

**EXHIBIT LIST FOR SUB 2020-001/EA 2020-001
Preliminary Plat of Grace Estates**

DATED

Planning Commission Memo Exhibit List - June 9, 2020			
PCM 1 Includes:	PCM 1.1	Staff Report	May 15, 2020
	PCM 1.2	Site Map	February 3, 2020
	PCM 1.3	Notice of Public Hearing	May 20, 2020
	PCM 1.4	Planning Department Letter to Applicant	February 19, 2020
	PCM 1.5	Finding of Need for Additional Processing Time	February 19, 2020
	APPLICATION SUBMITTAL		
	PCM 1.6	Subdivision Application	January 16, 2020
	PCM 1.7	Plat Map for Grace Estates	January 16, 2020
	PCM 1.8	Preliminary Stormwater Drainage Report	January 16, 2020
	SEPA INFORMATION		
	PCM 1.9	Environmental Checklist EA 2020-001	January 16, 2020
	PCM 1.10	Notice of Application	February 3, 2020
	PCM 1.11	Mitigated Determination of Non Significance	April 9, 2020
	COMMENTS		
	PCM 1.12	Benton Franklin Health District Letter	January 18, 2020
	PCM 1.13	West Benton Fire District #3	February 4, 2020
	PCM 1.14	Benton PUD Comments	February 5, 2020
	PCM 1.15	City of Prosser	February 6, 2020
	PCM 1.16	Sunnyside Valley Irrigation District	February 7, 2020
	PCM 1.17	Benton Franklin Health District Letter	February 12, 2020
	PCM 1.18	Sunnyside Valley Irrigation District	February 12, 2020
	PCM 1.19	Benton County Public Works	February 18, 2020
	PCM 1.20	Benton County Assessor	February 18, 2020
	PCM 1.21	Benton County Public Works	February 19, 2020
	PCM 1.22	Benton County Fire Marshal Comments	February 20, 2020
	PCM 1.23	Letter from Scott Honeycutt	March 2, 2020
	PCM 1.24	Dept. of Arch. & Historic Preservation	February 11, 2020
PCM 1.25	City of Prosser	April 9, 2020	
PCM 1.26	Dept. of Arch. & Historic Preservation	April 23, 2020	
PCM 1.27	Benton County Public Works	May 12, 2020	
Planning Commission Hearing Exhibit List - June 9, 2020			
PCH 1	PCH 1.1		
	PCH 1.2		
Board of County Commissioners Memo Exhibit List - DATE			
BCCM 1 Includes:	BCCM 1.1		
	BCCM 1.2		
	BCCM 1.3		
	BCCM 1.4		
Board of County Commissioners Hearing Exhibit List - DATE			
BCCH 1 Includes:	BCCH 1.1		
	BCCH 1.2		

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

PCM = Planning Commission Memo Exhibits

PCH = Exhibits submitted during Hearing

CCM = County Commissioner Memo Exhibits

CCH = Exhibits submitted during Closed Record Appeal Hearing

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PCM 1.1

STAFF REPORT TO THE BENTON COUNTY PLANNING COMMISSION

FILE NO: **SUB 2020-001**
Grace Estates Preliminary Plat – 7 Residential Lots

MEMO DATE: May 15, 2020

HEARING DATE: June 9, 2020

APPLICANT: Ron Wenger
908 Florence
Prosser, WA 99350

OWNER: Same as applicant

LOCATION: The site is located on Lots 3 and 4 of Short Plat 2461 in Section 2, Township 8 North, Range 24, East, W.M. lying south of North River Road, east of Moore Road, in unincorporated Prosser, WA. The site is located on parcels 102843012461003 and 102843012461004.

PROPERTY SIZE: Approximately 9.37 acres

AREA TO BE USED: Approximately 9.37 acres

LAND USE: Residential

COMP. PLAN: Urban

ZONING: Urban Growth Area Residential

SUGGESTED STAFF RECOMMENDATION: **Positive recommendation** subject to eight (8) findings of fact and eighteen (18) conditions of approval

APPLICATION DESCRIPTION

The applicant has submitted a preliminary plat application (PCM 1.6) and map (PCM 1.7) to subdivide approximately 9.37 acres into 7 residential lots. The preliminary plat is known as Grace Estates. The land is zoned Urban Growth Area Residential.

The average lot size in the development is approximately 1.25 acres and the lots are proposed to be served by a new public road and individual wells and septic systems.

The property lies south of North River Road, east of Moore Road in unincorporated Prosser, WA. The site is located on parcels 102843012461003 and 102843012461004.

PUBLIC NOTICE

1. A Notice of Application was published in the Prosser Record Bulletin on February 12, 2020 (PCM 1.10).
2. Planning Staff mailed out review packets to technical agencies on February 4, 2020.
3. A Finding of Need for additional processing time was issued on February 19, 2020.
4. A Notice of Public Hearing was published in the Prosser Record Bulletin on May 27, 2020. (PCM 1.3)
5. Property owners within 300 feet were mailed the notice of Public Hearing on May 22, 2020.
6. A SEPA Determination of Mitigated Non-Significance (MDNS) (PCM 1.11) was issued on April 9, 2020.

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 - 15.14.
6. RCW 58.17: Plats and Subdivisions.
7. Planning Commission/Open Record Hearing:

Pursuant to BCC 9.05.070, 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 staff report by 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 the Planning Department's comments and requirements.
2. Benton County Public Works Department: See comments dated February 19, 2020 (PCM 1.21).
3. Benton Franklin Health District: See comments dated January 18, 2020 (PCM 1.12).
4. Sunnyside Valley Irrigation District: See comments dated February 7, 2020 (PCM 1.16).
5. Benton PUD: See comments dated February 5, 2020 (PCM 1.14).
6. Benton County Assessor's Office: Submitted a "no comment" to the Planning Department dated February 18, 2020 (PCM 1.20).

7. Benton County Fire Marshal: See comments dated February 20, 2020 (PCM 1.22).
8. Washington State Department of Archeology & Historic Preservation: See comments dated February 11, 2020 (PCM 1.24) and April 23, 2020 (PCM 1.26).
9. West Benton Fire District # 3: See comments dated February 4, 2020 (PCM 1.13).
10. City of Prosser: See comments dated February 6, 2020 (PCM 1.15) and April 9, 2020 (PCM 1.25).

CRITERIA FOR FINDINGS OF FACT

1. Pursuant to **BCC 9.05.080, Consideration of Preliminary Subdivision**, the Benton County Planning Commission, after conducting an open record hearing and considering all information presented, shall forward 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 BCC 9.05;
 - 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 Grace Estates - File Number SUB 2020-001.

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 2020-001, with the following suggested findings of fact, conditions of approval, and motion.

SUGGESTED FINDINGS OF FACT:

1. The proposed subdivision (PCM 1.6 - application and PCM 1.7 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 9.37-acre site is bordered on the north, east and south by lands zoned UGAR. The land to the west is zoned RL-1;
 - ii. The Benton County Comprehensive Plan designates this area as Urban. The property is in the City of Prosser's Urban Growth Area. The City's Comprehensive Land Use Map identifies that land as Residential;
 - iii. The site is zoned Urban Growth Area Residential (UGAR). The preliminary plat complies with the minimum lot size and minimum average lot width required for UGAR Zoning District;
 - iv. The overall plat average lot size is 1.25 acres;
 - v. This development is consistent with the required minimum lot size and density standards contained in the City of Prosser Comprehensive Plan; and
 - vi. The creation of 7 residential lots in the UGAR 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 Urban Growth Area Residential (UGAR). The preliminary plat complies with the minimum lot size and minimum average lot width required for the UGAR 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 June 9, 2020. 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 special flood hazard area as identified 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.
 - ii. During the SEPA comment period, the Washington State Department of Archeology and Historic Preservation (PCM 1.24) recommended a professional archeological survey of the project area be conducted.
 - iii. An MDNS with mitigation/conditions (PCM 1.11) was issued for the project on April 9, 2020.
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 as it relates to stormwater and drainage easements (PCM 1.21); Reference the Benton County Public Works Department comments as it relates to roads and mitigation requirements (PCM 1.19 and PCM 1.21)
3. The proposed subdivision meets the requirements 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 7 residential lots in the UGAR 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 a new public road.
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 single family wells for potable domestic water services;
 - ii. The Benton Franklin Health District has reviewed the preliminary plat and has no objections provided water and sanitary services are provided to the development and compliance with Health Departments standards is obtained by each lot; and
 - iii. Fire hydrants are not required to be installed as a public water supply is not available at the site. West Benton Fire District #3 will provide fire protection.
 - 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.
 - c. Appropriate provisions have been made for drainage ways based on the following facts:

- i. Knutzen Engineering prepared a Preliminary Stormwater Drainage Report for the applicants of Grace Estates dated January 23, 2020 (PCM 1.8). The report discusses the provisions made for both offsite and onsite stormwater as it relates to this property and the proposed development;
 - ii. Reference the Benton County Public Works Department comments as it relates to stormwater and drainage easements (PCM 1.15).
 - 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 a new public road; and
 - ii. Reference the Benton County Public Works Department comments as it relates to road and mitigation requirements (PCM 1.19 and PCM 1.21)
 - e. Appropriate provisions have been made for transit stops based on the following facts:
 - i. Ben Franklin Transit did not comment on transit service for the proposed development. The proposed plat and surrounding area are not served by public transit.
 - f. Adequate provisions have been made for potable water supplies based on the following facts:
 - i. The plat will be provided potable water by individual groundwater wells.
 - ii. The plat is located within the boundaries of the Benton County Rural Water Supply Program and subject to Benton County Ordinance 619.
 - iii. The applicant submitted the subdivision application prior to the adoption of Ordinance 619. In Section 8(c) of Ordinance 619, the applicant is not required to purchase mitigation certificates as a component of plat review and approval. A note has been placed on the plat for applicants of future building permits to acquire applicable mitigation certificates and comply with the requirements of the Rural Water Supply Program.
 - iv. The Benton Franklin Health District has reviewed the proposal and find that it generally meets their requirements provided all conditions of approval as listed in the letter dated October 16, 2019 (PCM 1.12) are satisfied.
 - g. Adequate provisions have been made for sanitary waste based on the following facts:
 - i. All lots in the development are proposed to be served by individual septic systems.
 - 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.
 - 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 Prosser 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.

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 (PCR 1.12).
7. The proposed subdivision is located within an irrigation district, and the applicant shall comply with RCW 58.17.310 as it now exists or is hereafter amended.
 - a. The applicant is required to comply with the Sunnyside Valley Irrigation District standards and requirements as they relate to RCW 58.17.310.
8. 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.
 - a. The proposed plat is consistent with RCW 58.17.110 (1)(2)(3)(4). The plat is to be provided potable water from individual groundwater wells.
 - b. Future homes and/or dwelling units shall comply with Benton County Ordinance 619 and the Benton County Rural Water Supply Program.

SUGGESTED CONDITIONS OF APPROVAL:

1. Applicant shall meet and comply with the requirements of the **Benton County Road Department**, including the following:
 - a. 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.
 - b. All construction shall be in accordance with the most current WSDOT Standard Specifications for Road, Bridge and Municipal Construction, applicable Benton County Standard Plans and the requirements of the County Engineer.
 - c. All roads within this plat shall have a paved width of 24 feet with a minimum 1-foot gravel shoulder. Roadways shall be designed for a minimum 25 mile per hour design speed.
 - d. The pavement return radius at all intersections shall be a minimum of 35 feet.
 - e. 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. Other methods of infiltration rate determination shall be approved by the County.

- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. The developer shall widen Moore Road to 20 feet from the intersection of North River Road to 150 feet South of W Grace Lane. All construction shall be in accordance with the most current WSDOT Standard Specifications for Road, Bridge and Municipal Construction, applicable Benton County Standard Plans and the requirements of the County Engineer.
- k. The developer shall provide a complete set of construction drawings depicting the road widening for review and approval by the County and associated utilities.
- l. The developer shall dedicate 30 feet of right-of-way from the western property line of the plat.
- m. The developer shall vacate the existing 10-foot utility easement AF# 92-17718.
- n. The fencing along the properties on Moore Road shall be moved away from the edge of the new pavement.
- o. The developer shall widen the radii of the intersection with North River Road to 35 feet
- p. Add the following notes to the face of the final plat:
 - 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 plat shall only have access to W Grace Lane.

