Mountain LLC. Project Location: The property is generally located south of the I-82 W, south of S. Sagebrush Road, west and north of Summit View Drive, east of Grandview Ln., and east of Clearview Loop. (Parcel # 109884000001001).

NOTICE IS FURTHER GIVEN that said application has been reviewed under the requirements of the State Environmental Policy Act and a Determination of Mitigated Non-Significance (MDNS) was issued on July 16, 2019 and accordingly an Environmental Impact Statement was not required. Any comments regarding this determination and the environmental impacts of the proposal can be made at the Planning Commission Hearing at the time and place indicated above or in writing to the Benton County Planning Department by 5 p.m. on Monday August 12, 2019.

At this hearing, the Planning Commission may recommend approval, conditional approval, or disapproval of the application to the Benton County Board of Commissioners. All parties concerned may appear and present any support or objections for the application. It is suggested that if you plan on attending the hearing that you call the Benton County Planning Department the afternoon of the hearing by 4 p.m. to confirm that the hearing will be conducted as scheduled. Information concerning the application can be obtained at the Benton County Planning Department, P.O. Box 910, 1002 Dudley Avenue, Prosser, Washington 99350 or by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser).

Benton County welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or required assistance to comment at this public meeting, please contact the Benton County Planning Department at the above stated phone numbers and/or address at least ten days prior to the date of the meeting to make arrangements for special needs.

Dated at Prosser, Washington on this 22nd day of July 2019.

Martin Sheeran, Chairman
BENTON COUNTY PLANNING COMMISSION

Greg Wendt, Assistant Planning Manager
Planning Department

PUBLISH ON: July 31, 2019

BENTON COUNTY PRELIMINARY PLAT APPLICATION

File No. SUB 2019-003

Steepchase



1. Applicant Name: Candy Mountain LLC
 Applicant Address: PO Box 1307, Gig Harbor, WA 98335
 Telephone number: Home 253-677-3402 Work

2. If you wish to be contacted via email, please list your email address: thefourcs@comcast.net

3. Legal Owners Name: Candy Mountain LLC
 Legal Owners Address: PO Box 1307, Gig Harbor, WA 98335
 Telephone number: Home 253-677-3402 Work

4. Name and address of land surveyor David Baalman, Rogers Surveying Inc
1455 Columbia Park Trail, Suite 201, Richland, WA 99352
 Telephone 509-783-4141

5. Name and address of engineer _____

 Telephone _____

6. Parcel number and Legal description of property included in the preliminary plat: 1-0988-400-0001-001
Portion of section 9 T8N R28E WM

7. **Land Use Information:**

a. Total area involved <u>107.34 AC</u>	c. Smallest lot area <u>1.00 AC</u>
b. Total number of lots <u>91</u>	d. Average lot area <u>1.03 AC</u>

e. Acreage in parks 0

g. Total acreage of public streets 13.04 Ac

f. Length of public streets 568,128 LF

8. Proposed annexation plans NA

9. Plat will be served by:
Water: Individual Wells _____ City Water _____

Name of City Provider _____

Private Water System _____ Name & Address of Private System Summit View Water Works

Sewer: Septic Tank _____ City Sewer _____ Private System _____

Power: P.U.D. _____ R.E.A. _____

Telephone: Frontier Telephone _____ Sprint Telephone _____

Natural Gas: Yes _____ No _____ Name of Utility _____

Cable T.V. Yes _____ No _____ Name of Utility Charter

Irrigation: Yes _____ No _____ Name of Utility Summit View Water works

Private Irrigation Lines: Yes _____ No _____

10. School District Kennewick

11. Fire District Benton County

12. Any other comments or information that is significant _____

13. Will this plat be finalized in phases? Yes _____ No _____ If so, how many? 3

14. Comprehensive Plan Designation Rural Transition

15. Zoning Designation RL-1

IF YOU HAVE ANY ADDITIONAL COMMENTS PLEASE ATTACH THEM ON A SEPARATE SHEET OF PAPER.

I also certify that the information given in this application is true and complete to the best of my knowledge.

Signature Block for individuals only.

_____	_____	_____
Applicant's Signature	Print Name	Date
_____	_____	_____
Signature of Legal Owners	Print Name	Date
_____	_____	_____
Signature of Person with additional ownership interest	Print Name	Date

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application other than interests exclusively limited to ownership of the parcel's mineral rights.

If the applicant or owner is a corporation/partnership/LLC etc. please use the following signature block. Please copy this page if more than one corporation/partnership/LLC signature is required.

Applicant or legal owner: CANDY MOUNTAIN LLC

By: GEOFFREY CLARK
(print name) (Title)

Signature: 
(Signature) (Title)

The above signed officer of CANDY MOUNTAIN LLC (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit GEOFFREY CLARK to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

Any information submitted to the Benton County Planning Department is subject to public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

FEE: \$1,000.00, plus \$50.00 per lot submitted with the application. Checks are to be **made payable to the Benton County Treasurer. THIS FEE IS NON-REFUNDABLE. THE RECORDING FEE IS TO BE PAID AT THE TIME OF RECORDING.**

FOR OFFICIAL USE ONLY:

Critical Area Review Completed by _____ on _____.

Application approved for processing by _____ on _____

Zoning _____ Comp Plan Designation _____

PRELIMINARY STORMWATER DRAINAGE REPORT

FOR:

**THREE PLATS IN BENTON COUNTY, WA
IN SECTION 9, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M.**

THE STEEPLECHASE, BRIDLEWOOD, AND RIDGEVIEW PLATS

PREPARED FOR:

**CANDY MOUNTAIN LLC
CONTACT: MR. GEOFF CLARK
P.O.BOX 1307
GIG HARBOR, WA 98335
(253) 677-3402**

PREPARED BY:

**PENINSULA ENGINEERING SERVICES, INC.
CONTACT: MR. RICHARD MOORE PE
P.O. BOX 2693
BREMERON, WA 98310
(253) 363-1258
rmoorepe@yahoo.com**

STAMP

JUNE 13, 2019

Introduction and Project Overview

This Preliminary Drainage Report (Report) is submitted in support of proposed residential plat projects located in Benton County, WA, within Section 9, Township 8 N., Range 28 E., W.M. The proposed plats have the following basic characteristics:

Steeplechase Plat	91 1-acre SFR lots on 107.35 gross acres
Bridlewood Plat	9 1-acre SFR lots on 9.99 gross acres
Ridgeview Plat	12 1-acre SFR lots on 13.70 gross acres

Project construction will proceed after Preliminary Plat approval is granted by the County and will include road construction and installation of water, irrigation, and underground electric power and communications utilities. Permanent drainage management facilities will be constructed also, as outlined in this Report and as approved by Benton County (the County.)

A Vicinity Map for these projects is provided on Exhibit A, in Appendix A..

Technical References

- 1) Stormwater Management Manual for Eastern Washington, WA Department of Ecology, 2004 version (SWMM)
- 2) Benton County Code, Section 9.10.030, parts (s) through (w), pertaining to stormwater management
- 3) WSDOT Highway Runoff Manual (M31-16.04) – Appendix 4C, Eastern WA Design Storm Events
- 4) WSDOT Hydraulics Manual (M 23-03.06) – Rational Method as described in Chapter 4 and WSDOT public-domain Excel spreadsheet for calculation of Rational Method parameters

Minimum Requirements

The Minimum Requirements for stormwater management are identified and discussed in the following sections.

Core Element No. 1: Stormwater Site Plan

A Preliminary Stormwater Site Plan is provided on Exhibit B for reference in this Plan.

Core Element No. 2: Construction Stormwater Pollution Prevention

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared and submitted to the County with the road and utility engineering plans, if required. At a minimum, the SWPPP will identify the following Best Management Practices (BMP's):

- Protection of inlets into natural drainage ways with straw bale barriers, wattles, or other approved means
- Establishment of stabilized construction entrances at major ingress/egress points for each construction site
- Regular removal of sediment from public roads
- Regular watering of road construction and other disturbed areas for dust control

Core Element No. 3: Source Control of Pollution

There are no planned permanent pollution source control measures. The areas under consideration are entirely single-family residential developments, with limited areas of impervious surfaces and no significant large-scale sources of pollutants to be used or stored.

Core Element No. 4: Preservation of Natural Drainage Systems

Existing natural drainage pathways are identified on Exhibit B. The natural drainage ways will remain intact. In instances where new roads cross natural drainage pathways, culverts will be installed to allow free passage of the required design runoff event.

Core Element No. 5: Runoff Treatment

No permanent runoff treatment measures will be installed. Runoff will be routed through the developed plats in rock-lined ditches, which will provide some degree of sediment trapping.

Core Element No. 6: Flow Control

No flow control measures will be provided, as managed runoff will be allowed to infiltrate into the soils on-site. Infiltration facilities will be sized to infiltrate the developed condition runoff quantities that are in excess of the pre-developed runoff quantities identified for the subject project areas.

Core Element No. 7: Operation and Maintenance

Operation and maintenance procedures for any permanent stormwater management facilities will be described in the Final Drainage Report, if necessary.

Core Element No. 8: Local Requirements

Benton County Code, Section 9.10.030, parts (s) through (w), pertaining to stormwater management, are assumed to be "local requirements" that may deviate from the requirements of the DOE Manual. Requirements pertaining to the content of this Preliminary Drainage Report are listed, as follows:

- u) Storm water analysis and facility design shall be based on the Stormwater Management Manual for Eastern Washington. The design storm for all calculations shall be the SCS Type IA storm with a 25-year return period.

(v) Infiltration rates for untested soils shall be fixed at 2 inches/hour. If the developer wishes to utilize a different infiltration rate, they shall be required to provide certified infiltration test results from a licensed professional engineer qualified to perform such tests.

Note: per the isopluvial map for the project location, the 24-hr, 25-yr storm produces 1.6 inches of rain. (See isopluvial maps in SWMM.)

Existing Conditions

Steeplechase Plat Area

The area that the proposed Steeplechase plat will occupy has been in irrigated agriculture for many years. It is currently un-cultivated. The ground slopes generally from the west to the east, with a high of 940' on the west side and a low of 895' on the east. Generally, the ground slopes from east to west at about 2%.

There is an existing drainage swale that slopes gently (1-2%) from the NW corner of the plat (see Lot No. 1) to the east side of the plat (see Lot No. 12.)

The soils in the Steeplechase plat area are identified by the NRCS as Warden silt loam (WdAB).

The existing topography and proposed lot and road layout for the Steeplechase plat is shown on Exhibit B.

Bridlewood Plat Area

The area that the proposed Bridlewood plat will occupy is currently undeveloped and uncultivated. The ground slopes gently from the west to the east, with a high of about 900' on the west side and a low of about 890' on the east. Generally, the slope is 2-4% from east to west.

The soils in the Bridlewood plat area are identified by the NRCS as Warden silt loam (WdAB).

The existing topography and proposed lot and road layout for the Bridlewood plat is shown on Exhibit B.