- q. For more information please contact Cristina Woods at 509-786-5611 or Cristina.Woods@co.benton.wa.us.
2. Applicant shall meet and comply with the requirements of the **City of Prosser**, including the following:
 - a. It should be noted that further density post annexation would not be allowed without adequate hydrants and storm water systems approved by the City Engineer.
 - b. The right-of-way is adequate in size.
 - c. Further development may require improvements to the parks.
 - d. For more information please contact Steve Zetz at the City of Prosser at (509) 786-2332.
 3. Applicant shall meet and comply with the requirements of the **Benton Franklin Health District**. BFHD provided the following comments:
 - a. Each lot must be configured to allow a 100-foot radius water supply protection zone to fit within the lot lines or a 100-foot protection zone must be established around each proposed well site.
 - b. All lots shall have a minimum of 1 acre in size and contain a minimum of 18,000 square feet of usable land area after all easements and encumbrances are subtracted.
 - c. All wells, irrigation lines, canals, and surface waters within 150ft of the plat are shown on the plat map.
 - d. All easements, including road access easements and utility.
 - e. Prior to final approval, a long plat final review fee (Code 54.37 for \$200) must be submitted to this office for the final walk through review of the plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2 and WAC 246-272A, and for the issuance of appropriate comments to the Benton County Planning Department.
 - f. Prior to the issuance of any 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.
 - g. 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.
 - h. The following statements are placed on the 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 Board of Health Rules and Regulation 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."
 - "The lots within this short plat may have specific limitations and/or restrictions for Health the placement Department of should on-site be sewage contacted disposal for further systems. The Benton-Franklin Health Department should be contacted for further information."

- i. Please contact Deana Chiodo at (509) 460-4316 for more information.
4. Applicant shall meet and comply with the requirements of the **Benton PUD**, including the following:
 - a. A 10' utility easement extending from the eastern end of the cul-de-sac, over the north 10' of Lot 7 is required.
 - b. Please contact Shanna Everson with Benton PUD at (509) 585-5367 or eversons@bentonpud.org for more information.
5. Applicant shall meet and comply with the requirements of the **Sunnyside Valley Irrigation District**, including the following:
 - a. SVID does not have facilities within the parcels for development.
 - b. Irrigation distribution facilities and easements must be provided pursuant to RCW 58.17.310.
 - c. Access for plats and/or subdivisions will not be allowed on SVID operation and maintenance roads.
 - d. Buildings will not be allowed within SVID easements or right-of-way.
 - e. Obstructions will not be allowed within SVID easements or right-of-way without permits.
 - f. All irrigation assessments must be paid in full prior to SVID approval.
 - g. Refer to www.SVID.org (under the 'Resources/or landowners tab) for the list of general requirements for plat approval by SVID.
 - h. Please contact SVID for additional subdivision requirements and fees specific to this project.
 - i. Please contact Rigo Diosdado at (509) 837-6980 or diosdador@SVID.org.
6. Applicant shall meet and comply with the requirements of the **Benton County Fire Marshal** including the following:
 - a. If any individual driveway is 200 feet or more, an approved turn around for Emergency Services vehicles is required.
 - b. The subdivision shall comply with BBC 3.18.045 Minimum Road Requirements and 3.05.046 Special Fire Protection.
 - c. Please contact the Benton County Fire Marshal, Clark Posey, at (509)735-3500 or Clark.Posey@co.benton.wa.us for more information.
7. Applicant shall meet and comply with the requirements of the **Department of Archeology and Historic Preservation**, including the following:
 - a. The State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) concur with the results and recommendations made in the applicant's revised survey report.
 - b. An Archaeological Site Alteration & Excavation Permit will be required for this project. Instructions for applying for a permit can be found at <https://dahp.wa.gov/archaeology/archaeological-permitting>.
 - c. For more information please contact Sydney Hanson, Transportation Archaeologist at (360) 586-3082 or Sydney.Hanson@dahp.wa.gov.

8. Applicant shall meet and comply with the requirements of the **Benton County Planning Department**, including the following:
- a. 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 April 9, 2020 (PCM1.11).
 - b. The applicant shall meet and comply with the recommendation's included in the March 30, 2020 letter from the Washington State Department of Archeology and Historic Preservation, including the submittal of the site form, the updated survey report, and permit application for the project. Compliance with the Cultural Resources Survey Report completed by Northwest Anthropology for this project shall be complied with.
 - c. Add contour lines to the plat map, not to exceed 10-foot intervals to adequately show the topography of the land to be subdivided.
 - d. Show the location of permanent buildings, wells (including wells within one-hundred (100) feet of the proposed subdivision), water courses, bodies of water, overhead and underground utilities, railroad lines, municipal boundaries, section lines, township lines, and other important features existing upon, over and under the land proposed to be subdivided on the plat map.
 - e. Show the names of adjacent subdivisions and the location and names of all adjacent streets, as well as, names of adjacent property owners to the subdivision on the plat map.
 - f. Show the location, name, right-of-way widths, and type of surfacing of all streets and alleys located within and adjacent to the land to be subdivided on the plat map.
 - g. List the square feet of each lot in addition to the acreage.
 - h. The following notes shall be placed on the final plat:
 - "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".
 - "Prior to the granting of a building or factory assembled (FAS) permit for each lot by the County, the applicant for a building or FAS permit must comply with RCW 90.44.050, as currently existing and hereafter amended, regarding public ground water. The applicant must demonstrate that potable water is legally available by presenting (A) evidence of a valid water right permit from the Washington State Department of Ecology for the proposed wells for each lot; (B) a water well report filed and received by the Washington State Department of Ecology for an exempted well that complies with the 5,000 gallon per day exemption described in RCW 90.44.050, as currently existing and hereafter amended; or (C) a written approval of the Washington State Department of Health that a group A or group B public water supply system has been installed and is available for providing potable water to the lot."
 - "This plat is located within the Benton County Rural Water Supply Program Mitigation Area. All new dwelling units located within this plat are required to comply with Benton County Ordinance 619 (BCC Title 15), Benton County Rural Water Supply Program, as amended. All new dwelling units shall acquire a mitigation certificate from Benton County prior to building permit issuance. In addition, all new dwelling units within the Mitigation Area are required to meter

their water usage through a meter approved by the County and pay an annual program fee in an amount set by the County.”

- “All ground disturbing activities or development within this subdivision shall be evaluated by the Washington State Department of Archeology and Historic Preservation to see if an Archaeological Site Alteration & Excavation Permit will be required.”
 - Addresses [noted in brackets] are subject to change until the exact location of the dwelling and access onto the plat is determined.
- i. Per BCC 9.09.030(p) Development- Estate Fencing; double frontage lots are discouraged. To mitigate for this, an estate type fence or a 3-rail traditional ranch type fence shall be placed along the following locations:
 - East side of Lots 4-7 along the 40’ access easement.
 - South side of Lots 5-7 along the 30’ access easement.
 - j. The 10’ utility easement (92-17718) along the north 10’ feet of the subdivision is not shown on short plat 2461, consider removing.
 - k. A 10’ utility easement existing on the south 10’ of the subdivision as recorded under AF# 96-24124. Please show this easement on the plat map.
 - l. The 30’ and 40’ access and utility easements as shown on the plat map contain multiple easements within these areas. Please show the boundary of each individual easement and their associated width within these easement areas.
 - m. Please update the legal description as shown on the plat map to match the legal description in the title report. The second line should read:
 - “under recording no. 1999-037648”.
 - n. The road name “Grace” is already assigned within Benton County. Please submit three proposed road names to the Planning Department for their review and approval. The proposed names should contain between 3-12 characters. The possible names should not: contain non-letter characters, exceed two words in length, contain directional names (north, south), and should avoid similar sounding names to existing roads in the County and Cities.
9. Preliminary plat approval shall be effective for 5 (five) years from the date of Board of County Commissioner approval. Exceptions shall comply and approved subject to the provisions of BCC 9.05.110 (e) as currently existing or hereafter amended.
 10. Any amendments to an approved preliminary plat must be completed in accordance with BCC 9.05.140 as currently existing or hereafter amended.
 11. 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.
 12. Final Plat applications shall be submitted to the Planning Department. An applicant shall submit a final plat application that follows BCC 9.07 - Final Plat standards and requirements, as currently existing or hereafter amended:
 13. 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.

14. 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.
15. 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.
16. The applicant shall coordinate with the Post Office regarding centralized box unit (CBU) locations for the development, if necessary.
17. 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.
18. 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.

SUGGESTED MOTION:

The Planning Commission forwards a **recommendation of approval** to the Benton County Board of Commissioners for Application SUB 2020-001/EA 2020-001, subject to the eight (8) findings of fact and eighteen (18) conditions of approval as stated in the staff memo (PCM 1.1) dated May 15, 2020, which includes the preliminary plat approval for 7 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.



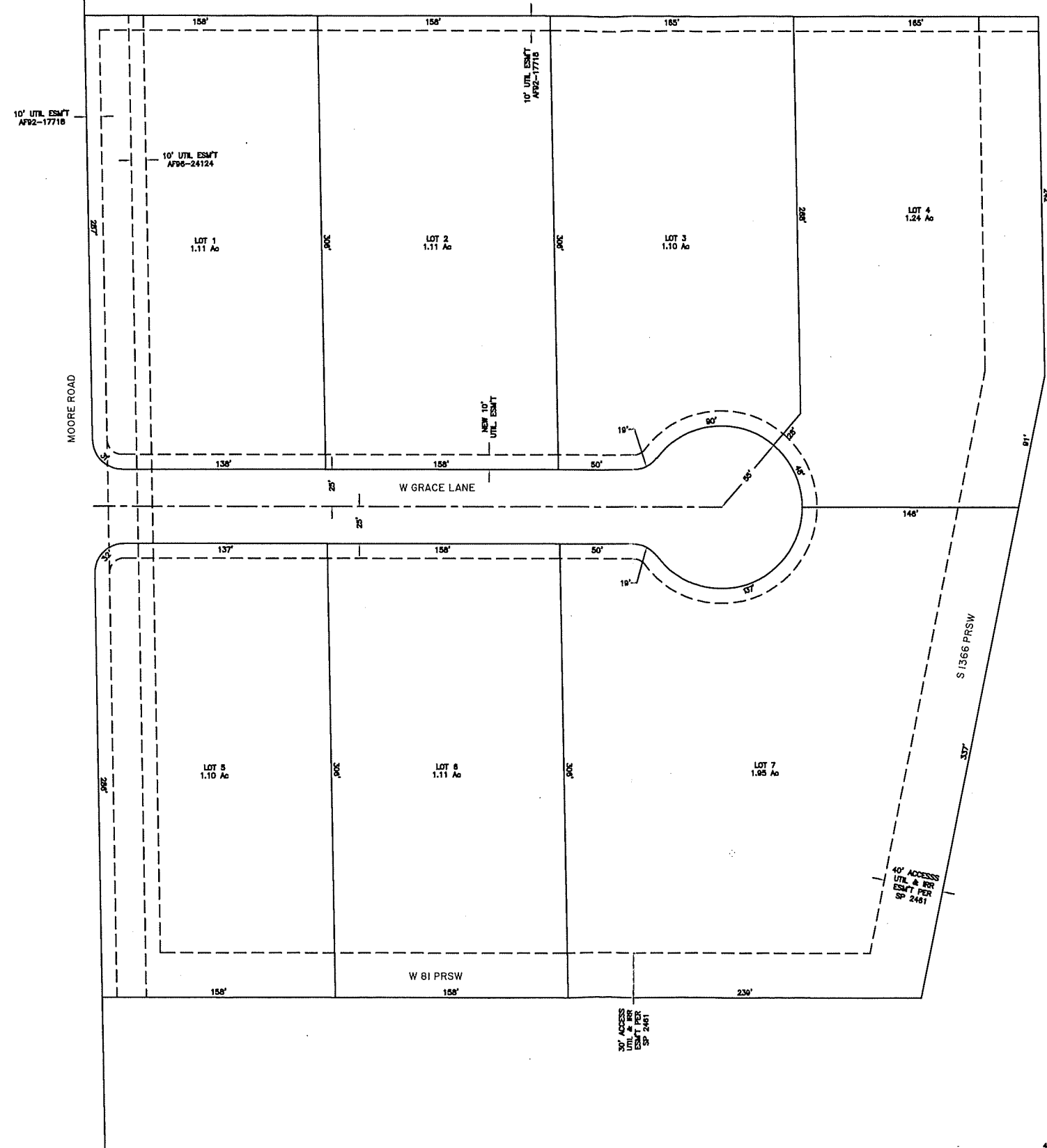
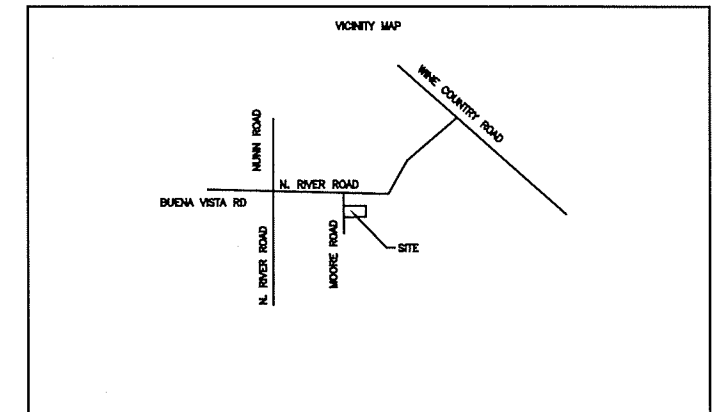
PCM 1.7

PRELIMINARY PLAT OF GRACE ESTATES

LOCATED IN A PORTION OF GOVERNMENT LOT 8, SECTION 2,
TOWNSHIP 8 NORTH, RANGE 24 EAST, W.M.
BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

LOTS 3 AND 4 OF SHORT PLAT 2481, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2481, RECORDS OF BENTON COUNTY, WASHINGTON.