Ridgeview Plat Area

The proposed Ridgeview plat occupies an area that is currently undeveloped and unutilized. The ground in this area falls from west to east, with slopes ranging from 8% up to a little over 30%. There is a small swale that runs through the middle of the plat, at a slope of about 15%. This drainage way has a relatively small contributing area (<15

acres) to the west; it leads into a larger drainage way that flows out of Section 9 to the south.

The existing topography and proposed lot and road layout for the Ridgeview plat is shown on Exhibit B.

Hydrologic Analysis

Since the three proposed plats are not contiguous, each proposed plat area is analyzed separately.

The Rational Method is utilized to estimate the runoff generated by the 25-year, 24-hour rainfall event. A public-domain spreadsheet disseminated by WSDOT is used to calculate the runoff. The spreadsheet results for this analysis are provided in Appendix B. Identifications of coefficients used in the spreadsheet are provided in notes on the spreadsheet itself.

A further explanation of basin runoff analysis is provided below for each proposed plat area. This information is also shown graphically on basin site maps for each proposed plat. These maps may be found in Appendix C.

In all three cases the following assumptions and definitions are the same:

Runoff Coefficients (c):

Impervious Surfaces:	c = 0.95
Lawn areas:	c = 0.15
Natural, undeveloped areas:	c = 0.30

Ground Cover Coefficient (K):

Impervious Surfaces:	K = 1200
Lawn areas:	K = 420
Natural, undeveloped areas:	K = 420

Rainfall Intensity (I):

The Rainfall Intensity is calculated for each scenario based on the Rainfall coefficients, m and n, that are found in Table 4.7.2. of the SWMM. The values for I are shown on the spreadsheets in Appendix B.

Rational Method Results

The results of the hydrologic analyses for each proposed plat are presented here.

Scenario	Pre-Developed Q (cfs)	Post-Developed Q (cfs)	Target Infiltration Q (cfs)
Steeplechase Plat	12.10	12.65	0.55
Bridlewood Plat	2.29	3.22	0.93
Ridgeview Plat	3.89	10.21	6.32

Notes on Rational Method Results

It should be noted that the Rational Method produces an estimation of the peak runoff quantity, Q, from a subject basin. The peak Q is an instantaneous flow rate that only occurs for a few minutes in the basin, as the distribution of rainfall intensity in any given hyetograph tends to have a corresponding peak period of rainfall quantity of short duration.

More accurate methods (i.e., Level Pool Routing) may be used to model the ability of any proposed infiltration facilities to infiltrate the targeted excess runoff from each basin considered above. These methods may be used in the Final Drainage Report, if required.

Offsite Analysis

Areas downstream of the proposed plats are generally lightly developed rural areas that have no history of or potential for flooding or stormwater conveyance problems. The proposed infiltration facilities for infill plats in Section 9 will mitigate the potential for increased runoff occurring off-site.

Permanent Stormwater Runoff Control

An indication of the approach to permanent runoff control is given on the Preliminary Stormwater Site Plan, Exhibit B.

Generally, the approach will be to:

- 1) Maintain all existing natural drainage ways. Culverts will be placed under all roads crossing drainage ways and they will be sized to pass the peak runoff from the design rainfall event.
- 2) Infiltrate the excess of runoff that is calculated to occur – that quantity being the difference between the runoff quantities generated from pre-developed and post-developed basins.

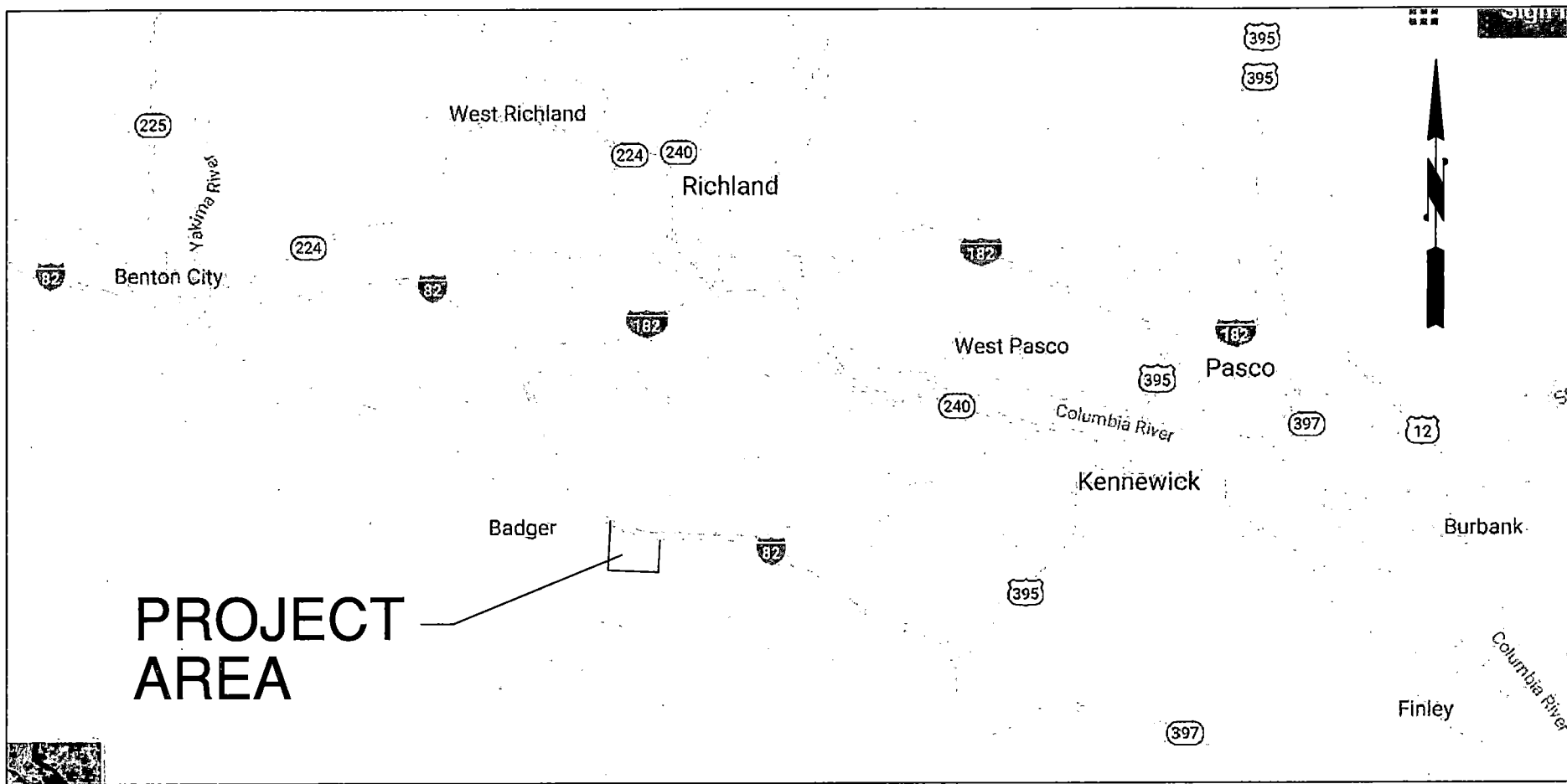
Infiltration facilities will be either biofiltration swales located in the road ROW's, where there is a ditch slope gentle enough to allow for that construction; or, infiltration trenches in areas that do not have amenable grades.

Overflows from both types of infiltration facilities will, by design, discharged through culverts into natural drainage ways.

The proposed areas to be used for siting these infiltration facilities are shown on Exhibit B.

APPENDIX A

VICINITY MAP



NOT TO SCALE

EXHIBIT A VICINITY MAP

IN SEC, 9, T. 8 N., R. 28 E., W.M.

APPENDIX B

RATIONAL METHOD SPREADSHEETS

APPENDIX C

MODELED DRAINAGE BASIN MAPS

1-8/2

BRIDLEWOOD PLAT

BRIDLEWOOD

TRIBUTARY AREA
= 10 ACRES

IMPERVIOUS SURFACES
(STREETS, ROOFS, DRIVES)
AREA = 2.15 ACRES

LAWN AREA = 1.6 ACRES

NATURAL, UNDEVELOPED
AREA = 6.25 ACRES

(developed - impervious)
 $T(c) L = 450'$

$T(c) L = 920'$
(pre-developed)

RUN-OFF LIMITED BY
FUTURE ROAD DITCH

SAGEBRUSH RD.

SUMMIT VIEW DR.



SUMMIT VIEW DR.