OWNER/DEVELOPER

RON WENGER
908 FLORENCE
PROSSER, WA 99350
(509) 439-0993

PREPARED BY

ROGERS SURVEYING INC.
1455 COLUMBIA PARK TRAIL-STE 201
RICHLAND, WASHINGTON 99352
509-783-4141 (OFFICE)

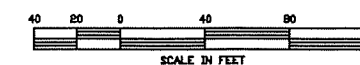
LAND USAGE

GROSS PLANNING AREA = 9.37 ACRES
425 LINEAR FEET PLAT STREETS = 0.65 ACRES
NET PLANNING AREA = 8.72 ACRES

8.72 ACRES X 43560 SQ. FT. = 54264 SQ. FT. = 1.25 ACRES
7 LOTS AVERAGE LOT SIZE

1.95 ACRES LARGEST LOT (7) 1.10 ACRES SMALLEST LOT (3&5)

ZONING = UGAR
WATER SUPPLY = INDIVIDUAL WELLS
SEWAGE DISPOSAL = INDIVIDUAL SEPTIC SYSTEMS



RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA 99352
PHONE (509) 783-4141
FAX (509) 783-8884
www.rogerssurveying.com



NOTICE OF OPEN RECORD HEARINGS **PCM 1.3**

NOTICE IS GIVEN that the following applications will be considered by the Benton County Planning Commission at public hearings on Tuesday, June 9th, 2020, at **6 p.m.**

SUB 2020-001/EA 2020-001, the preliminary plat of Grace Estates, a subdivision of 9.37 acres into 7 lots averaging 1.25 acres by Ron Wenger. The site is located on Parcel #'s 1-0284-301-2461-003 and 004 which is also known as lots 3 and 4 of Short Plat 2461 in Section 2, Township 8 North, Range 24, East, W.M. lying East of Moore Road, Prosser WA.

SUB 2020-002/EA 2020-004, the preliminary plat of Orchard View, a subdivision of 9.1 acres into 29 lots with an average lot size of 10,433 square feet by Hayden Homes. The site is located on Parcel # 1-0780-300-0081-000 and is located in the southwest corner of the intersection of E. 19th Avenue and S. Gum Street in Kennewick WA and is described as that portion of the East 175 feet of the East 160 feet of the East Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter in Section 7, Township 8 North, Range 30 East, W.M.,

SUB 2020-003/EA 2020-008, the preliminary plat of Shaw Vineyard Estates, a subdivision of 39 acres into 7 lots averaging 5.07 acres by Tyler Franzheim/Shaw Vineyards. The site is located on parcel #'s 1-1407-200-0002-001 and 1-1407-300-0001-000 which are located west of the terminus of Carel Lane and south of Horn Rapids Road in Section 14, Township 10 North, Range 27, East, W.M.

OA 2020-001 - AN ORDINANCE relating to zoning and Rural Lands Five Acre District (RL-5); amending the section relating to uses requiring a conditional use permit; amending Ordinance 611, Section 44 and BCC 11.11.060 by adding a veterinary facility as a use requiring a conditional use permit.

NOTICE IS FURTHER GIVEN that said subdivision applications have been reviewed under the requirements of the State Environmental Policy Act and Determinations of Mitigated Non-Significance (MDNS) were issued on April 9, 2020 for SUB 2020-001 and SUB 2020-003 and February 27th for SUB 2020-002 and accordingly Environmental Impact Statements were not required. Any comments regarding these determinations and the environmental impacts of the proposals can be made at the Planning Commission Hearing as using the method noted below or in writing to the Benton County Planning Department by 5 p.m. on Monday June 8, 2020.

Due to Governor's "Stay Home, Stay Healthy" order the County Offices are closed to in person visits from the public at this time. In an effort to continue to provide public access to the Planning Commission meetings, Benton County will be providing telephonic and video access for the public to view and provide testimony at the Planning Commission

meetings. **If you choose to join the meeting telephonically, we ask that you please limit background noise or mute your line to prevent any unnecessary interruption to the meeting.**

If you wish to provide comments on any of the actions before the Planning Commission, we ask that you please fill out our online form (found at <https://tinyurl.com/testifyform>) and submit your request to our office. **You must submit a request form to participate for each hearing that you wish to attend.** If you prefer to make the request by phone, please call our office at 786-5612 and we can add you to the list for providing testimony. At the meeting the names of those wishing to testify will be called out and at that time you will be able to present your comments/concerns regarding the specific agenda item.

In order to join the meetings telephonically you will need to dial in and enter the Meeting ID and Passcode. These links will be available on June 9th, shortly before 6 p.m. To view the Video please use the link below.

Dial 509 222 2310
Meeting ID: 5687
Passcode: 5687

Video broadcast link: planningcommission.co.benton.wa.us

At this hearing, the Planning Commission may recommend approval, conditional approval, or disapproval of the applications to the Benton County Board of Commissioners. All parties concerned may present any support or objections for the application per the phone in instructions above. Information concerning the applications can be obtained at the Benton County Planning Department, by calling 736-3086 (Tri-Cities) or 786-5612 (Prosser).

Dated at Prosser, Washington on this 20th day of May 2020.

Martin Sheeran, Chairman
BENTON COUNTY PLANNING COMMISSION

Greg Wendt, Planning Manager
Planning Department

PUBLISH ON: May 27, 2020

Planning Department

(509) 786-5612
P.O. Box 910
Prosser, WA 99350



www.co.benton.wa.us

planning.department@co.benton.wa.us

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway

February 19, 2020

PCM 1.4

Ron Wenger
908 Florence
Prosser, WA 99350

RE: Grace Estates Preliminary Plat and Environmental Assessment
EA 2020-001 & SUB 2020-001

Dear Mr. Wenger,

During the review of EA 2020-001 and SUB 2020-001, the Washington State Department of Archaeology and Historic Preservation submitted a letter, dated February 11, 2020, requesting an archeological survey be completed on your project site.

While you are conducting the survey and meeting the necessary requirements of the Washington State Department of Archaeology and Historic Preservation, the Planning Department will place your above-referenced applications on hold. When the Washington State Department of Archaeology and Historic Preservation has provided the Planning Department verification that the impacts or potential impacts have been addressed at the site, the County's environmental determination (EA 2020-001) can be made and the review of the preliminary plat (SUB 2020-001) will continue.

If you have any questions or concerns, please do not hesitate to contact our Department at 786-5612 or planning.department@co.benton.wa.us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Greg J. Wendt", is written over a horizontal line.

Greg J. Wendt, Planning Manager
Benton County Planning Department

Planning Department

(509) 786-5612
P.O. Box 910
Prosser, WA 99350



www.co.benton.wa.us

planning.department@co.benton.wa.us

Prosser Office: 620 Market Street, 1st Floor
Kennewick Office: 102206 East Wiser Parkway

**FINDING OF NEED FOR ADDITIONAL
PROCESSING TIME**

PCM 1.5

File No. Grace Estates Preliminary Plat and Environmental Assessment
EA 2020-001 & SUB 2020-001

FINDING

For the reasons set forth below, the Benton County Planning Manager hereby finds that additional processing time of up to one (1) year is necessary in connection with the SEPA review and preliminary plat submitted by Ron Wenger.

1. The above referenced preliminary application and environmental checklist was submitted to the Benton County Planning Department on January 31, 2020.
2. The Planning Department has determined that additional information in the form of an archeological survey, as requested by the Washington State Department of Archaeology and Historic Preservation, is needed in order to proceed with the environmental review of the project and preliminary plat.
3. The Planning Department has determined that an extension of time is warranted and necessary for the review of the preliminary plat due to the Washington State Department of Archaeology and Historic Preservation requirements. The requirement for an archeological survey will delay the processing of the SEPA and preliminary plat application while the survey and applicable documentation is being completed.
4. Consequently, an additional processing time of up to one (1) year is justified and necessary with respect to the above referenced application.

Dated this 19th day of February 2020

Benton County Planning Manager



Greg J. Wendt

Donna Hutchinson

From: Greg Wendt
Sent: Wednesday, February 19, 2020 1:27 PM
To: rwengerjr@yahoo.com
Cc: Michelle Cooke; Donna Hutchinson; April Brown; Brian Malley; Andrea Watts
Subject: Grace Estates (On Hold)
Attachments: 20200219125930017.pdf; 20200219125923266.pdf

Hi Ron,

Earlier today I sent you a copy of a SEPA comment letter from the State of Washington's Department of Archeology and Historic Preservation (DAHP). DAHP is requesting a professional archaeological survey be completed for your project area.

At this time, the Planning Department is extending or granting additional processing time for your SEPA review and putting a hold on the preliminary plat until a letter of approval is received from DAHP. Once the approval is obtained, let us know and we can finalize the SEPA process and move forward with the preliminary plat. I have attached a letter and findings related to the time extension for your application.

Thanks! If you have any questions, please let us know.

Sincerely,



Greg J. Wendt
Planning Manager
Benton County Planning Department
PO Box 910
Prosser, WA 9350
(509) 786-5612
greg.wendt@co.benton.wa.us

The Planning Department has two (2) office locations!

[Benton County Courthouse, 620 Market Street, Prosser, WA 99350](#)

[Benton County Public Services Office, 102206 E Wiser Parkway, Kennewick, WA 99336](#)

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this email account may be a public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

BENTON COUNTY PRELIMINARY PLAT APPLICATION

File No. SUB 2020-001

Subdivision Name: Grace Estates



1. Applicant Name: Ron Wenger
Applicant Address: 908 Florence Prosser WA 99350
Telephone number: Home 509-439-0993 Work _____

2. If you wish to be contacted via email, please list your email address: _____
RWengerJR@yahoo.com

3. Legal Owners Name: Same
Legal Owners Address: 908 Florence St Prosser WA 99350
Telephone number: Home 509-439-0993 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: .
1-0284-301-2461-003 & 1-0284-301-2461-004

7. **Land Use Information:**
a. Total area involved 9.37 Ac c. Smallest lot area 1.10 Ac
b. Total number of lots 7 d. Average lot area 1.25 Ac

e. Acreage in parks 0

g. Total acreage of public streets 0.65 Ac

f. Length of public streets 425 Ft

8. Proposed annexation plans _____

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

Name of City Provider _____

Private Water System _____ Name & Address of Private System _____

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 SVID

Private Irrigation Lines: Yes _____ No

10. School District Prosser

11. Fire District 3

12. Any other comments or information that is significant _____

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

14. Comprehensive Plan Designation UGA

15. Zoning Designation UGAR

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.

R. Wenger
Applicant's Signature

Ron Wenger
Print Name

1/15/2020
Date

R. Wenger
Signature of Legal Owners

Ron Wenger
Print Name

1/15/2020
Date

Jodi Wenger
Signature of Person with additional ownership interest

Jodi Wenger
Print Name

1/15/2020
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: _____

By: _____,
(print name) (Title)

Signature: _____,
(Signature) (Title)

The above signed officer of _____ (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit _____ 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 _____



January 23, 2020

Public Works
Benton County of Washington
620 Market Street
Prosser, WA 99350

RE: Wenger Acres

Wenger Acres is a 7-lot residential subdivision in the SE quarter of Section 8, Township 8 North, Range 24 East, Prosser, Benton County Washington. The site is located east of S Moore Road at the corner of S Moore Rd and W 81 PR SW, and is bordered on the east by S 1366 PR SW.