RIDGEVIEW PLAT

RIDGEVIEW LANE

(developed - impervious)
 $T(c) L = 920'$

$T(c) L = 990'$

RUN-ON LIMITED BY
EXISTING ROAD DITCH

RUN-OFF LIMITED BY
FUTURE ROAD DITCH

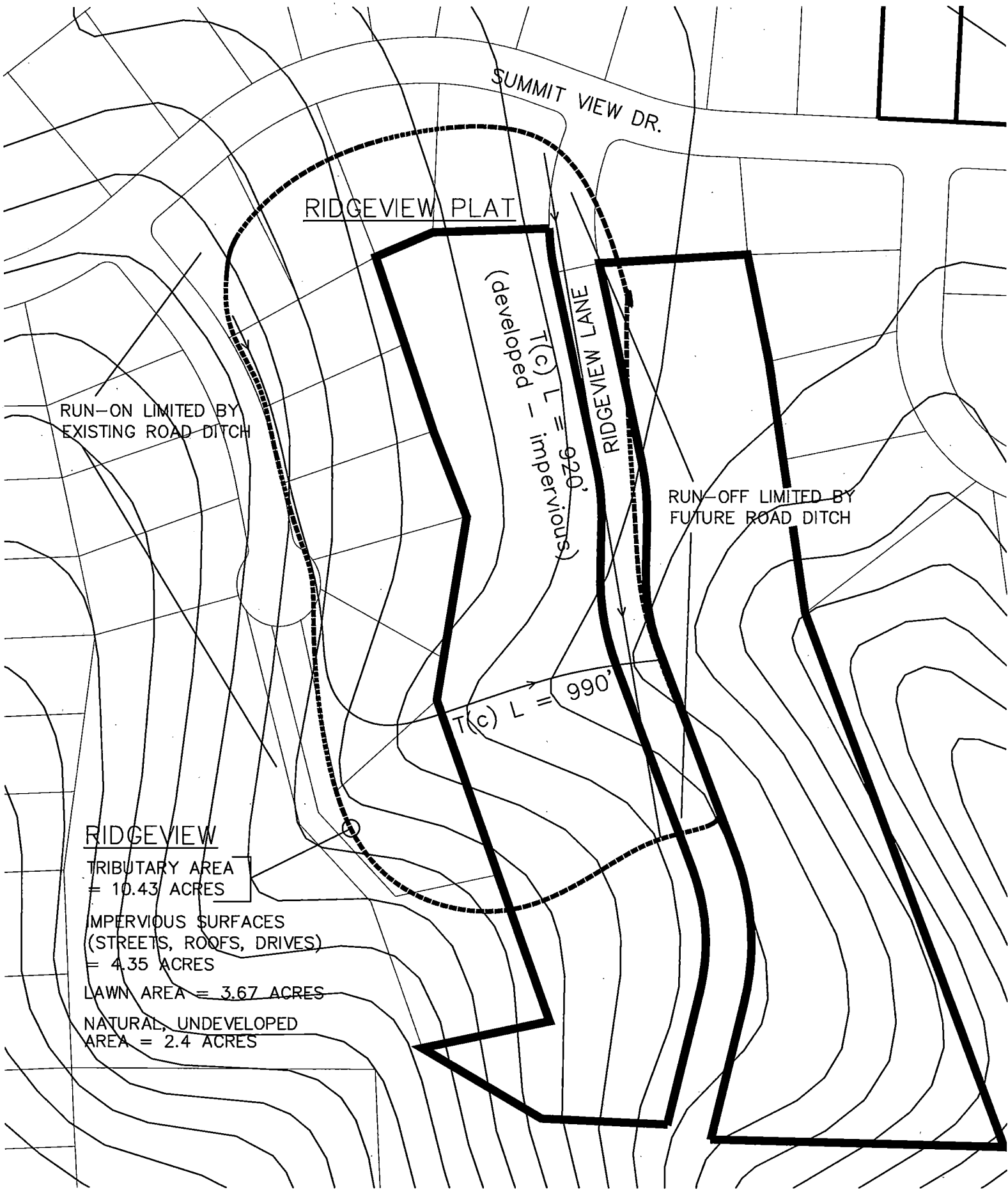
RIDGEVIEW

TRIBUTARY AREA
= 10.43 ACRES

IMPERVIOUS SURFACES
(STREETS, ROOFS, DRIVES)
= 4.35 ACRES

LAWN AREA = 3.67 ACRES

NATURAL, UNDEVELOPED
AREA = 2.4 ACRES





CALICO CT.

SUMMIT VIEW DR.

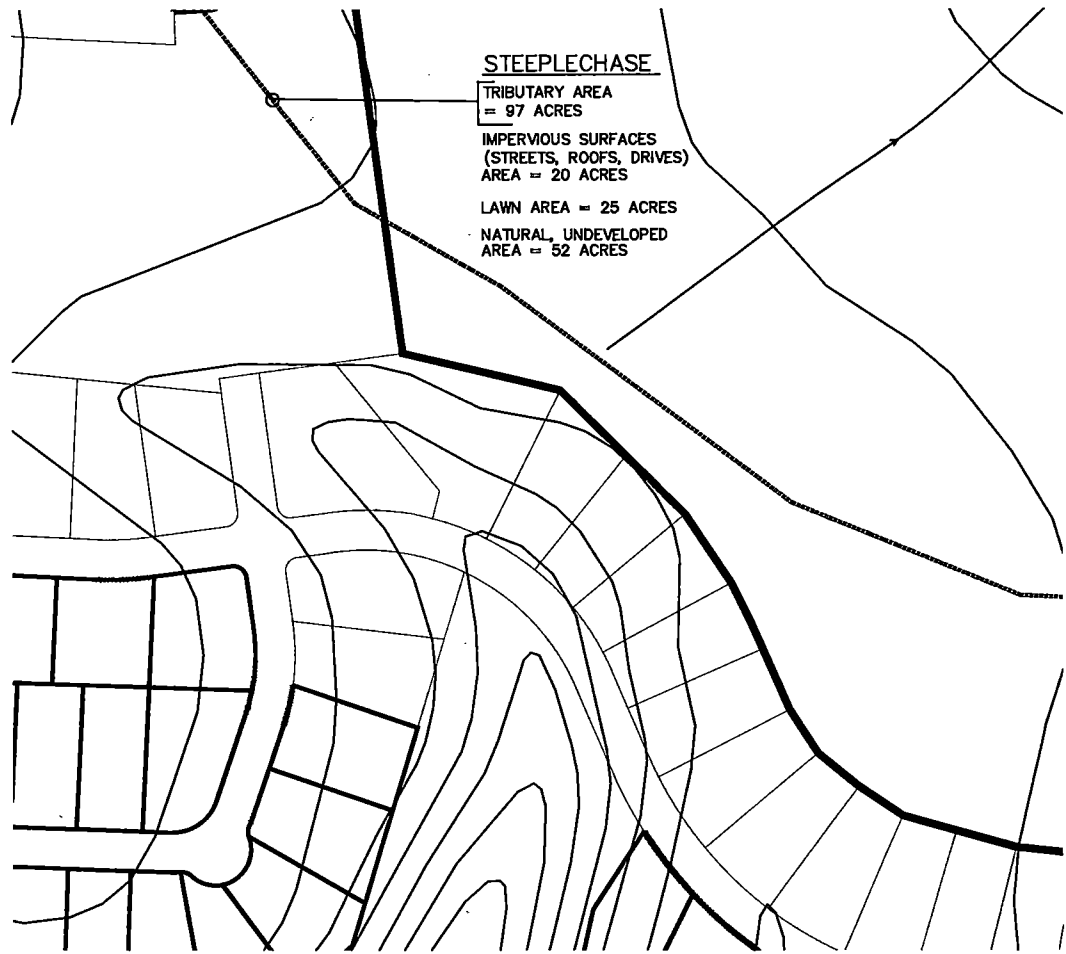
STEEPLECHASE

TRIBUTARY AREA
= 97 ACRES

IMPERVIOUS SURFACES
(STREETS, ROOFS, DRIVES)
AREA = 20 ACRES

LAWN AREA = 25 ACRES

NATURAL, UNDEVELOPED
AREA = 52 ACRES



BRIDLEWOOD
TRIBUTARY AREA
= 10 ACRES

IMPERVIOUS SURFACES
(STREETS, ROOFS, DRIVES)
AREA = 2.15 ACRES

LAWN AREA = 1.6 ACRES

NATURAL, UNDEVELOPED
AREA = 6.25 ACRES

developed
T(c) L = 450'
(impervious)

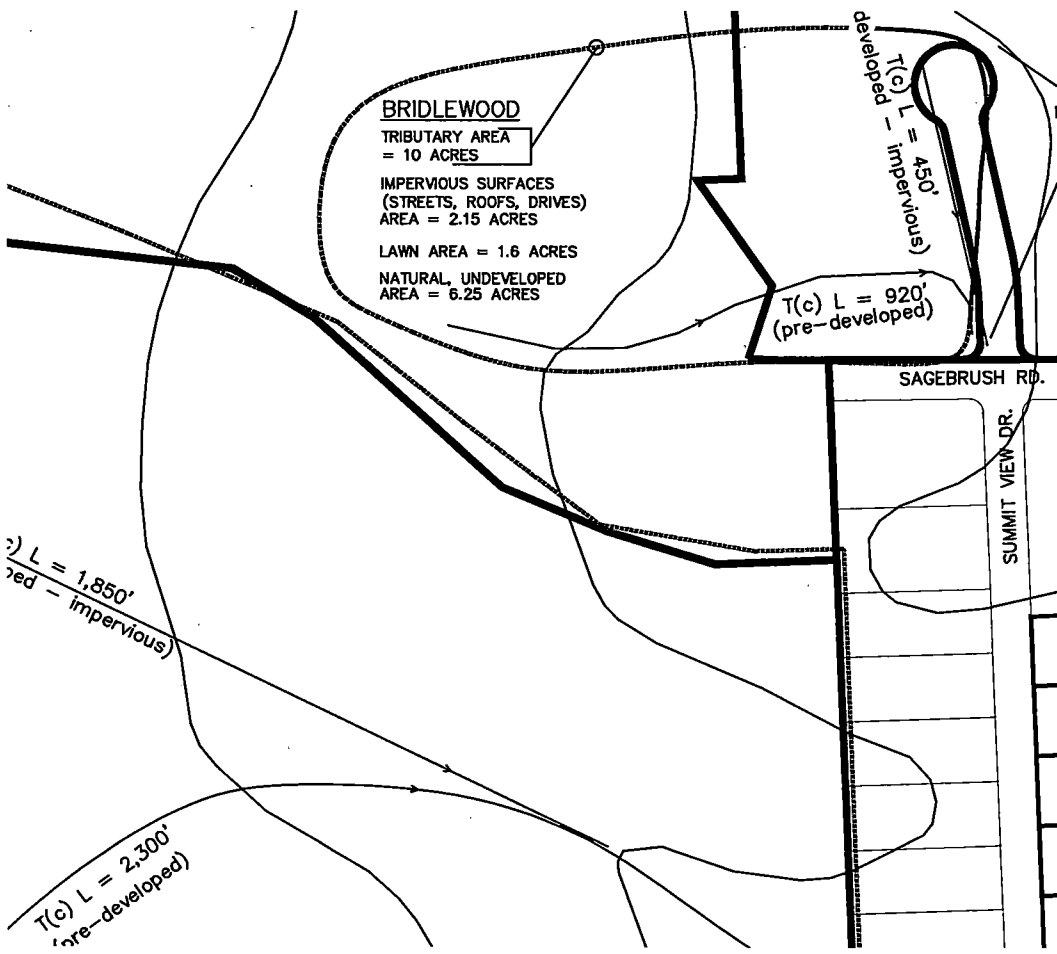
T(c) L = 920'
(pre-developed)

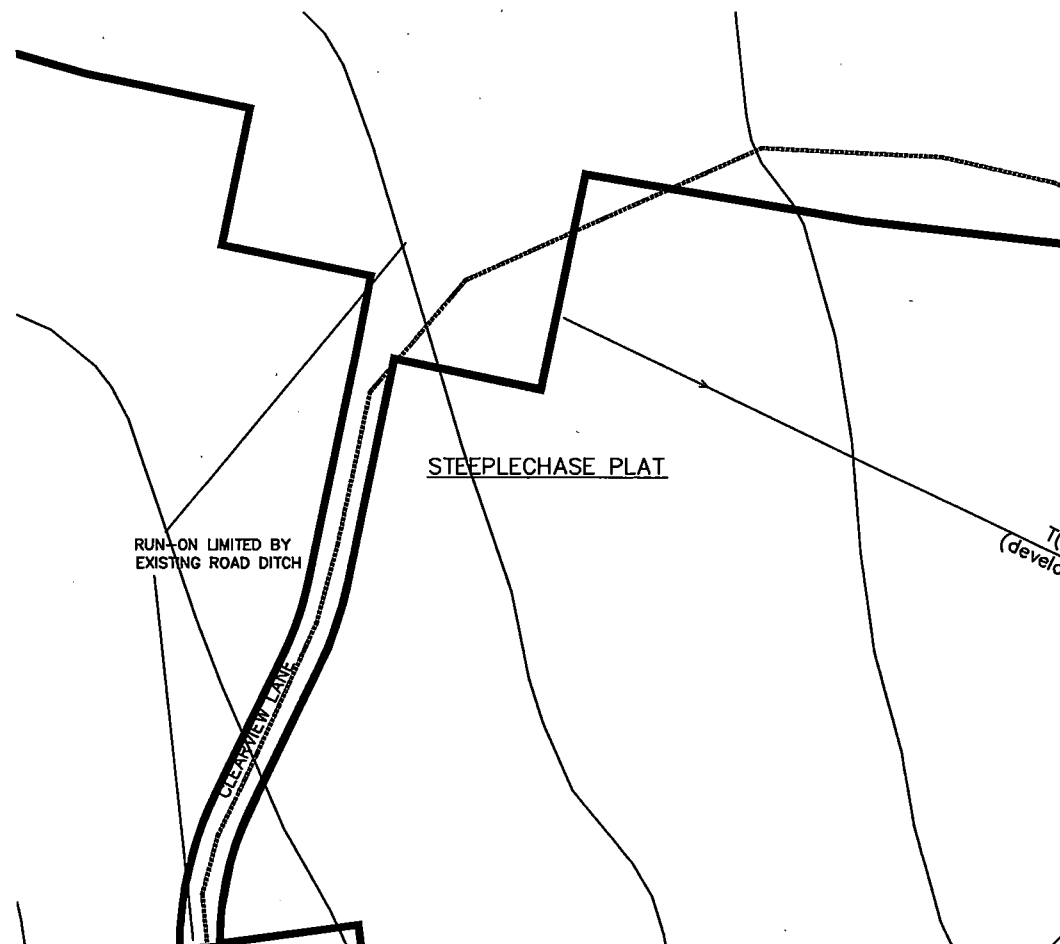
SAGEBRUSH RD.