This preliminary drainage study addresses the development preliminary drainage system design as it pertains to the future construction of this preliminary plat. This site is generally flat with a gentle slope of approximately 1% from the southeast to the northwest. Construction of an urban local access road will increase stormwater runoff however, there will not be an increase in outflow of this stormwater from the site due to these improvements. This increase in stormwater runoff will be collected and infiltrated through a series of roadside ditches in compliance with the Benton County Public Works standards. All surface disposal will comply with the requirements of the Stormwater Management Manual for Eastern Washington and will be designed by a licensed engineer registered in the State of Washington.

Preliminary investigation of the properties soil from the Natural Resources Conservation Service (NRCS) website indicates the subsurface soil to be a Finley fine sandy loam and Scootney silt loam, gravelly sub soil. These soils have infiltration rates ranging from 1.2 to 1.98 inches per hour based on saturated hydraulic conductivity rates. The depth to groundwater recorded in well logs in the vicinity of the site show the static groundwater levels lie between 25-feet to 42-feet below ground surface.

Prior to final permit submittal of roadway infrastructure plans, a geotechnical evaluation of the soils should be conducted and infiltration testing done to confirm the soils' ability to infiltrate stormwater.

Attached with this preliminary report are the preliminary plat map, preliminary site plan sketch, the soils report from the NRCS website, the FEMA Flood Insurance Rate Map for the property and well logs in the vicinity of the site for reference.

My email address is: nathan@knutzenengineering.com and my mailing address is listed at the footing of this letter. Please feel free to let me know if you have any questions. I can be reached at (509) 222-0959.

Sincerely,



Nathan Machiela, PE
Senior Engineer

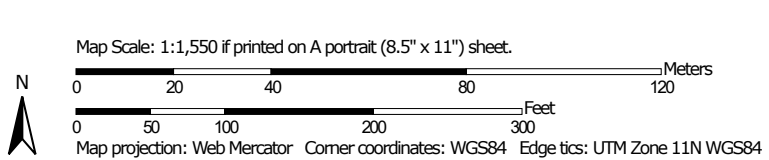
Attachments: Preliminary Plat Map
Preliminary Site Plan Sketch
NRCS Soil Map/Physical Soil Properties Report
FEMA Flood Insurance Rate Map
Well Logs



Soil Map—Benton County Area, Washington



Soil Map may not be valid at this scale.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FeD	Finley fine sandy loam, 5 to 15 percent slopes	0.4	4.3%
FnA	Finley fine sandy loam, moderately deep, 0 to 2 percent slopes	3.3	32.0%
SdA	Scootenev silt loam, gravelly subsoil, 0 to 2 percent slopes	6.5	63.7%
Totals for Area of Interest		10.2	100.0%

Physical Soil Properties

This table shows estimates of some physical characteristics and features that affect soil behavior. These estimates are given for the layers of each soil in the survey area. The estimates are based on field observations and on test data for these and similar soils.

Depth to the upper and lower boundaries of each layer is indicated.

Particle size is the effective diameter of a soil particle as measured by sedimentation, sieving, or micrometric methods. Particle sizes are expressed as classes with specific effective diameter class limits. The broad classes are sand, silt, and clay, ranging from the larger to the smaller.

Sand as a soil separate consists of mineral soil particles that are 0.05 millimeter to 2 millimeters in diameter. In this table, the estimated sand content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Silt as a soil separate consists of mineral soil particles that are 0.002 to 0.05 millimeter in diameter. In this table, the estimated silt content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

Clay as a soil separate consists of mineral soil particles that are less than 0.002 millimeter in diameter. In this table, the estimated clay content of each soil layer is given as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter.

The content of sand, silt, and clay affects the physical behavior of a soil. Particle size is important for engineering and agronomic interpretations, for determination of soil hydrologic qualities, and for soil classification.

The amount and kind of clay affect the fertility and physical condition of the soil and the ability of the soil to adsorb cations and to retain moisture. They influence shrink-swell potential, saturated hydraulic conductivity (K_{sat}), plasticity, the ease of soil dispersion, and other soil properties. The amount and kind of clay in a soil also affect tillage and earthmoving operations.

Moist bulk density is the weight of soil (oven-dry) per unit volume. Volume is measured when the soil is at field moisture capacity, that is, the moisture content at 1/3- or 1/10-bar (33kPa or 10kPa) moisture tension. Weight is determined after the soil is dried at 105 degrees C. In the table, the estimated moist bulk density of each soil horizon is expressed in grams per cubic centimeter of soil material that is less than 2 millimeters in diameter. Bulk density data are used to compute linear extensibility, shrink-swell potential, available water capacity, total pore space, and other soil properties. The moist bulk density of a soil indicates the pore space available for water and roots. Depending on soil texture, a bulk density of more than 1.4 can restrict water storage and root penetration. Moist bulk density is influenced by texture, kind of clay, content of organic matter, and soil structure.

Saturated hydraulic conductivity (Ksat) refers to the ease with which pores in a saturated soil transmit water. The estimates in the table are expressed in terms of micrometers per second. They are based on soil characteristics observed in the field, particularly structure, porosity, and texture. Saturated hydraulic conductivity (Ksat) is considered in the design of soil drainage systems and septic tank absorption fields.

Available water capacity refers to the quantity of water that the soil is capable of storing for use by plants. The capacity for water storage is given in inches of water per inch of soil for each soil layer. The capacity varies, depending on soil properties that affect retention of water. The most important properties are the content of organic matter, soil texture, bulk density, and soil structure. Available water capacity is an important factor in the choice of plants or crops to be grown and in the design and management of irrigation systems. Available water capacity is not an estimate of the quantity of water actually available to plants at any given time.

Linear extensibility refers to the change in length of an unconfined clod as moisture content is decreased from a moist to a dry state. It is an expression of the volume change between the water content of the clod at 1/3- or 1/10-bar tension (33kPa or 10kPa tension) and oven dryness. The volume change is reported in the table as percent change for the whole soil. The amount and type of clay minerals in the soil influence volume change.

Linear extensibility is used to determine the shrink-swell potential of soils. The shrink-swell potential is low if the soil has a linear extensibility of less than 3 percent; moderate if 3 to 6 percent; high if 6 to 9 percent; and very high if more than 9 percent. If the linear extensibility is more than 3, shrinking and swelling can cause damage to buildings, roads, and other structures and to plant roots. Special design commonly is needed.

Organic matter is the plant and animal residue in the soil at various stages of decomposition. In this table, the estimated content of organic matter is expressed as a percentage, by weight, of the soil material that is less than 2 millimeters in diameter. The content of organic matter in a soil can be maintained by returning crop residue to the soil.

Organic matter has a positive effect on available water capacity, water infiltration, soil organism activity, and tilth. It is a source of nitrogen and other nutrients for crops and soil organisms.

Erosion factors are shown in the table as the K factor (Kw and Kf) and the T factor. Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and Ksat. Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

Erosion factor Kw indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Erosion factor Kf indicates the erodibility of the fine-earth fraction, or the material less than 2 millimeters in size.

Erosion factor T is an estimate of the maximum average annual rate of soil erosion by wind and/or water that can occur without affecting crop productivity over a sustained period. The rate is in tons per acre per year.

Wind erodibility groups are made up of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to wind erosion, and those assigned to group 8 are the least susceptible. The groups are described in the "National Soil Survey Handbook."

Wind erodibility index is a numerical value indicating the susceptibility of soil to wind erosion, or the tons per acre per year that can be expected to be lost to wind erosion. There is a close correlation between wind erosion and the texture of the surface layer, the size and durability of surface clods, rock fragments, organic matter, and a calcareous reaction. Soil moisture and frozen soil layers also influence wind erosion.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. (<http://soils.usda.gov>)

Report—Physical Soil Properties

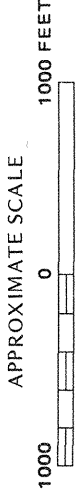
Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Physical Soil Properties--Benton County Area, Washington														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
	<i>In</i>	<i>Pct</i>	<i>Pct</i>	<i>Pct</i>	<i>g/cc</i>	<i>micro m/sec</i>	<i>In/in</i>	<i>Pct</i>	<i>Pct</i>					
FeD—Finley fine sandy loam, 5 to 15 percent slopes														
Finley	0-3	-66-	-27-	4- 7- 10	1.15-1.25 -1.35	14.00-28.00-42. 00	0.13-0.14-0. 15	0.0- 1.5- 2.9	0.7- 0.9- 1.0	.28	.28	3	3	86
	3-13	-66-	-27-	4- 7- 10	1.30-1.40 -1.50	14.00-28.00-42. 00	0.09-0.11-0. 13	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.17	.37			
	13-28	-48-	-45-	4- 7- 10	1.30-1.40 -1.50	14.00-28.00-42. 00	0.08-0.10-0. 11	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.17	.49			
	28-60	-97-	- 2-	0- 2- 4	1.40-1.50 -1.60	141.00-300.00- 705.00	0.03-0.04-0. 05	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.02	.05			
FnA—Finley fine sandy loam, moderately deep, 0 to 2 percent slopes														
Finley	0-3	-66-	-27-	4- 7- 10	1.15-1.25 -1.35	14.00-28.00-42. 00	0.13-0.14-0. 15	0.0- 1.5- 2.9	0.7- 0.9- 1.0	.28	.28	3	3	86
	3-13	-66-	-27-	4- 7- 10	1.30-1.40 -1.50	14.00-28.00-42. 00	0.09-0.11-0. 13	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.17	.37			
	13-28	-48-	-45-	4- 7- 10	1.30-1.40 -1.50	14.00-28.00-42. 00	0.08-0.10-0. 11	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.17	.49			
	28-60	-97-	- 2-	0- 2- 4	1.40-1.50 -1.60	141.00-300.00- 705.00	0.03-0.04-0. 05	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.02	.05			

Physical Soil Properties--Benton County Area, Washington														
Map symbol and soil name	Depth	Sand	Silt	Clay	Moist bulk density	Saturated hydraulic conductivity	Available water capacity	Linear extensibility	Organic matter	Erosion factors			Wind erodibility group	Wind erodibility index
										Kw	Kf	T		
SdA— Scooteny silt loam, gravelly subsoil, 0 to 2 percent slopes	In	Pct	Pct	Pct	g/cc	micro m/sec	In/in	Pct	Pct					
Scooteny	0-4	-34-	-59-	5- 8- 10	1.15-1.25 -1.35	4.00-9.00-14.00	0.18-0.19-0.20	0.0- 1.5- 2.9	1.0- 1.5- 2.0	.55	.55	4	5	56
	4-15	-34-	-59-	5- 8- 10	1.20-1.33 -1.45	4.00-9.00-14.00	0.18-0.19-0.20	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.64	.64			
	15-38	-34-	-59-	5- 8- 10	1.30-1.38 -1.45	14.00-28.00-42.00	0.10-0.12-0.13	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.32	.55			
	38-60	-50-	-40-	0-10- 10	1.30-1.43 -1.55	14.00-28.00-42.00	0.05-0.07-0.09	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.15	.43			

Data Source Information

Soil Survey Area: Benton County Area, Washington
 Survey Area Data: Version 15, Sep 16, 2019



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

**BENTON COUNTY,
WASHINGTON**
(UNINCORPORATED AREAS)

PANEL 485 OF 1075
(SEE MAP INDEX FOR PANELS NOT PRINTED)