SUMMIT VIEW DR.

T(c) L = 1,850'
(pre-developed)

T(c) L = 2,300'
(pre-developed)





STEEPLECHASE PLAT

RUN-ON LIMITED BY
EXISTING ROAD DITCH

CELESTINE LANE

TC
(develop)

EA 2019-015



A. background

PCM 1.7

1. Name of proposed project, if applicable: Plat of Steeplechase
2. Name and address of applicant: Candy Mountain LLC
PO Box 1307, Gig Harbor, WA 98335
3. Phone number of applicant and contact person: Geoff Clark 253-677-3402
4. Date checklist prepared: 5-24-19
5. Agency requesting checklist: Benton County Planning Department
6. Proposed timing or schedule (including phasing, if applicable): Construction to begin August 2019
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary plat, construction plans, final plat, individual home building permits

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Subdivide ±107 acre parcel into 91 individual home lots, including associated infrastructure & roads

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Portion of Section 9 T8N R28E WM; Benton County parcel number 1-0988-400-0001-001

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other

Rolling

b. What is the steepest slope on the site (approximate percent slope)?

10%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Clay and sand

d. Are there surface indications or history of unstable soils in the immediate vicinity?
If so, describe.

No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading for roads & building pads on future individual lots. Fill to be acquired onsite through balanced grading plan.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Minor wind & rain induced erosion during construction

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

±20%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Temporary dust control, temporary silt fences

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Minor dust during construction

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Temporary dust control & silt fences during construction

3. Water

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NA

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NA

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water, to be contained using engineered storm water system on site

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Minimal diversion into engineered storm water system, at proposed future roads

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Engineered storm water system

4. Plants

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards or other permanent crops
- wet soil plants, cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other

b. What kind and amount of vegetation will be removed or altered?

Grubbing of mostly non-native grasses & shrubs during site grading & construction

c. List threatened and endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Future landscaping of individual lots

e. List all noxious weeds and invasive species known to be on or near the site.

Cheat Grass, Russian Thistle

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other

Songbirds

b. List any threatened and endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

Not directly, but the entire Columbia Basin is a migration route for waterfowl

d. Proposed measures to preserve or enhance wildlife, if any:

None

e. List any invasive animal species known to be on or near the site.

None

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric for individual homes

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Energy efficient house construction

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

1) Describe any known or possible contamination at the site from present or past uses.

None

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

4) Describe special emergency services that might be required.

Normal police, fire & ambulance coverage for residential neighborhood

5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic noise from SR-82. Agricultural noise from nearby farms & orchards.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noise during normal business hours, during construction phase only

3) Proposed measures to reduce or control noise impacts, if any:

Construction during normal business hours only

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site is a farm field. Adjoining parcels are single family homes. No affect to nearby parcels.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Yes, alfalfa field. Not a long term commercially significant farm.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site.

Vacant

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

RL-1

f. What is the current comprehensive plan designation of the site?

Rural Transition

g. If applicable, what is the current shoreline master program designation of the site?

NA

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

±400

j. Approximately how many people would the completed project displace?

0

k. Proposed measures to avoid or reduce displacement impacts, if any:

NA

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

NA

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

NA

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

91 middle income homes

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

0

c. Proposed measures to reduce or control housing impacts, if any:

NA

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

±25' stick built wood homes

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

NA

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lights from individual homes

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

NA

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

None

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

NA

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Benton County public road system

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, Ben Franklin Transit

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Driveway & garage for each proposed house ±400 parking spaces total

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Construction of new public roads

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

±400

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

None

16. Utilities

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other: _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water, electricity, telephone, cable tv, & internet to each proposed house

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee GEOFFREY T. CLARK

Position and Agency/Organization Candy Mountain LLC

Date Submitted: 6-14-19

D. supplemental sheet for nonproject actions

(**IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

-
2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

-
3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

-
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the county may initially identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environment in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide information for the following two questions. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be?

YES NO

Please Describe.

2. Has there ever been an ESA listed salmonid stock present in this watershed?

YES NO

Please Describe.

If you answered "yes" to either of the above questions, you should complete the remainder of this checklist.

PROJECT SPECIFIC : The questions in this section are specific to the project and vicinity.

A1. Name of watershed _____

A2. Name of nearest waterbody _____

A3. What is the distance from this project to the nearest body of water?

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

A5. Is the project above a:

Natural permanent barrier (waterfall) YES NO

Natural temporary barrier (beaver pond) YES NO

Man-made barrier (culvert, dam) YES NO

Other (explain) _____

A6 If yes, are there any resident salmonid populations above the blockage?

YES NO Don't Know

A7. area)? What percentage of the project will be impervious surface (including pavement & roof) _____

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? YES NO

Amount _____

Name of surface water body _____

b. Ground water? YES NO

Amount _____

From Where _____

Depth of well _____

B2. Will any water be rerouted? YES NO

If yes, will this require a channel change?

B3. Will there be retention ponds? YES NO

If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

If to a surface water discharge, please give the name of the waterbody.

B4. timing of water reaching a stream and may, thus, impact fish habitat. Will this project require the building of new roads? Increased road mileage may affect the

B5. Are culverts proposed as part of this project? YES NO

B6. Will topography changes affect the duration/direction of runoff flows?

YES NO

If yes describe the changes.

B7. Will the project involve any reduction of the floodway or floodplain by filling or other partial blockage of flows? YES NO

If yes, how will the loss of flood storage be mitigated by your project?

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Such impacts can cause problems for listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Do you know of any problems with water quality in any of the streams within this watershed? YES NO

If yes please describe.

C2. Will your project either reduce or increase shade along or over a waterbody? YES NO

Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.

C3. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?

YES NO

C4. Will turbidity be increased because of construction of the project or during operation of the project? In-water or near water work will often increase turbidity. YES NO

C5. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots? YES NO
Please Describe.

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, thereby, adversely impacting salmon.

D1. Will the project involve the removal of any vegetation from the stream banks?

YES NO

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

D2. If any vegetation is removed, do you plan to re-plant? YES NO

If yes, what types of plants will you use?

FOR OFFICIAL USE ONLY:

Critical Area Review Completed by _____ on _____

Application approved for processing by _____ on _____

Zoning and Comp Plan Designation _____



PCM 1.8

Notice of Application - Optional DNS Process

Benton County has received a preliminary plat application and environmental checklist for the following project:

Date of permit application: **June 14, 2019**
Date of determination of completeness: **June 19, 2019**
Date of Notice of Application: **June 19, 2019**
Comment due date: **July 8, 2019**
Date of Publication of Notice of Application: **June 24, 2019**

Agency Contact: Jerrod B. MacPherson, Benton County Planning Manager
jerrod.macpherson@co.benton.wa.us (509) 786-5612

Agency File Number(s): SUB 2019-003 and EA 2019-015

Project Description: The preliminary plat of Steeplechase for the subdivision of 107.34 acres into 91 lots with an average lot size of 45,139 square feet.

Project Location: The property is generally located south of the I-82 W, south of S. Sagebrush Road, west and north of Summit View Drive, east of Grandview Ln., and east of Clearview Loop. (Parcel # 109884000001001).

Project Applicant: Candy Mountain, LLC (Geoff Clark)

SEPA Environmental Review: The Benton County Planning Department has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS). The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted 14 days from date of publication to the Benton County Planning Department, P.O. Box 910, Prosser, WA 99350. Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

This project requires an open record hearing before the Planning Commission and a Closed Record Hearing before the Board of County Commissioners which will be scheduled at a later date. Once issued, a copy of the subsequent threshold determination may be viewed online at <http://tinyurl.com/SEPA-2019>, it and any other information concerning this action may be obtained by contacting the Benton County Planning Dept. P.O. Box 910, Prosser, WA, (509) 786-5612.

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proponent:

Geoff Clark
Candy Mountain, LLC
PO Box 1307
Gig Harbor, WA 98335

File No. **EA 2019-015**

Project Description: The preliminary plat of Steeplechase for the subdivision of 107.34 acres into 91 lots with an average lot size of 45,139 square feet.

Project Location: The property is generally located south of I-82 W, south of S. Sagebrush Road, west and north of Summit View Drive, east of Grandview Ln., and east of Clearview Loop. (Parcel # 109884000001001).

Jurisdiction: Benton County, Washington.

Lead Agency: Benton County Planning Department.

Threshold Determination: The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(3), provided that the following measures are taken to mitigate potential adverse impacts. Substantive authority to require mitigation is derived from WAC 197-11-660 and Benton County Code, Chapter 6.35.120. The decision was made after review of a completed environmental checklist, comments received from various agencies and other information on file with the lead agency. This information is available to the public on request.

This MDNS is issued under WAC 197-11-355; no additional comments are being requested.

Conditions/Mitigating Measures: See Attached.

Appeals: You may appeal this determination to the Benton County Planning Department at Post Office Box 910, Prosser, WA 99350, no later than July 30, 2019 by written notice. The fee for a threshold determination appeal is \$700.00. An appeal of the determination must be made in writing to the Benton County Planning Department and a public hearing will be scheduled and the appellant will be notified of the date, time, and place. You should be prepared to make specific factual objections. Contact the Planning Department to read or ask about the procedures for SEPA appeals.