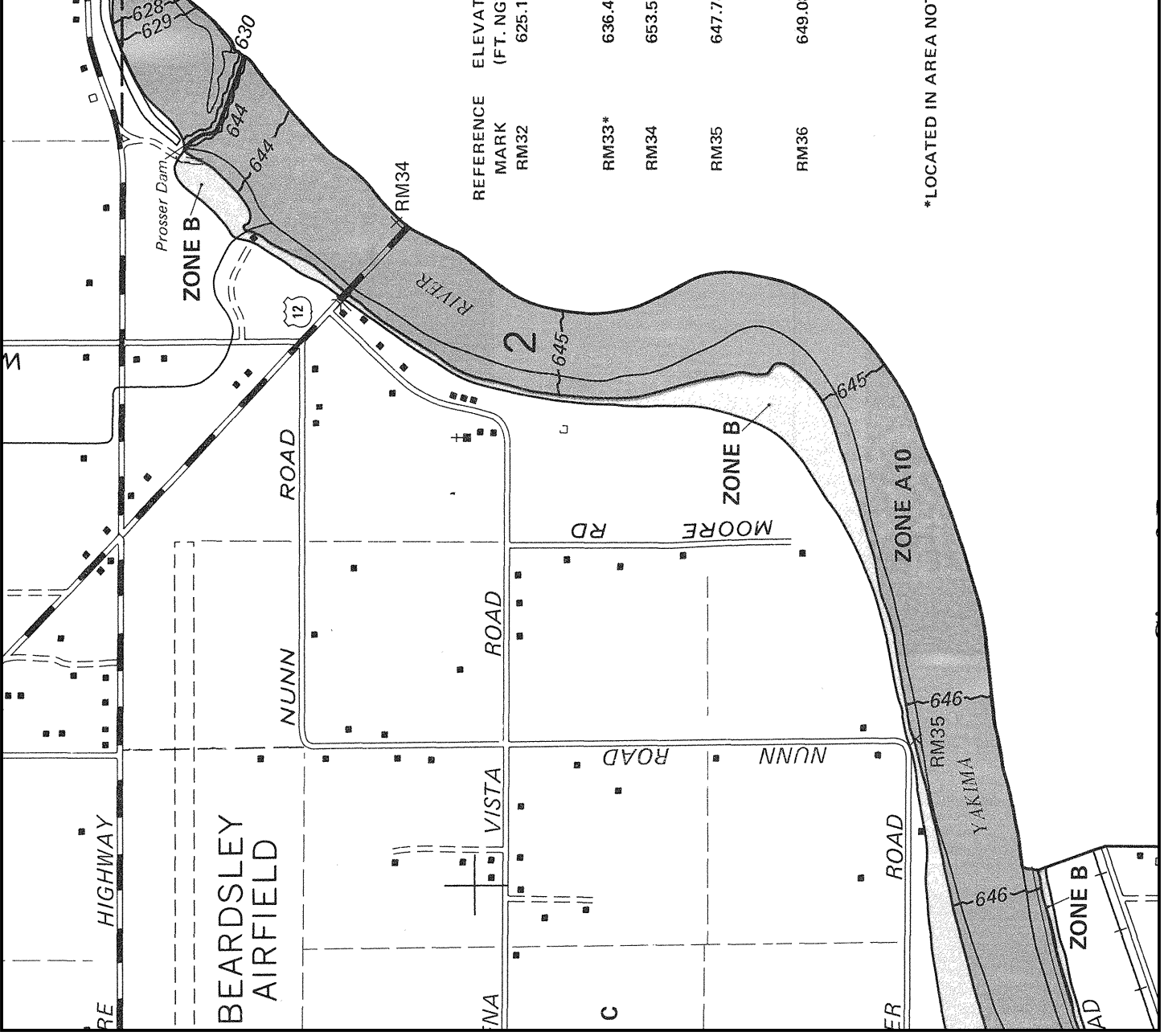
COMMUNITY-PANEL NUMBER
530237 0485 B

EFFECTIVE DATE:
JULY 19, 1982



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov



*LOCATED IN AREA NO



MITIGATED DETERMINATION OF NON-SIGNIFICANCE

PCM 1.11

Proponent:

Ron Wenger
908 Florence
Prosser, WA 99350

File No. EA 2020-001

Project Description: The preliminary plat of approximately 9.37 acres into 7 residential lots with an average lot area of 1.25 acres.

Project Location: The site is located on lots 3 and 4 of Short Plat 2461 in Section 2, Township 8 North, Range 24, East, W.M. lying south of W Buena Vista Road along the east side of Moore Road, Prosser WA. The site is located on Parcels # 102843012461003 and 102843012461004.

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 April 23, 2020 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: Greg Wendt
Position/Title: Planning Manager
Address: P.O. Box 910, Prosser WA 99350

Date: **April 9, 2020**



Greg Wendt, Planning Manager

DISTRIBUTION:

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
Sunnyside Valley Irrigation District
Department of Transportation
Washington State Department of Health
Department of Ecology - Olympia

Department of Ecology - Yakima
Yakama Indian Nation
Fire District 3
Fire Marshal
Bureau of Land Management
Department of Fish and Wildlife
Archaeology & Historic Preservation
Futurewise
Tom Price-Environmental Review Inc.
City of Prosser

CONDITIONS/MITIGATION MEASURES

File No.: EA 2020-001

Applicant: Ron Wenger

Ron Wenger
908 Florence
Prosser, WA 99350

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. 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
9. Application submittal materials including a Preliminary Drainage Study, dated 1-23-2020 and SEPA Environmental Checklist-dated 1-14-2020.

Findings:

1. Location:
 - a. The site is located on lots 3 and 4 of Short Plat 2461 in Section 2, Township 8 North, Range 24, East, W.M. lying south of W Buena Vista Road along the east side of Moore Road, Prosser WA. The site is located on Parcels # 102843012461003 and 102843012461004.
2. Benton County, BCC Title 11, Zoning:
 - a. The zoning designation for the project area is Urban Growth Area Residential (UGAR). This zoning district has a minimum lot size of 7,500 sf; and
 - b. A single-family home is an allowed use in the UGAR Zoning District;
3. Benton County, BCC Title 9, Subdivisions:
 - a. Applicant has applied for preliminary plat consideration in accordance with BCC 9.05 Preliminary Plats.
4. Benton County Comprehensive Plan:
 - a. The property is located in the City of Prosser Urban Growth Area and is designated Urban in the Benton County Comprehensive Plan.

5. 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.
6. The applicant is proposing a preliminary plat with 7 residential lots;
7. The applicant submitted the following materials for the SEPA review process:
 - a. Preliminary Drainage Report, dated 1-23-20; and
 - b. SEPA Environmental Checklist-dated 1-14-20.
8. During the SEPA comment period, the State of Washington Department of Archaeology & Historic Preservation commented (see letters dated February 11, 2020) that the project site has the potential to contain archaeological resources. DAHP requested the applicant conduct a professional archaeological survey of the project area prior to ground disturbing activities.
 - a. On February 19, 2020, the County placed the EA 2020-001 & SHP 2020-001 on hold to allow the applicant time to initiate discussions with DAHP regarding survey requirements.
 - b. On April 7, 2020, the County released the hold and the review of the referenced applications may proceed.
 - c. The applicant has completed and submitted the required archaeological survey to DAHP. Please reference DAHP letter dated March 30, 2020. This letter discusses the need for a site form, updated survey report and permit application.

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 Planning Department.** Meet and comply with the Benton County Rural Water Supply Program, Ordinance 619, if approved. Contact Benton County Planning Department at 509-786-5612;

3. **Benton Clean Air Agency.** Prior to any excavations or construction at the site, the applicant shall meet and comply with the permitting requirements and standards of the Benton Clean Air Agency.
4. **Washington State Department of Ecology.** Meet and comply with Ecology requirements for all activities at the site; and
5. **Benton Franklin Health District.** Meet and comply with Health District requirements for all activities at the site.
6. **State of Washington Department of Archaeology & Historic Preservation.** Meet and comply with DAHP requirements and recommendations stated in comment letters dated February 19, 2020 and March 30, 2020 prior to ground disturbing activities. A note shall be placed on the subdivision plat specifying DAHP requirements and permitting. If you have questions regarding DAHP permitting, please email DAHP at sydney.hanson@dahp.wa.gov

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



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

PCM 1.10

NOTICE OF APPLICATION

NOTICE IS HEREBY GIVEN that there has been proposed to the Benton County Planning Department, the following applications:

SUB 2020-001/EA 2020-001 an application dated October 31, 2018 for preliminary plat of Grace Estates, a subdivision of 9.37 acres into 7 lots averaging 1.25 acres by Ron Wenger. The date of written determination of completeness on this action is January 31, 2020. The site is located on lots 3 and 4 of Short Plat 2461 in Section 2, Township 8 North, Range 24, East, W.M. lying East of Moore Road, Prosser WA.

SUB 2020-002/EA 2020-004 an application dated January 29, 2020 for the preliminary plat of Orchard View by: Hayden Homes. The date of the written determination of completeness on this action is January 31, 2020. The site is located on Parcel # 1-0780-300-0081-000 and is located in the southwest corner of the intersection of E. 19th Avenue and S. Gum Street in Kennewick WA and is described as that portion of the East 175 feet of the East 160 feet of the East Half of the Southeast Quarter of the Northeast Quarter of the Southwest Quarter in Section 7, Township 8 North, Range 30 East, W.M.,

NOTICE IS FURTHER GIVEN that the Benton County Planning Department will review said application and a public hearing will be scheduled at a later date. When the public hearing is scheduled, property owners within 300 feet of the boundaries of the project site will receive a public hearing notice.

NOTICE IS GIVEN that said proposal will be reviewed under the requirements of the State Environmental Policy Act. The Benton County Planning Department expects to issue a Determination of Non-Significance (DNS) utilizing the optional DNS process set forth in WAC 197-11-355. A copy of the subsequent threshold determination for this proposal may be obtained from the Benton County Planning Department.

NOTICE IS GIVEN that all concerned persons will have fourteen (14) days from the date of publication of this notice to comment in writing on this action. This comment period may be the only opportunity to comment on the environmental impacts of this proposal. Comments should be submitted 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.

More information concerning this action can be obtained by contacting the Benton County Planning Dept. P.O. Box 910, Prosser, WA, or by calling Prosser - 786-5612 or Tri-Cities - 736-3086.

Dated at Prosser, Washington on this 3rd day of February 2020.



Greg Wendt, Planning Manager

PUBLISH ON: February 12, 2020



A. BACKGROUND

EA 2020-001

- 1. Name of proposed project, if applicable: Preliminary Plat of Grace Estates
- 2. Name of applicant: Ron Wenger
- 3. Address and phone number of applicant and contact person:
908 Florence Prosser WA 99350
- 4. Date checklist prepared: 1-14-2020
- 5. Agency requesting checklist: Benton County Planning Department
- 6. Proposed timing or schedule (including phasing, if applicable):
6 months
- 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.
None
- 10. List any government approvals or permits that will be needed for your proposal, if known.
Panning department approval
- 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.)
7 lot long plat including 425 feet of road

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.

East of Moore Rd, North of W 81 PRSW, West of S 1366 PRSW

B. ENVIRONMENTAL ELEMENTS

1. EARTH

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Flat

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

5%

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.

Sand & gravel

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 new road, grading for building sites on each lot, grading for landscaping on each lot

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

No

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:

Storm drain control through engineered road design & county standard road construction including ditches

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 phase

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

None

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

Dust control measures during construction phase

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.

Yakima river is approximately 600' from the site

- 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.

None

- 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.

Domestic Sewage

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

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.

No

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

Engineered road design

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
- other types of vegetation

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

Crop removed _____

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:

Single family home landscaping _____

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

None _____

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.

No _____

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

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 home design

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.

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.

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)?

Minor traffic noise

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.

Minor construction noise during construction phase

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

None

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.

Alfalfa field

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?

No (alfalfa is a cover crop only)

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.

None

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

No

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

UGAR

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

UGA

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

None

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?

25

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

None

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

None

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

None

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None

9. HOUSING

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

7 middle income single family homes

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

None

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

None

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?

30', stick built 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:

None

11. LIGHT AND GLARE

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

Minimal household lights during morning & evening

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:

None

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:

None

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 ? 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.

Moore Road, new street connect to Moore Road

- 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?

No

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

None

- 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).

Improvement of Moore Road to county standard

- 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?

70 trips per day

- 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 Electricity, water

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.

Individual wells, septic, Benton PUD, Charter

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: R. Wenger

Name of signee Ron Wenger

Position and Agency/Organization _____

Date Submitted: 1/16/2020



October 16, 2019

Ron Wenger
908 Florence St.
Prosser, WA 99350

RE: Wenger Long Plat preliminary review of the property on Parcel # 1-0284-301-2461-003/004, Benton County.

Dear Mr. Wenger:

This department completed a preliminary plat review on October 14th 2016 of the above referenced plat proposal. This department has reviewed the above referenced plat in accordance with our current land development policies and requirements for new subdivisions. Our findings are listed below:

1. There 7 lots ranging from 1 acre to 2 acres.
2. The proposed land use is for single family dwellings.
3. Soils encountered throughout the proposed plat area are Sandy Loam (4) over extremely gravelly and gravelly coarse sand (1).
4. Land is fairly flat throughout the plat.
5. Proposed domestic water supply is Singly Family Wells.

Findings indicate the above referenced plat generally meets our requirements for plats utilizing onsite sewage disposal systems and Single Family Wells, provided:

1. Each lot must be configured to allow a 100 foot radius water supply protection zone to fit within the lot lines

or

A 100 foot protection zone must be established around each proposed well site

2. All lots shall have a minimum of 1 acre in size and contain a minimum of 18,000 square feet of usable land area after all easements and encumbrances are subtracted.
3. All wells, irrigation lines, canals, and surface waters within 150ft of the plat are shown on the plat map.
4. All easements, including road access easements and utility.

5. Prior to final approval, a long plat final review fee (Code 54.37 for \$200) must be submitted to this office for the final walk thru review of the plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and for the issuance of appropriate comments to the Benton County Planning Department.
6. Prior to the issuance of any 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. 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.
8. The following statements are placed on the 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 Board of Health Rules and Regulation 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."

"The lots within this short plat may have specific limitations and/or restrictions for the placement of on-site sewage disposal systems. The Benton-Franklin Health Department should be contacted for further information."

This recommendation is based on present known site conditions and does not guarantee the granting of an on-site sewage disposal permit. 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 permit.

Your application will be held in an active state until September 19th 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 me at the Health Department at (509)460-4316.

Sincerely,



Deana Chiodo
Environmental Health Specialist I


CC: Rogers Surveying Inc.; Benton County Planning Department

Please check each one that you feel is appropriate for your agency.

If you have any comments or objections - please elaborate under item no. 9.

	Approval	Object
1. Lot size of _____	_____	_____
2. Access (Roads, alleys & other public ways)	<input checked="" type="checkbox"/>	_____
3. Water Supply	_____	_____
4. Sanitary waste disposal systems	_____	_____
5. Parks and Playgrounds	_____	_____
6. Fire protection facilities	<input checked="" type="checkbox"/>	_____
7. Drainage and storm water easements	_____	_____
8. Utility easements (Phone, water, gas, etc.)	_____	_____
9. _____		

I certify that the above recommendations are adequate for this agency.

Signature 
Agency WEST BENTON FIRE RESCUE
Date 2/4/2020
Project Name **Grace Estates**
File No. **SUB 2020-001**

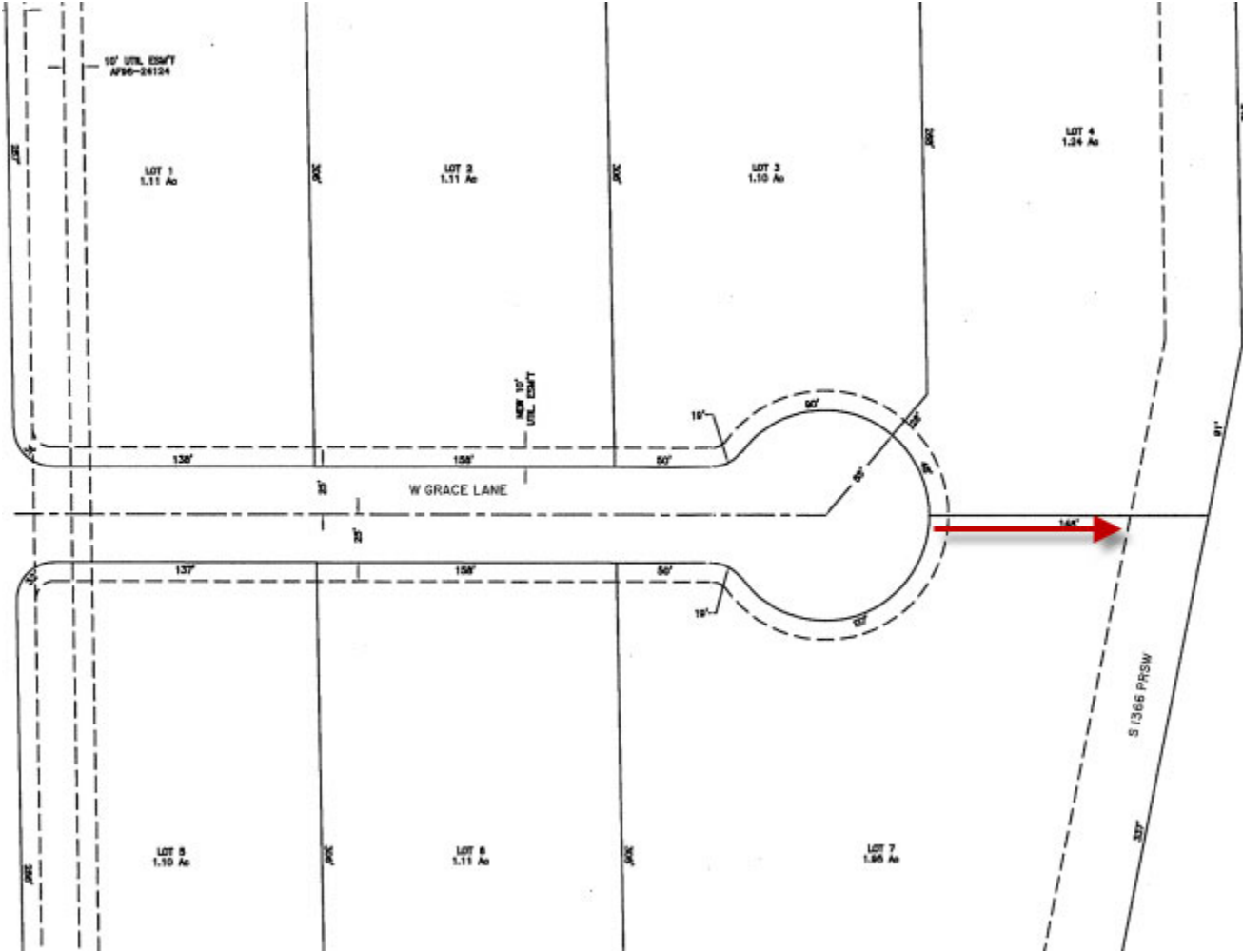
Donna Hutchinson

From: Shanna Everson <eversons@bentonpud.org>
Sent: Wednesday, February 5, 2020 7:55 AM
To: Donna Hutchinson
Subject: [EXTERNAL] RE: [E] Agency Review of the preliminary plat of Grace Estates.

Follow Up Flag: Follow up
Flag Status: Flagged

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I need a 10' utility easement going from the culdesac on the n 10' of lot 7 to 1366 PR SW please.



Shanna Everson
Distribution Design Tech 1
509-585-5367



From: Donna Hutchinson <Donna.Hutchinson@co.benton.wa.us>

Sent: Tuesday, February 04, 2020 5:09 PM

To: Fire District #3 (sjohnson@westbentonfirerescue.org) <sjohnson@westbentonfirerescue.org>; School District # 116 <julie.hyatt@prosserschools.org>; Sunnyside Valley Irrigation Dist. - Diane Weber <weberd@svid.org>; Sunnyside Valley Irrigation Dist. - Roy Pasicaran-Annexations (pasicaranr@svid.org) <pasicaranr@svid.org>; Sunnyside Valley Irrigation Dist. Ron Cowin <cowinr@svid.org>; Rigo Diosdado <diosdador@svid.org>; john.lyle@bentoncleanair.org; Benton Clean Air-Priddy <robin.priddy@bentoncleanair.org>; Benton Clean Air-Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air-Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton-Franklin Dist. Health Dept. <rickd@bfhd.wa.gov>; Dept. of Transportation (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>; Dept. of Transportation- Paul G <Gonsetp@wsdot.wa.gov>; Dept. of Transportation-Jacob Prilucik <Prilucl@wsdot.wa.gov>; Dept. of Natural Resources (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; Dept. of Natural Resources <dnrmisepacenter@dnr.wa.gov>; US Postal Service (ina.n.beutler@usps.gov) <ina.n.beutler@usps.gov>; US Postal Service - Address Management System <Tina.C.Fisher@usps.gov>; WA Dept of Health - Kelly Cooper - WA Dept of Health - Kelly Cooper (SEPA.reviewteam@doh.wa.gov) <SEPA.reviewteam@doh.wa.gov>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Ben Franklin Transit - Bill Barlow (bbarlow@bft.org) <bbarlow@bft.org>; Ben Franklin Transit K. McMullen <KmcMullen@bft.org>; Ben Franklin Transit - B. Windler <bwindler@bft.org>; Dept. of Ecology <SEPAUNIT@ecy.wa.gov>; Dept. of Ecology <crosepacoordinator@ecy.wa.gov>; Dept. of Ecology SEPA Register <separegister@ecy.wa.gov>; Dept. of Ecology - Lori White (lori.white@ecy.wa.gov) <lori.white@ecy.wa.gov>; Dept. of Ecology <pplu461@ecy.wa.gov>; Southeast Communication Center (k.lettrick@bces.wa.gov) <k.lettrick@bces.wa.gov>; City of Prosser <szetz@cityofprosser.com>; Clark Posey <Clark.Posey@co.benton.wa.us>; Segregations <segregations@co.benton.wa.us>; Roxanne Weller <wellerr@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Mike Irving <irvingm@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>

Subject: [E] Agency Review of the preliminary plat of Grace Estates.

Please see the attached documentation for Agency review and comment on the preliminary plat of Grace Estates SUB 2020-001. If you have any questions please contact our office.



Donna Hutchinson
Office Assistant IV
Benton County Planning Dept.
P.O. Box 910
Prosser WA 99350
509-786-5612

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- **Prosser:** We are now located within the Road Department/Public Works Office on the first floor of the Benton County Courthouse at 620 Market St, Prosser WA 99350.

- **Kennewick:** The County has opened a new Public Services Office at 102206 E Wiser Parkway, Kennewick, which houses the Planning, Building and Road Departments.

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Please check each one that you feel is appropriate for your agency.

If you have any comments or objections - please elaborate under item no. 9.

	Approval	Object
1. Lot size of _____	X	_____
2. Access (Roads, alleys & other public ways)	X	_____ must be 50'
3. Water Supply	N/A	_____
4. Sanitary waste disposal systems	N/A	_____
5. Parks and Playgrounds	N/A	_____
6. Fire protection facilities	X *	_____
7. Drainage and storm water easements	X *	_____
8. Utility easements (Phone, water, gas, etc.)	X	_____

9. It should be noted that further density post annexation would not be allowed without adequate hydrants and storm water systems approved by the city engineer. The right of way is adequate in size, further development may require improvements to the parks

I certify that the above recommendations are adequate for this agency.

Signature [Signature]

Agency Prosser - City

Date 2/6/2020

Project Name **Grace Estates**

File No. **SUB 2020-001**

January 05, 2020

Donna Hutchinson, Office Assistant IV
Benton County Planning/Building Department
Planning Annex
P.O. Box 910
Prosser, WA 99350



RE: Short Plat No. ^{SUB} ~~SHP~~ 2020-001
Landowners: **Ronald E. Wenger Jr**
Parcels: **1-0284-301-2461-003, 1-0284-301-2461-004**

Dear Ms. Cooke:

This office has reviewed the proposed project. Sunnyside Valley Irrigation District (SVID) has the following comments:

1. SVID does not have facilities within the parcels for development.
2. Irrigation distribution facilities and easements must be provided pursuant to RCW 58.17.310.
3. Access for plats and/or subdivisions will not be allowed on SVID operation and maintenance roads.
4. Buildings will not be allowed within SVID easements or right-of-way.
5. Obstructions will not be allowed within SVID easements or right-of-way without permits.
6. All irrigation assessments must be paid in full prior to SVID approval.
7. Refer to www.SVID.org (under the 'Resources for Landowners' tab) for the list of general requirements for plat approval by SVID.
8. **Please contact SVID for additional subdivision requirements and fees specific to this project.**

Thank you for the opportunity to comment on this proposed project. If you have any questions, please feel free to contact Rigo Diosdado at (509) 837-6980 or diosdador@SVID.org.

Sincerely,

A handwritten signature in blue ink that reads "Ron Cowin".

Ron C. Cowin
Assistant Manager – Engineering

February 6, 2020



Greg Wendt, Planning Manager
PO Box 910
Prosser, WAS 99350

RE: Review of SUB 2020-001; Grace Estates
Applicant: Ron Wenger
Parcel #: 1-0284-301-2461-003 and 004

Dear Mr. Wendt,

This department has not received an application to evaluate this proposed short plat to establish compliance with our current rules; we can only recommend that this short plat be denied until such time as this office has done said evaluation.

In the event that the existing residence and all future development are served by city water and sewer services, we have no objection to this proposed short plat.