SEPA Responsible Official: Jerrod MacPherson

Position/Title: Planning Manager

Address: P.O. Box 910, Prosser WA 99350

Date: July 16, 2019

Signature



Jerrod MacPherson, Planning Manager

CONDITIONS/MITIGATION MEASURES
File No.: EA 2019-015
Applicant: Candy Mountain, LLC (Steeplechase)

Documents and Regulations:

The environment threshold determination and conditions are based on an analysis of information contained in the following documents or the applicable regulations and restrictions of various agencies:

1. Benton County, BCC Title 6.35 Environmental Policy (SEPA);
2. Benton County, BCC Title 11, Zoning;
3. Benton County, BCC Title 9, Subdivisions;
4. Benton County Comprehensive Plan;
5. Benton County, BCC Title 15 Critical Area Ordinance;
6. Benton County, BCC Title 3 Building Code, Fire Code, and Road Standards;
7. Regulations of the Benton Clean Air Agency;
8. RCW 58.17 Plats and Subdivisions;
9. Regulations of the Washington State Department of Fish and Wildlife, Department of Transportation, Department of Ecology, Department of Natural Resources and Department of Archaeology and Historic Preservation; and
10. Application submittal materials including Preliminary Stormwater Drainage Report, dated June 13, 2019, SEPA Environmental Checklist, dated June 14, 2019, and preliminary plat application materials including, application form, title report, BFHD letter, and plat map for Planning Casefile- SUB-2019-003.

Findings:

1. Project Description:
 - a. The preliminary plat of Steeplechase for the subdivision of 107.34 acres into 91 lots with an average lot size of 45,139 square feet.
2. Location:
 - a. Project is located within unincorporated Benton County. The site is generally located south of I-82 W, south of S. Sagebrush Road, west and north of Summit View Drive, east of Grandview Ln., and east of Clearview Loop. (Parcel # 109884000001001).
3. Benton County, BCC Title 11, Zoning:
 - a. The zoning designation for the project area is Rural Lands One Acre (RL-1). This zoning district has a minimum lot size of 1 acre.

- b. A single-family home is an allowed use in the RL-1 Zoning District.
4. Benton County, BCC Title 9, Subdivisions:
- a. Applicant has applied for preliminary plat consideration in accordance with BCC 9.05 Preliminary Plats.
5. Benton County Comprehensive Plan:
- a. The property is designated Rural Transition in the Benton County Comprehensive Plan.
 - b. Rural Transition is designated in areas that are in close proximity to Urban Growth Areas and have experienced steady growth in the last decade. The intent of the Rural Transition designation is to enable rural residential living in conjunction with providing a transition area between the rural and urban environments, and potentially suitable for future inclusion into Urban Growth Areas.
 - c. Minimum lot size in this land use category is one (1) acre.
 - d. There are currently six areas in the County designated as Rural Transition. One is surrounded by Richland urban areas on all sides near the Columbia Park Trail. All other Rural Transition areas abut Kennewick, Richland, and Prosser UGAs on at least one side or adjoin a higher intensity land use between a UGA and the Rural Transition land use. A significant portion of the future population growth within the County is anticipated to occur in these areas.
6. Benton County, BCC Title 15, Critical Area Ordinance:
- a. Upon completion of a review of BCC Title 15 and the Benton County Critical Area Maps, no designated critical areas have been identified on this property. A critical area report is not required for the processing of a preliminary plat at this location.
 - b. Wetlands: None identified.
 - c. Critical Aquifer Recharge Area: None identified.
 - d. Fish and Wildlife Habitat Conservation Area: None identified.
 - e. Frequently Flooded Areas: None identified.
 - f. Geologically Hazardous Areas: None identified.
7. Water Supply: The plat is to be provided water via the Summit View Water Works. This water system is an approved Group A system.
8. The applicant submitted the following materials for the SEPA review process:
- a. Preliminary Stormwater Drainage Report, dated June 13, 2019.

- b. SEPA Environmental Checklist, dated June 14, 2019.
 - c. Preliminary plat application materials including, application form, title report, BFHD letter, and plat map for Planning Casefile- SUB-2019-003.
- 9. During the SEPA comment period, the Kennewick Irrigation District submitted comments. focused on the project being located outside of the KID service boundary and stormwater management. See comment letter dated July 3, 2019. Contact KID at 509-586-6012.
 - 10. Project is located outside the service area for the Ben-Franklin Transit.

Conditions:

The applicant must complete and comply with the following mitigating conditions for this Mitigated Determination of Non-Significance (MDNS).

- 1. Benton County Planning Department. Meet and comply with BCC Title 9, Subdivisions, including preliminary and final plat requirements, if approved. Contact Benton County Planning Department at 509-786-5612.
- 2. Benton County Fire Marshal. Meet and comply with the requirements of the Benton County Fire Marshal. See comment sheet dated June 27, 2019. Contact Benton County Fire Marshal, at 509-735-3500.
- 3. Benton County Public Works Department. Meet and comply with the SEPA Mitigation Fee (\$3,500.00 per lot) for transportation/traffic improvements. See letter dated June 26, 2019. Contact Benton County Public Works, Matt Rasmussen, at 509-786-5611.
- 4. Washington State Department of Ecology. Meet and comply with the requirements of the Washington State Department of Ecology. See comment letter dated July 3, 2019. Contact Ecology, Lloyd Steven, Jr., at 509-574-3991.
- 5. Washington State Department of Transportation. Meet and comply with the requirements of the Washington State Department of Transportation. See comment letter dated July 8, 2019. Contact Jacob Prilucik, WSDOT South Central Region (509) 577-1635.

Distribution List: EA 2019-015

Applicant
News Media (Encl. map or plot plan)
Benton County Building Office
Department of Natural Resources-Olympia
Department of Natural Resources -Ellensburg
Benton Clean Air Authority
Bureau of Reclamation
Benton County Public Works
Benton Franklin Dist. Health Department
Kennewick Irrigation District
Department of Transportation

Mitigated Determination of Non-Significance
Prelim Plat: Steeplechase

Washington State Department of Health
Department of Ecology - Olympia
Department of Ecology - Yakima
Yakama Indian Nation
Fire District #1
Fire Marshal
Bureau of Land Management
Department of Fish and Wildlife
Dept. of Archaeology & Historic Preservation
Tom Price-Environmental Review Inc.
BNSF Railroad
Futurewise

SUB 2019-003



May 21, 2019

Geoff Clark
Candy Mountain LLC
PO Box 1307
Gig Harbor, WA 99335

RE: Preliminary Review of Steeplechase, Parcel #1-0988-400-0001-001, Benton County.

Dear Mr. Clark:

This department completed its preliminary review of the proposed Steeplechase plat in accordance with our current land development policies and requirements for new subdivisions. Our findings are listed below:

1. There are 91 proposed lots ranging from 1 acre to 1.22 acres.
2. Proposed land use is for single family dwellings.
3. Proposed domestic water supply is Summit View Water Works.
4. Soil logs excavated throughout the property was predominately Type 5 soils (silt loam).
5. Lots 12, 13, 14, 15, 16, 17, 18, and 19 contain a natural drainage that adversely affects the lots usable land area. It is requested that easements for these natural drainages be established by a 100 year storm analysis. Copies of the analysis shall be provided to this office prior to final plat approval.

These findings indicate the above referenced plat generally meets our requirements for plats utilizing on-site sewage disposal systems and a public water supply provided:

1. All lots within the plat must be a minimum of ½ acre in size and contain a minimum of 20,000 square feet of usable land area after all easements and encumbrances are subtracted.
2. The extension to the Summit View Water Works must be developed and approved in accordance with WAC 246-290.

3. It is recommended that some provision be made to facilitate future connection to a municipal sewer utility at such time as said utility becomes available.
4. The established natural drainage easement must be shown on the plat.
5. The following statements shall be placed on the final plat:

"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton-Franklin District Board of Health Rules and Regulations at the time of permit issuance. Further be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date."

6. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
7. Prior to final approval, this office must be given the opportunity to review the final plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and issue appropriate comments to the Benton County Planning Department.

Our general recommendation is based upon present known site conditions and does not guarantee the granting of on-site sewage disposal system permits. Our approval of any lot within this plat may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date. Should adverse site conditions be revealed at a later date, the Health Department reserves the right to impose restrictions or deny the issuance of any on-site sewage disposal permits.

Your application will be held in an active state until April 23rd 2020, at which time the submittal will be deemed null and void should this proposal not be developed by that time.

If you have any questions, please contact the Kennewick office, 460-4316.

Sincerely,


Deana Chiodo
Environmental Health Specialist II

Cc: Rogers Surveying Inc.; Benton County Planning Department



BENTON COUNTY WA PUBLIC WORKS DEPARTMENT

TO: PLANNING DEPARTMENT

FROM: MATT *MR* RASMUSSEN, COUNTY ENGINEER

DATE: JUNE 26, 2019

SUBJECT: COMMENTS – SEPA, STEEPLECHASE, SUB2019-003/EA 2019-015

RECEIVED
June 26, 2019
Benton County
Planning Department

The Badger Canyon area has seen substantial growth over the past several years and has potential for a significant number of new homes to be added. With each new home comes additional traffic on roads serving the area. Roads seeing the most impact in this area are Dallas Road, Badger Road, Sagebrush Road, Cottonwood Drive, Wisner Parkway, Bermuda Road and Reata Road. Certain intersections, such as Wisner Parkway and Badger Road are already seeing levels of service below County minimums during peak traffic times.

The Benton County Road Department has defined a geographic area bounded by Dallas Road on the west, the Kennewick Irrigation District main canal on the south and east and the City limits of Kennewick and Richland on the north as an area likely to contribute significant vehicles trips to impacted roads. This area will be defined on the Benton County GIS mapping system maintained for the Road Department. Within this area there is potential for over 800 new lots to be created based on estimated amounts of undeveloped land and current zoning. With an average daily trip generation of 9.57 for each single-family home there is potential to have an additional 7656 vehicle trips added to impacted roadways on full build out. The impacted roads in this area will be unable to accommodate this additional traffic without significant upgrades to the existing transportation system.

Within this area the County has identified multiple projects that will be needed in order to accommodate future traffic volumes. Projects range from simple shoulder and lane widening to the addition of dedicated turn lanes to the installation of roundabouts or traffic signals and construction of new collector roadways. The approximate cost of making the necessary improvements is estimated to be in excess of \$3,000,000.

Without additional funding sources it is impossible for the County to make the necessary improvements. It is also unreasonable for the public to fund improvements driven by private development. Therefore, developers in this area must pay for the cost of the improvements demanded by their development. Since no single development in the area will be the sole contributor of traffic volumes that would create a nexus to require any one improvement on its own it is most equitable to distribute the cost across all potential developments. Based on the anticipated number of lots potentially able to be created and the total cost of the necessary improvements a mitigation fee of three thousand five hundred dollars (\$3,500) per lot created by any subdivision must be paid by the developer. The developer shall have the option of paying this fee up front as a condition of plat approval or adding a note to the final plat that indicates this fee will be due prior to the issuance of any building permit for lots within the subdivision.

The County shall use all mitigation fees collected for traffic capacity improvements that directly benefit the defined area only. Collected fees may be used to fund a project in its entirety or to leverage additional state or federal grant funds for the necessary improvements. The fees will not expire and the County may bank fees in order to fund necessary projects.