If you have any questions please feel free to contact me at (509) 460-4318

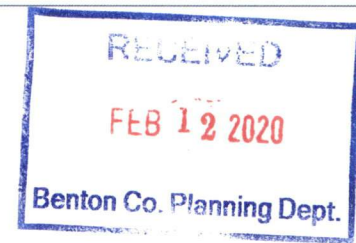
Sincerely,



JoDee A. Peyton, R.S.
Environmental Health Specialist II

February 5, 2020

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



RE: File No. **SUB 2020-001/EA 2020-001**
Project Name: **Grace Estates**
Landowner: **Ronald Wenger Jr.**
Tax Lots: **1-0284-301-2461-003, 1-0284-301-2461-004**

To whom it may concern:

This office has reviewed the proposed project. Sunnyside Valley Irrigation District (SVID) has the following comments:

- There are no SVID facilities within the above referenced parcels.

Please contact Rigo Diosdado at (509) 837-6980 or diosdador@SVID.org for additional plat requirements and fees that SVID may require for this project.

Thank you for the opportunity to comment. If you have any additional questions please contact Diane Weber at (509) 837-6980 or weberd@svid.org.

Sincerely,

Ron C. Cowin, P.E.
Assistant Manager – Engineering

Donna Hutchinson

From: Cristina Woods
Sent: Tuesday, February 18, 2020 10:51 AM
To: Donna Hutchinson
Subject: RE: Notice of Application for SUB 2020-001 preliminary plat of Grace Estates.

WE have no comments for the SEPA EA 2020-001 Grace Estates.

Thank you

Cristina I. Woods

*Engineering Tech III
Benton County Public Works
102206 Wiser Parkway
Kennewick WA99338
509-786-5611*

From: Donna Hutchinson <Donna.Hutchinson@co.benton.wa.us>
Sent: Tuesday, February 4, 2020 4:49 PM
To: Jenelle Schadler <Jenelle.Schadler@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Steve Brown <Steve.Brown@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Dept. of Natural Resources (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; Dept. of Natural Resources <dnrmisepacenter@dnr.wa.gov>; john.lyle@bentoncleanair.org; Benton Clean Air-Priddy <robin.priddy@bentoncleanair.org>; Benton Clean Air-Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air-Tyler Thompson <tyler.thompson@bentoncleanair.org>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Benton-Franklin Dist. Health Dept. <rickd@bfhd.wa.gov>; Dept. of Transportation (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>; Dept. of Transportation- Paul G <Gonsetp@wsdot.wa.gov>; Dept. of Transportation-Jacob Prilucik <PrilucJ@wsdot.wa.gov>; WA Dept of Health - Kelly Cooper - WA Dept of Health - Kelly Cooper (SEPA.reviewteam@doh.wa.gov) <SEPA.reviewteam@doh.wa.gov>; Dept. of Ecology <SEPAUNIT@ecy.wa.gov>; Dept. of Ecology <crosepacoordinator@ecy.wa.gov>; Dept. of Ecology SEPA Register <separegister@ecy.wa.gov>; Dept. of Ecology <pplu461@ecy.wa.gov>; Dept. of Fish and Wildlife-Mark Teske <Mark.Teske@dfw.wa.gov>; Dept. of Fish and Wildlife, Eric Bartrand <bartrelb@dfw.wa.gov>; Dept. of Fish and Wildlife, Michael W. Ritter <rittemwr@dfw.wa.gov>; Dept. of Fish and Wildlife-SEPA Review (SEPADesk@dfw.wa.gov) <SEPADesk@dfw.wa.gov>; Bureau of Land Management-Spokane (BLM_OR_SP_Mail@blm.gov) <BLM_OR_SP_Mail@blm.gov>; Fire District #3 (sjohnson@westbentonfirerescue.org) <sjohnson@westbentonfirerescue.org>; Sunnyside Valley Irrigation Dist. - Diane Weber <weberd@svid.org>; Sunnyside Valley Irrigation Dist. - Roy Pasicaran-Annexations (pasicaranr@svid.org) <pasicaranr@svid.org>; Sunnyside Valley Irrigation Dist. Ron Cowin <cowinr@svid.org>; Rigo Diosdado <diosdador@svid.org>; Alison@futurewise.org; Futurewise <tim@futurewise.org>; Dept. of Archaeology and Historic Preservation - SEPA Review (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Tom Price-Environmental Review Inc. (envreview@gmail.com) <envreview@gmail.com>; City of Prosser <szetz@cityofprosser.com>; Bureau of Reclamation - C. Garner (cgarner@usbr.gov) <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix - Bureau of Reclamation (lhendrix@usbr.gov) <lhendrix@usbr.gov>; Bureau of Reclamation -McKinley (cmckinley@usbr.gov) <cmckinley@usbr.gov>
Subject: Notice of Application for SUB 2020-001 preliminary plat of Grace Estates.

The Benton County Planning Department has prepared the attached Notice of Application for review by all agencies with jurisdiction. We are circulating it for comments on the **environmental impacts** of this action. We appreciate your review of the proposal and return of comments no later than **February 26, 2020**. This proposal will not be acted upon before that time.



Donna Hutchinson
Office Assistant IV
Benton County Planning Dept.
P.O. Box 910
Prosser WA 99350
509-786-5612

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Donna Hutchinson

From: Segregations
Sent: Tuesday, February 18, 2020 10:43 AM
To: Donna Hutchinson
Subject: RE: Agency Review of the preliminary plat of Grace Estates.

This looks good!

From: Donna Hutchinson <Donna.Hutchinson@co.benton.wa.us>
Sent: Tuesday, February 4, 2020 5:09 PM
To: Fire District #3 (sjohnson@westbentonfirerescue.org) <sjohnson@westbentonfirerescue.org>; School District # 116 <julie.hyatt@prosserschools.org>; Sunnyside Valley Irrigation Dist. - Diane Weber <weberd@svid.org>; Sunnyside Valley Irrigation Dist. - Roy Pasicaran-Annexations (pasicaranr@svid.org) <pasicaranr@svid.org>; Sunnyside Valley Irrigation Dist. Ron Cowin <cowinr@svid.org>; Rigo Diosdado <diosdador@svid.org>; john.lyle@bentoncleanair.org; Benton Clean Air-Priddy <robin.priddy@bentoncleanair.org>; Benton Clean Air-Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air-Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton-Franklin Dist. Health Dept. <rickd@bfhd.wa.gov>; Dept. of Transportation (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>; Dept. of Transportation- Paul G <Gonsetp@wsdot.wa.gov>; Dept. of Transportation-Jacob Prilucik <PrilucJ@wsdot.wa.gov>; Dept. of Natural Resources (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; Dept. of Natural Resources <dnrmisepacenter@dnr.wa.gov>; US Postal Service (ina.n.beutler@usps.gov) <ina.n.beutler@usps.gov>; US Postal Service - Address Management System <Tina.C.Fisher@usps.gov>; WA Dept of Health - Kelly Cooper - WA Dept of Health - Kelly Cooper (SEPA.reviewteam@doh.wa.gov) <SEPA.reviewteam@doh.wa.gov>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Ben Franklin Transit - Bill Barlow (bbarlow@bft.org) <bbarlow@bft.org>; Ben Franklin Transit K. McMullen <KmcMullen@bft.org>; Ben Franklin Transit - B. Windler <bwindler@bft.org>; Dept. of Ecology <SEPAUNIT@ecy.wa.gov>; Dept. of Ecology <crosepacoordinator@ecy.wa.gov>; Dept. of Ecology SEPA Register <separegister@ecy.wa.gov>; Dept. of Ecology - Lori White (lori.white@ecy.wa.gov) <lori.white@ecy.wa.gov>; Dept. of Ecology <pplu461@ecy.wa.gov>; Southeast Communication Center (k.lettrick@bces.wa.gov) <k.lettrick@bces.wa.gov>; City of Prosser <szetz@cityofprosser.com>; Clark Posey <Clark.Posey@co.benton.wa.us>; Segregations <segregations@co.benton.wa.us>; Benton PUD - Roxanne Weller <wellerr@bentonpud.org>; Benton PUD Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD-Mike Irving <irvingm@bentonpud.org>; Benton PUD-Shanna Everson <eversons@bentonpud.org>
Subject: Agency Review of the preliminary plat of Grace Estates.

Please see the attached documentation for Agency review and comment on the preliminary plat of Grace Estates SUB 2020-001. If you have any questions please contact our office.



Donna Hutchinson
Office Assistant IV
Benton County Planning Dept.
P.O. Box 910
Prosser WA 99350
509-786-5612

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TO: PLANNING DEPARTMENT

FROM: CRISTINA WOODS

DATE:2/19/2020

SUBJECT: PRELIMINARY PLAT – SUB 2020-001 GRACE ESTATES

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 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. Roadways shall be designed for a minimum 25 mile per hour design speed
4. The pavement return radius 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. Other methods of infiltration rate determination shall be approved by the County.
6. The developer shall provide a complete stormwater runoff report developed in accordance with the Stormwater Management Manual for Eastern Washington accosting 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 – Grace Estates

February 2/19/2020

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. The developer shall widen Moore Road to 20 feet from the intersection of North River Road to 150 feet South of W Grace Lane. All construction shall be in accordance with the most current WSDOT Standard Specifications for Road, Bridge and Municipal Construction, applicable Benton County Standard Plans and the requirements of the County Engineer
11. The developer shall provide a complete set of construction drawings depicting the road widening for review and approval by the County and associated utilities
12. The developer shall dedicate 30 feet of right-of-way from the Western property line of the plat
13. The developer shall be responsible to relocate power poles abutting their property line to the utility easement in the plat
14. The fencing along the properties on Moore Road shall be moved away from the edge of the new pavement
15. The developer shall widen the radii of the intersection with North River Road to 35 feet
16. Add the following notes to the face of the final plat
 - 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 plat shall only have access to W Grace Lane



PCM 1.22

February 20, 2020

Fire Marshal Comments for SHP 2020-001

Applicant: Ronald Wenger JR.
335 W 81 PR SW
Prosser, WA 99350

SUB 2020-001, Parcel # 1-0284-301-2461-003, and 1-0284-301-2461-004 **GRACE ESTATES**

The following information and requirements are from the Benton County Fire Marshal and are to be used regarding your proposed 7 lot subdivision. SUB # 2020-001 in the UGAR Zoning District for driveway's and or private roads in your subdivision application. Total Acres 9.37 of new county road, W Grace Lane.

Access will be individual driveways approved by Benton County along with and a road approach permit from the Public Works Department would be required. If any individual driveway is 200' (feet) or more, an approved turn-a-round for Emergency Services Vehicles is required. See below.

Benton County Code 3.18.045 MINIMUM ROAD REQUIREMENTS. ("Private Road" means a road, **driveway** or any form of access easement in excess of two hundred (200) feet in length that is not dedicated to and maintained by Benton County.)

(a) Except as otherwise provided in this chapter, the minimum acceptable improved surface for a private road shall be twenty feet in width that is graded and with two inches of compacted recycled concrete asphalt or two inches of base course crushed surfacing in accordance with the specifications set forth in Standard Specifications for Road, Bridges and Municipal Construction published by the Washington State Department of Transportation, as now in effect or hereafter amended.

(b) The minimum improved surface of a private road may be twelve feet in width surfaced with the materials set forth in subsection (a) above, but only if the private road serves six or fewer dwelling units (a duplex constitutes two dwelling units) and turnouts ten feet wide and thirty feet in length, surfaced in the same manner as the remainder of the private road, are placed every three hundred feet from a public road.

(c) If a private road has any curves or turns, the required improved width of any such private road shall be as determined and set forth in writing by the Fire Marshal to a width

deemed necessary to allow the appropriate firefighting equipment to safely navigate such curves or turns. If no such written determination is requested of and made by the Fire Marshal, then a private road with curves or turns must be improved to a width of twenty feet in accordance with the standards set forth in subsection (a) above.

(d) All private roads must terminate in a turnaround that shall not require more than one backing up motion for a fire truck of at least thirty-seven feet in length from bumper to bumper to completely turn around.

(e) All private roads shall be constructed to applicable standards set forth above and all conditions of approval of an encroachment permit shall be satisfied prior to any certificate of occupancy being issued for that parcel.

(f) Bridges and Culverts. All private roads over any drainage, river, creek, etc. shall be traversed by a private bridge or culvert capable of supporting at least sixty thousand (60,000) pounds or such higher weight as deemed necessary and designated in writing by the Fire Marshal. Private bridges over twenty (20) feet long are not allowed. Private bridges and culverts shall be designed to handle a 25-year storm event; provided, if located in an area designated as a 100-year flood plain, then the design must meet the 100-year flood event. A letter stating that the private bridge or culvert design meets the requirements of this section must be submitted by a licensed Washington State Civil Engineer prior to construction and, for private bridges, every two (2) years thereafter.

(g) Access - Gradients.