Building Department/Fire Marshal
5600 W Canal Dr., Ste. C Box 105-A
Kennewick, WA 99336
Phone (509) 735-3500 Fax (509) 736-2732
From Prosser 786-5622



Steve Brown,
Manager

RECEIVED

JUN 27 2019

Benton Co. Planning Dept.

TO: Planning Department

EA 19-019 & SUB 19-015

Date Received 6-20-19

Date Returned 6-27-19

Applicant's Comments:

Project Description: The preliminary plat of Steeplechase for the subdivision of 107.34 acres into 91 lots with an average lot size of 45,139 square feet.


Project Location: The property is generally located south of the I-82 W, south of S. Sagebrush Road, west and north of Summit View Drive, east of Grandview Ln., and east of Clearview Loop. (Parcel # 109884000001001).


Project Applicant: Candy Mountain, LLC (Geoff Clark) 253-677-3402, PO Box 1307, Gig Harbor, WA 98335

Fire Marshal's Comments:


This project involves three phases. The first phase extends from Clearview Lane, on the west, to Summit View Drive, on the east. Phase 2 is north of phase 1, and phase 3 is south of phase 1. A street, Furlong Lane, extends eastward, from Clearview Lane, where it connects to a stubbed-out street, from an earlier phase, named Calico Court.


1. Calico Court will need to be renamed Furlong Lane (see attached site plan pg.2).
2. Hydrants have been placed for all three phases.
3. Clarification is required for Phase 3. Along its southern border, a cul-de-sac is shown extending from Lot 63 to Lot 68. The modified attached site plan identifies this as an existing cul-de-sac that I guessed might be "Haven View PR?"
 - a. If this is not Haven View but is a new PR, two hydrants have been spaced along its length.
 - b. It must be clarified whether or not this "existing" cul-de-sac is Haven View PR or not.
 - c. Should this be Haven View PR and it is intended to serve Steeple Chase phase 3's lots 63 to Lot 68 as well as the current lots of Summit View 6 & 11, the PR will need to be 20' wide, and hydrants placed as shown on the attached site plan (pg 2).
 - d. Should this be a new proposed cul-de-sac for the Steeplechase plat, the site plan must be corrected to show the entry point of the road serving the new cul-de-sac and the road's width.

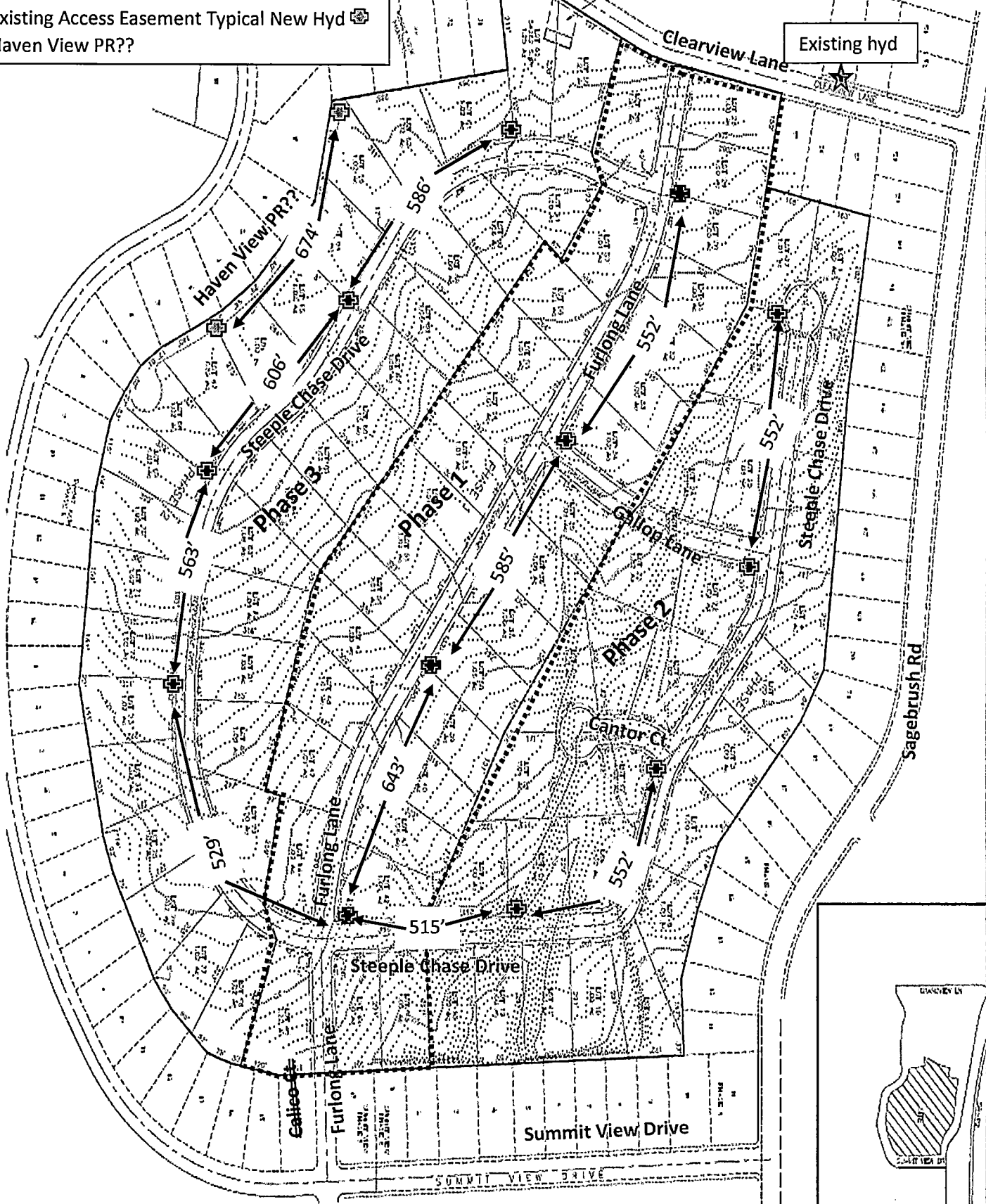
Phase I Typical New Hyd 

Phase 2 Typical New Hyd 

Phase 3 Typical New Hyd 

Existing Access Easement Typical New Hyd 
Haven View PR??

Existing hyd 



**Benton County Fire Marshal's
Review of Proposed Planning Applications**

TO: Planning Dept

SUB: 19-015 & EA 19-019

Date Received 6-20-19 Date Returned 6-27-19

Applicant's Comments:

Project Description: The preliminary plat of Steeplechase for the subdivision of 107.34 acres into 91 lots with an average lot size of 45,139 square feet.

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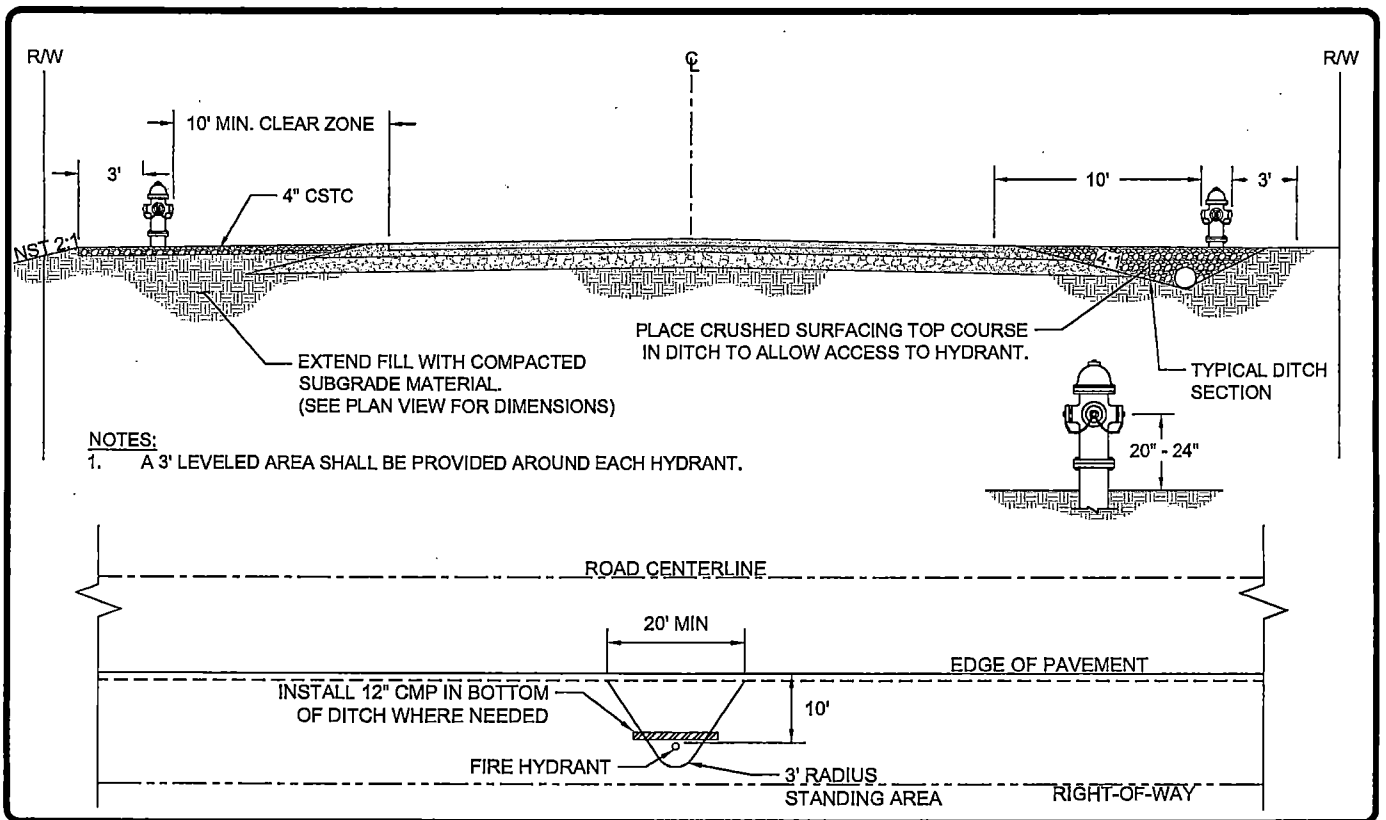
1. Calico Court will need to be renamed Furlong Lane (see attached site plan pg.5).
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 - a. If this is not Haven View but is a new PR, two hydrants have been spaced along its length.
 - b. It must be clarified whether or not this "existing" cul-de-sac is Haven View PR or not.
 - c. Should this be Haven View PR and it is intended to serve Steeple Chase phase 3's lots 63 to Lot 68 as well as the current lots of Summit View 6 & 11, the PR will need to be 20' wide, and hydrants placed as shown on the attached site plan (pg 5).
 - d. Should this be a new proposed cul-de-sac for the Steeplechase plat, the site plan must be corrected to show the entry point of the road serving the new cul-de-sac and the road's width.

Required: For Single Family Development

1. Prior to preliminary plat approval, a letter from the water purveyor stating its willingness and ability to provide 500 gpm for 30 minutes at 40 psi static pressure and 20 psi residual, at normal peak instantaneous demands, is to be sent to the Benton County Fire Marshal.
2. Prior to final plat approval, a copy of the water system plans shall be stamped by a Wa. State registered Civil Engineer, and shall be signed by the water purveyor, shall, in PDF format, be given to the Benton County Fire Marshal, and DSHS.
3. The approved water system shall be installed prior to final plat approval, or a statement shall be placed on the plat indicating no building or mobile home permit will be issued until the water system is installed, operating and approved.

4. The installation of the water system must be installed under the supervision of a WA. State Registered Civil Engineer, and the engineer shall send a letter to the Benton County Fire Marshal certifying in writing that the system was installed in accordance to the approved design.
5. Water main requirements are to comply with Benton County Code 3.18.035 through 3.18.39. Some of the requirements are as follows:
 - a. Hydrants are to be operable prior to building permits being issued.
 - b. Minimum main size for circulating (grid or Loop systems) shall be 6".
 - c. Dead-end mains longer than 300 feet to the last hydrant shall be 8". If shorter than 300 feet, 6" are permitted.
 - d. Hydrant leads more than 50 feet shall be 8". If shorter than 50 feet, 6" is permitted.
 - e. Hydrants shall conform to current A.W.W.A. specifications. There shall be one 4 1/2" NST pumper port, two 2/12" NST hose port, and a 1-1/2" pentagon operating nut.
 - f. A storz adapter for the steamer port that meets Benton County Fire District 1's requirements are required for all hydrants.
 - g. There shall be an auxiliary gate valve installed to permit repair and replacement of hydrants without disrupting water service.
 - h. Hydrants shall stand plumb with the lowest outlet being between 18" and 24" above the finished grade and be installed according to the attached Benton County Public Work's Fire Hydrant Location Standard R-11(pg 4).
 - i. Pumper port is to face the street.
 - j. Hydrants are not to be obstructed and shall be accessible to the fire department.
 - k. Hydrants subject to vehicle damage shall be adequately protected.
 - l. Hydrant locations will be determined by the Benton County Fire Marshal. General spacing is 600' as measured by a fire truck laying the fire hose.
6. Road design shall comply with Benton County requirements for Suburban Developments.
7. Fire Marshal's requirements for roads:
 - a. All developments shall be served by one route having a maximum grade of 12% if a graveled road, and if paved, the grade may be between 12% and 15%.
 - b. Interior roads having a maximum grade of 12% may be a graveled road, and if paved, the grade shall not exceed 15%.
 - c. Developments with more than 50 lots shall have two entry streets.
 - d. Residential developments exceeding 16 dwelling units whose lots are less than 1 acre and are served by a single access road longer than 600 feet shall have a second entry.
 - e. All drainages, creeks, etc. shall be crossed by bridges/culverts that shall be capable of supporting the imposed weights, and the culvert shall be designed to handle a 25-year storm event. At a minimum, the design shall support the weight of a fire truck. A letter stating that the bridge/culvert design meets the imposed load, and that the culvert meets the 25-year storm event requirements must be submitted by a Registered Washington State Civil Engineer.
 - f. Cul-de-sacs
 1. Shall not exceed 600 feet, unless approved.
 2. Shall have a turning radius of 50'. The turning radius shall be improved for 45'.
 - g. Private Driveways over 200 feet long
 - h.
 1. May be graveled up to a maximum grade of 12%, and if paved, the grade shall not exceed 15%.
 2. Shall have a turning radius of 50'. The turning radius shall be improved for 45'.
 - i. Graveled Roads

1. Roads over 150' long and private driveways over 200 feet long with a grade that is less than or equal to 12% are to be finished with 2" of compacted gravel. Minimum gravel size is 1¼" crushed rock.
8. Home construction in Benton County is to conform to the IBC and must meet the current standards for fire protection within Benton County at the time of construction. Currently the applicable standards are as follows:
 - a. Wood roofs are not allowed.
 - b. When determined by the Fire Marshal, non-combustible siding, skirting and soffit material is required on the downhill side of structures within 30 feet of a 15% or greater grade.
 - c. When determined by the Fire Marshal, all structures within 30 feet of the property line shall have non-combustible siding, soffits, or skirting on the side adjacent to an undeveloped area of natural vegetation that is in excess of five contiguous acres.
 - d. Decks and porches that are 3 feet or less above grade shall have non-combustible skirting if within 30 feet of adjacent undeveloped areas of natural vegetation that is in excess of five contiguous acres, or on the downhill side of structures within 30 feet of a 15% or greater grade.



FIRE HYDRANT LOCATION - STANDARD

APPROVED BY:

W. J. ...
COUNTY ENGINEER

8-18-2015
DATE

STANDARD PLAN

R-11

SHEET 1 OF 1

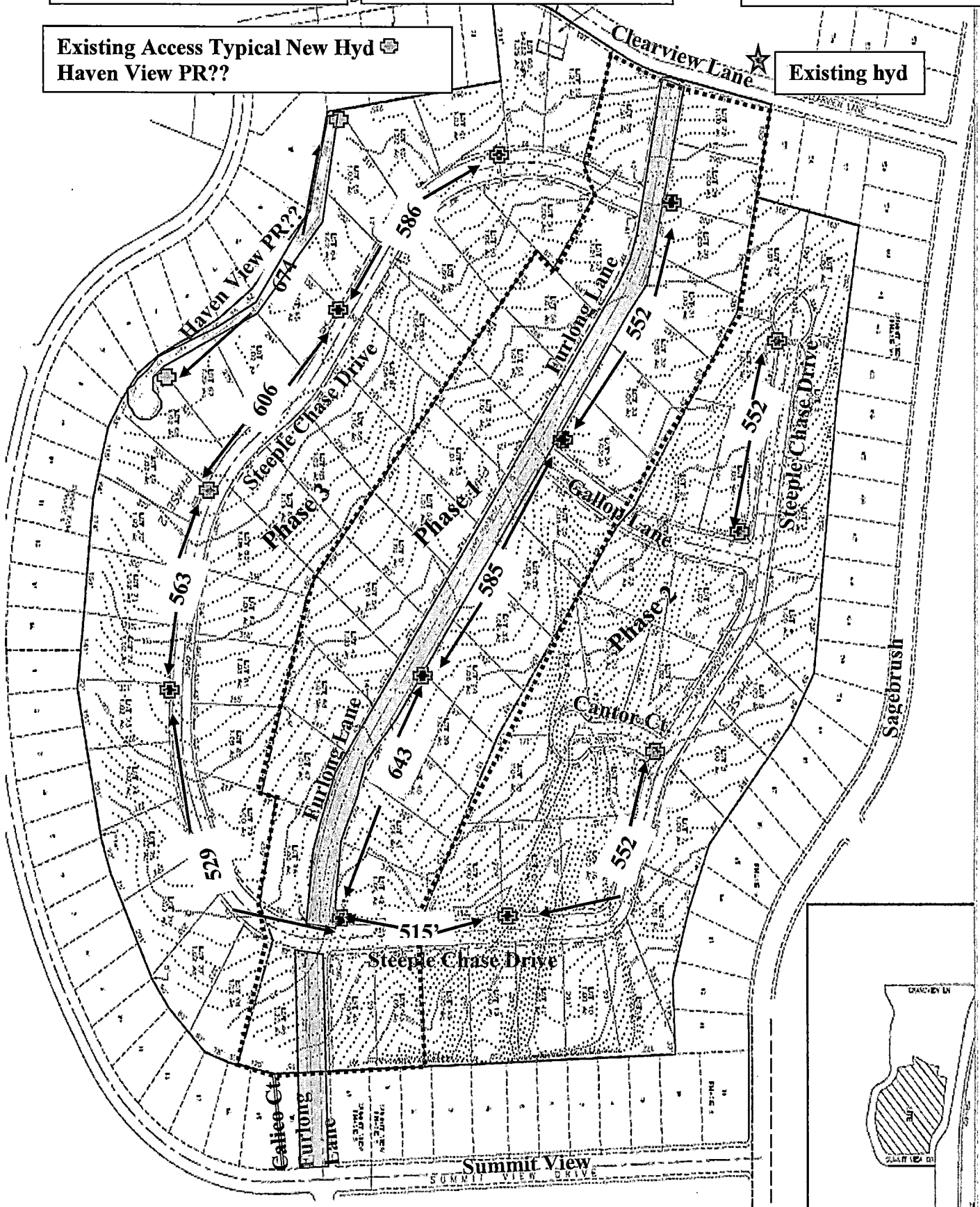
Phase I Typical New Hyd 

Phase 2 Typical New Hyd 

Phase 3 Typical New Hyd 

Existing Access Typical New Hyd 
Haven View PR??

Existing hyd 





PCM 1.14

2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

July 3, 2019



Jerrold B. MacPherson
Benton County Planning Department
P.O. Box 910
Prosser, WA 99350

Subject: SUB 2019-003 and EA 2019-015 – Steeplechase Pre-Plat Review Comments

Dear Mr. MacPherson:

This letter provides Kennewick Irrigation District (KID) review comments for Preliminary Plat SUB 2019-003 and EA 2019-015 – Steeplechase. The proposed preliminary plat is located outside of the KID Boundary, but is located above the Badger East Canal in Section 09, Township 08 North, Range 28 East, W.M.

- 1) This Preliminary Plat is located outside of the Kennewick Irrigation District's (KID) boundary; therefore, it is not assessed by the KID.
- 2) This Plat is located above the Badger East Lateral Canal. All storm water should be retained onsite.
 - a. Conditions Related to Design, Grading and Construction:
 - i. Stormwater systems for the project should be designed to retain, at minimum, a 100-year storm event above the Badger East Lateral Canal and to minimize the introduction of water into the soils upgrading from the canal.

If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,

Rebecca S. Hiles
Staff Engineer

CC: LB\Correspondence\File: [9-8-28]



RECEIVED

JUL 03 2019

Benton Co. Planning Dept.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

PCM 1.15

July 3, 2019

Jerrod MacPherson
Benton County Planning
PO Box 910
Prosser, WA 99350

Re: SUB 2019-003, EA 2019-015

Dear Jerrod MacPherson:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Steeplechase subdivision of 107.34 acres into 91 lots, proposed by Candy Mountain, LLC. We have reviewed the documents and have the following comments.

WATER QUALITYProject with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens, Jr. at the Dept. of Ecology, (509) 574-3991, with questions about this permit.

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

201903518



April Brown

From: Gates, Sarah <S.Gates@BCES.WA.GOV>
Sent: Wednesday, July 03, 2019 9:50 AM
To: Planning Department
Subject: [EXTERNAL] SECOMM Preliminary Plat Review

CAUTION: This email originated from outside of Benton County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

Southeast Communications Center (SECOMM) has reviewed the following Preliminary Plats:

- Steeplechase (SUB 2019-003/EA 2019-015)
- Ridgeview (SUB 2019-005/EA 2019-017)
- Bridlewood (SUB 2019-004/EA 2019-016)

SECOMM has no objections to the plat specifications.

Thank you,
Sarah

Sarah Gates
GIS Technician
Benton County Emergency Services (BCES)
S.Gates@BCES.WA.GOV
509-628-8576

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509.735.4131 | 509.735.1800 fax | www.bft.org

PCM 1.17



Greg Wendt, Assistant Planning Manager
Benton County Planning Department
PO Box 910
Prosser WA 99350

June 26, 2019

Re: Preliminary Plat Review
No: SUB 2019-003/EA 2019-015
Name: Steeplechase

Dear Mr. Wendt:

Thank you for the opportunity to comment on the Steeplechase plat. In reviewing the Countywide Planning Policies (Ordinance No. 581), we did not identify that this development would serve any affordable housing (Section 6, Policy 15). We identified no Countywide Planning Policy that addressed community designs that supports transit or active, healthy communities. In reviewing the 2017 Comprehensive Plan Update, we could not identify whether Benton County has a Complete Streets standard, but we did note that Benton County encourages active mobility and sustainable transportation and development.

The average lot size in Steeplechase is over one acre. The subdivision devotes 12% of its gross land area to street rights-of-way, an amount indicative of a developer's goal to maximize developable land area and minimize the cost of street infrastructure. It is also an amount indicative of a poorly-connected suburban street network, which is well-illustrated in the subdivision design. In addition, the plat detail is insufficient to identify whether streets are being designed to accommodate pedestrian, cyclist, and transit needs.

A viable, quality transit system best serves a continuous, straight-line corridor that has at least 8-10 dwelling units per acre (or an equivalent level of commercial density and activity) and a well-connected network of streets and active user paths. Well-connected street networks typically occupy at least 25% of gross land area and form a grid-like network. Higher land yield in well-connected street networks can only be achieved through increases in development density.



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The Steeplechase area is outside of Ben Franklin Transit's PTBA, and, given the type of development occurring in the area, we do not foresee incorporating it into our service area in the future. We recognize that the development could eventually be incorporated into a municipal boundary and, by extension, become part of our service area. We also understand that, at some future point, children, senior citizens, or disabled persons may occupy homes in this area and ask to be served by transit. However, Ben Franklin Transit would not be able to provide efficient or cost-effective transit services to a development of this density or design.

We recognize that this low level of density may achieve other goals for rural areas of Benton County; however it will not be an area accessible by transit. Ben Franklin Transit has no objections to this development, but our formal comment is that this area is not being planned to support any level of transit or active transportation modes, now or in the future. We remain open to partnering with those developing in the Cities and Counties we serve to assist in planning for the successful integration of public transit as our region continues to grow and densify.

Kind regards,

Keith Hall, AICP
Director of Planning and Service Development

cc: File

Greg Wendt

From: Deana Chiodo <deanac@bfhd.wa.gov>
Sent: Friday, July 05, 2019 9:03 AM
To: Greg Wendt
Subject: [EXTERNAL] Preliminary Comments on Plats
Attachments: Bridlewood Prelim.pdf; Ridgeview Prelim.pdf; Steeplechase Prelim.pdf

CAUTION: This email originated from outside of Benton County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greg,

Attached are the preliminary letters I wrote for the 3 plats. According to the most recent information/documents received from you, they have just done a preliminary stormwater analysis. We are wanting a full 100 year storm analysis prior to final approval.

Also the plats attached didn't show any drainage easements designated. Maybe they haven't gotten to that point yet? But that is what we are looking for.

Please let me know if you have any questions or concerns. Thank you.

Deana Chiodo
Environmental Health Specialist II

Benton-Franklin Health District
7102 W. Okanogan Place,
Kennewick, WA 99336
p: 509.460.4316
www.bfhd.wa.gov Deanac@bfhd.wa.gov



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May 21, 2019

Geoff Clark
Candy Mountain LLC
PO Box 1307
Gig Harbor, WA 99335

RE: Preliminary Review of Steeplechase, Parcel #1-0988-400-0001-001, Benton County.

Dear Mr. Clark:

This department completed its preliminary review of the proposed Steeplechase plat in accordance with our current land development policies and requirements for new subdivisions. Our findings are listed below:

1. There are 91 proposed lots ranging from 1 acre to 1.22 acres.
2. Proposed land use is for single family dwellings.
3. Proposed domestic water supply is Summit View Water Works.
4. Soil logs excavated throughout the property was predominately Type 5 soils (silt loam).
5. Lots 12, 13, 14, 15, 16, 17, 18, and 19 contain a natural drainage that adversely affects the lots usable land area. It is requested that easements for these natural drainages be established by a 100 year storm analysis. Copies of the analysis shall be provided to this office prior to final plat approval.

These findings indicate the above referenced plat generally meets our requirements for plats utilizing on-site sewage disposal systems and a public water supply provided:

1. All lots within the plat must be a minimum of $\frac{1}{2}$ acre in size and contain a minimum of 20,000 square feet of usable land area after all easements and encumbrances are subtracted.
2. The extension to the Summit View Water Works must be developed and approved in accordance with WAC 246-290.

3. It is recommended that some provision be made to facilitate future connection to a municipal sewer utility at such time as said utility becomes available.
4. The established natural drainage easement must be shown on the plat.
5. The following statements shall be placed on the final plat:

"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton-Franklin District Board of Health Rules and Regulations at the time of permit issuance. Further be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date."

6. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
7. Prior to final approval, this office must be given the opportunity to review the final plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and issue appropriate comments to the Benton County Planning Department.

Our general recommendation is based upon present known site conditions and does not guarantee the granting of on-site sewage disposal system permits. Our approval of any lot within this plat may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date. Should adverse site conditions be revealed at a later date, the Health Department reserves the right to impose restrictions or deny the issuance of any on-site sewage disposal permits.

Your application will be held in an active state until April 23rd 2020, at which time the submittal will be deemed null and void should this proposal not be developed by that time.

If you have any questions, please contact the Kennewick office, 460-4316.

Sincerely,



Deana Chiodo
Environmental Health Specialist II

Cc: Rogers Surveying Inc.; Benton County Planning Department



South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 8, 2019

Benton County Planning Department
P.O. Box 910
Prosser, WA 99350



Attention: Greg Wendt, Assistant, Planning Manager

Subject: SUB 2019-003/EA 2019-015 – Steeple Chase Plat - I-82 Exit 109 vicinity

We have reviewed the proposed project and have the following comments.

- The subject property is near the Interstate 82 (I-82) Exit 109 interchange. I-82 is a fully controlled limited access facility and a Highway of Statewide Significance (HSS) with a posted speed limit of 70 miles per hour. We are not opposed to the project; however, we are concerned with the cumulative impact this development and others are having on the interchange and within the boundaries of our access control.

The applicant indicates approximately 400 vehicle trips per day will be generated by this proposal; however, the ITE Trip Generation Manual (10th Edition) estimates 91 single family houses (Land Use 210) may generate up to 953 daily vehicle trips with 98 trips occurring in the PM Peak hour. It is anticipated half of these trips will utilize the I-82 Exit 109 interchange.

According to our analysis, the I-82 Exit 109 westbound ramp terminal is currently operating at Level of Service (LOS) F during the PM peak hour; this is below the acceptable LOS threshold of D. The proponent is required to mitigate their impact to the interchange in order to preserve the pre-development condition. In order to offset the impact for this proposal and avoid duplicative efforts, we recommend the County require the proponent to contribute towards the planned restriping of the interchange in proportion to their impact.

- I-82 is an existing facility and the proponent will be expanding a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing additional residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-82 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

A handwritten signature in black ink that reads 'Paul Gonseth'.

Paul Gonseth, P.E.
Planning Engineer

PG: jjp

cc: SR 82, File #9
Kara Shute, Area 3 Maintenance Superintendent



BENTON COUNTY WA PUBLIC WORKS DEPARTMENT

TO: PLANNING DEPARTMENT

FROM: CRISTINA WOODS

DATE: JULY 22, 2019

SUBJECT: PRELIMINARY PLAT – STEEPLECHASE, SUB 2019-003



Please add the following as conditions of final approval for the above reference plat:

1. The developer shall provide a complete set of construction drawings for review and approval by the County and associated utilities. The drawings shall contain all appropriate information listed on the attached Minimum Plan Requirements. Grading plan will include grading to shape any drainage easements to route and fully contain all runoff based upon the 100-year storm within the easement limits. All plans and associated reports shall be prepared by a Professional Engineer licensed to practice in the State of Washington
2. All construction shall be in accordance with the most current edition of the WSDOT Standard Specifications for Road, Bridge and Municipal Construction, applicable Benton County Standard Plans and the requirements of the County Engineer
3. All roads within this plat shall have a paved width of 24 feet with a minimum 1-foot gravel shoulder on each side. Roadways shall be designed for a minimum 25 mile per hour design speed
4. The pavement return radii at all intersections shall be a minimum of 35 feet
5. All stormwater from the roadways shall be contained on the plat and shall utilize surface infiltration (ditches, swales, ponds) for detention. The developer shall have an infiltration test performed at each proposed detention area. Tests shall be done with an infiltrometer using the falling head or constant head method
6. The developer shall provide a complete stormwater runoff report developed in accordance with the Stormwater Management Manual for Eastern Washington accounting for all impervious and pervious surfaces draining to the roadside ditches. Design storm shall be a Modified SCS Type IA with a 25-year return frequency.
7. All signage including but not limited to stop signs, speed limit signs and street name signs shall be installed by the developer in accordance with Benton County Standard Plans
8. All new power, telephone, cable TV and irrigation shall be installed outside of the County right of way in the appropriate easements. Domestic water piping may be installed within the County right of way in accordance with a valid franchise agreement

Preliminary Plat – Steeplechase

July 22, 2019

Page 2

9. Survey monuments, with cases and covers per Benton County Standard R-14B, shall be placed at all road intersections, points of curvature, points of tangency, centers of cul-de-sacs, section corners and quarter corners. All monuments shall be set by a Professional Land Surveyor licensed to practice in the state of Washington
10. Extend contour lines to the edges of the plat
11. Show all drainage easements
12. Add the following notes to the face of the final plat
 - Lots 28, 58, 59 and 60 shall not have direct access to Clearview Lane
 - Benton County is not responsible for the maintenance or upkeep of any stormwater retention facility or drainage easements. All such maintenance and upkeep are the responsibility of the underlying property owner
 - Prior to the construction of any driveway or the issuance of any building permit for any lot within this subdivision the property owner shall obtain a Road Approach Permit from the Benton County Public Works Department and install the required temporary construction access
 - No trees, shrubs, weeds, fencing or other obstructions more than 24 inches in height are permitted within Benton County right of way
 - Property owners that install grass, curbing, rock mulch or other landscaping within the County right of way do so at their own risk. The County will not repair or replace damaged landscaping due to construction or maintenance operations
 - All lots within this subdivision are subject to a three thousand five hundred (\$3,500) traffic mitigation fee. Such fee shall be due and payable prior to issuance of any Building Permit or Road Approach Permit.