(1) For all developments accessed by private road, access shall be by at least one private road with a maximum gradient of twelve (12) percent or less; provided, such maximum gradient may be exceeded under either of the following circumstances:

(i) A maximum gradient of no more than fifteen (15) percent shall be permissible if the private road is surfaced with two (2) inches or more of asphalt or concrete; or

(ii) Subject to the written approval of the Fire Marshal, a maximum gradient of fifteen (15) percent may be allowed for less than two hundred (200) feet if such gradient is followed by a gradient of zero (0) percent for a period of six hundred (600) feet and adequately satisfies the vertical curve alignment necessary for the appropriate firefighting equipment. This design may be repeated as needed.

(2) Notwithstanding subsection (1) above, the maximum gradient of a private road providing access to a dwelling unit shall not exceed twelve (12) percent at any point within two hundred (200) feet of an intersection of such private road with another private road or with a public road.

(3) If requested, as-built drawings of each completed private road shall be submitted. The as-built drawing shall bear the stamp of a Washington State Registered Civil Engineer.

3.04.046 SPECIAL FIRE PROTECTION.

I. The use of cedar shakes or shingles or materials with similar flame spread characteristics for roof construction is prohibited. Class C rated shakes or shingles may be used for existing roof repairs that do not exceed 50% of the existing roof within a twelve-month period, and additions to structures with existing wood shingle or shake roofs.

II. Non-combustible siding and soffit material is required on the downhill side of structures within thirty feet of a 15% or greater grade.

III. All structures within thirty 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:

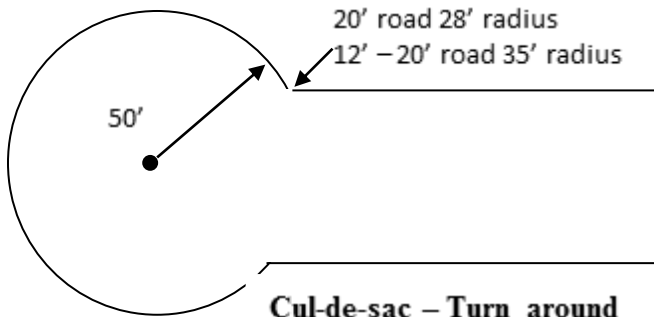
EXCEPTION: Interior lots of platted parcels and development phases whose streets are accessible, and the water system is operational.

- Gravel surfaces shall meet the Base Course Standard
- Professionals recommend gravel to be three inches thick.
- At three inches, a cubic yard will cover 108 sq. ft. (20' x 5.4') At two inches, a cubic yard will cover 162 sq. ft. (20'x 8') A truck and trailer carries 21.5 cubic yards.

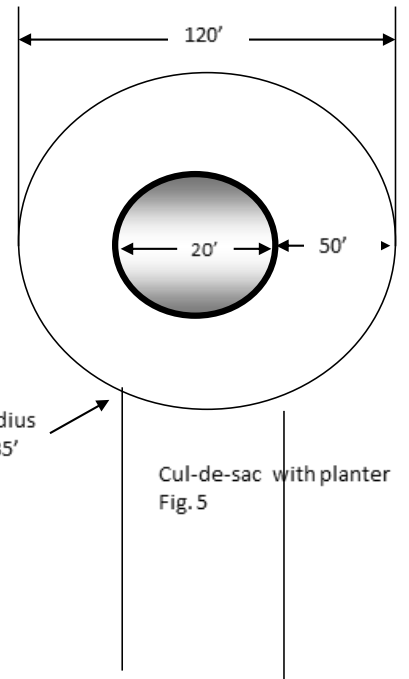
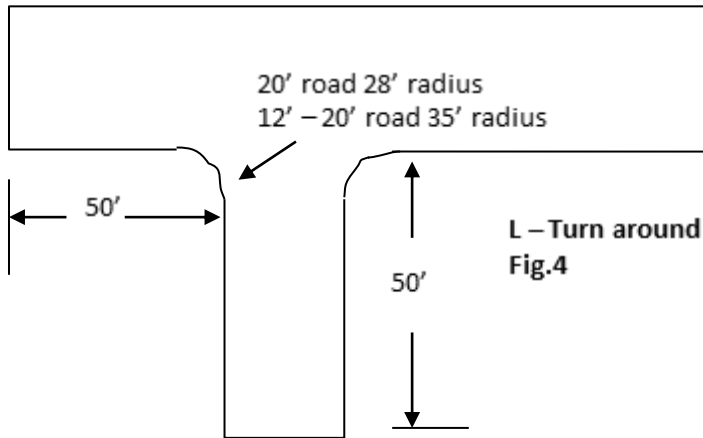
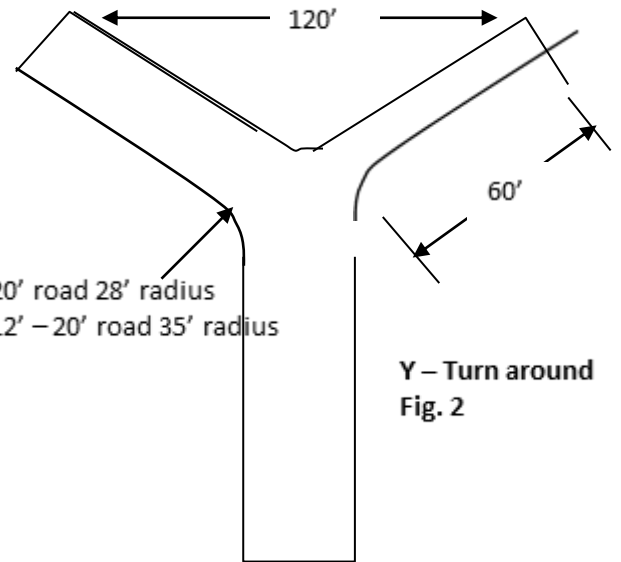
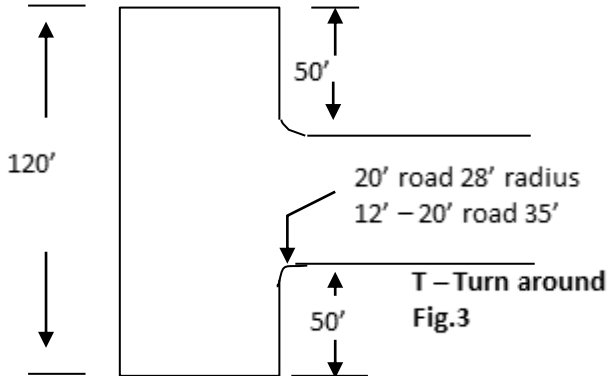
If you have additional questions, please feel free to contact me.

Thank you,

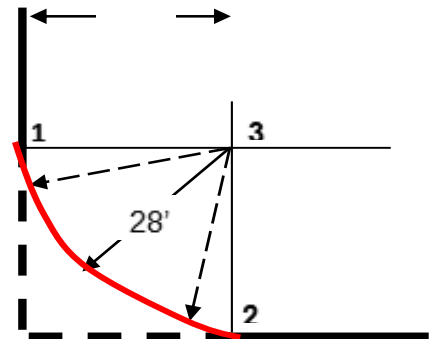
Clark A. Posey
Benton County Fire Marshal



**Cul-de-sac - Turn around
Fig. 1**



One of the problems that confront most of us, is how to construct a radius. Perhaps the following may be of assistance. From the corner, measure 28' in both directions. From points 1 and 2, measure 28'. Drive a large nail into the ground (point 3) and hook a string.



Benton County planning department

Re: SUB 2020-001/EA 2020-001



In regards to the proposed subdivision I am opposed to the action for numerous reasons.

1. The access road is Moore road and it is very unsafe in its current form. The road is too narrow and is a safety hazard and doesn't meet the minimum standards for a public road. I have almost been hit several times and had to pull off roadway to allow oncoming traffic to pass. The road bed is also extremely thin. I feel it needs to be brought up to current road specifications and needs to also have curb, gutter and sidewalks for safe pedestrian travel.
2. The current neighborhood consists of homes on 2 acre to 5 acre lots and I would prefer a requirement of 2 acre minimum lot sizes so we can keep the quality of the neighborhood.
3. Due to road being inside the urban growth area shouldn't the roads be made to city of Prosser requirements?
4. What about the requirements for fire hydrant and water and sewer collection? Will this many homes on wells cause an issue with existing wells?
5. I have seen many bald eagles as well as a golden eagle and blue herons and geese on this piece of land and if it is developed with that many homes it will no longer be desirable for these animals.
6. I think 4 homes would be the ideal amount for this development.

Scott Honeycutt
335 W PR SW
Prosser Wa. 99350
(509)778-3872

A handwritten signature in black ink, appearing to read "Scott Honeycutt".



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

February 11, 2020

Greg Wendt
Planning Manager
Benton County
PO Box 910
Prosser, WA 99350-0910

In future correspondence please refer to:
Project Tracking Code: 2020-02-01219
Property: Benton County_Grace Estates Preliminary Plat
Re: Survey Requested

Dear Greg Wendt:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. This is due, in part, to the landform type, as well as the proximity of the proposed project area to the Yakima River, a resource known to have been important to historic and prehistoric people. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 586-3082
Sydney.Hanson@dahp.wa.gov



Donna Hutchinson

From: Steve Zetz <SZetz@ci.prosser.wa.us>
Sent: Thursday, April 9, 2020 10:37 AM
To: Donna Hutchinson
Subject: [EXTERNAL] RE: SEPA Determination for SUB 2020-001 Grace Estates

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.

Donna,

The City of Prosser supports the plat and notes that the proposed access allows for future dedication to the City and is consistent with our road standards.

Thank You

Steve Zetz

Community Development Director

szetz@cityofprosser.com

Phone: 509-786-8212



From: Donna Hutchinson <Donna.Hutchinson@co.benton.wa.us>

Sent: Thursday, April 9, 2020 9:49 AM

To: john.lyle@bentoncleanair.org; Benton Clean Air-Priddy <robin.priddy@bentoncleanair.org>; Benton Clean Air-Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air-Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton-Franklin Dist. Health Dept. <rickd@bfhd.wa.gov>; Steve Zetz <SZetz@ci.prosser.wa.us>; Dept. of Archaeology and Historic Preservation - SEPA Review (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept. of Ecology - Lori White (lori.white@ecy.wa.gov) <lori.white@ecy.wa.gov>; Dept. of Ecology <SEPAUNIT@ecy.wa.gov>; Dept. of Ecology <crosepacoordinator@ecy.wa.gov>; Dept. of Ecology SEPA Register <separegister@ecy.wa.gov>; Dept. of Fish and Wildlife-Mark Teske <Mark.Teske@dfw.wa.gov>; Dept. of Fish and Wildlife, Eric Bartrand <bartrelb@dfw.wa.gov>; Dept. of Fish and Wildlife, Michael W. Ritter <rittemwr@dfw.wa.gov>; Dept. of Fish and Wildlife-SEPA Review (SEPADesk@dfw.wa.gov) <SEPADesk@dfw.wa.gov>; Dept. of Natural Resources (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; Dept. of Natural Resources <dnrmisepacenter@dnr.wa.gov>; Dept. of Transportation (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>; Fire District #3 (sjohnson@westbentonfirerescue.org) <sjohnson@westbentonfirerescue.org>; Alison@futurewise.org; Futurewise <tim@futurewise.org>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; Rigo Diosdado <diosdador@svid.org>; Tom Price-Environmental Review Inc. (envreview@gmail.com) <envreview@gmail.com>; WA Dept of Health - Kelly Cooper - WA Dept of Health - Kelly Cooper (SEPA.reviewteam@doh.wa.gov) <SEPA.reviewteam@doh.wa.gov>; Yakima Indian Nation-John Marvin <john_marvin@yakama.com>; Clark Posey <Clark.Posey@co.benton.wa.us>; Jenelle Schadler <Jenelle.Schadler@co.benton.wa.us>; Ken Williams <Ken.Williams@co.benton.wa.us>; Michelle Johnson <Michelle.Johnson@co.benton.wa.us>; Rod Worthington <Rod.Worthington@co.benton.wa.us>; Steve Brown <Steve.Brown@co.benton.wa.us>; Troy Taylor <Troy.Taylor@co.benton.wa.us>; Bureau of Reclamation - C. Garner

(cgarner@usbr.gov) <cgarner@usbr.gov>; Bureau of Reclamation - L Hendrix - Bureau of Reclamation (lhendrix@usbr.gov) <lhendrix@usbr.gov>; Bureau of Reclamation -McKinley (cmckinley@usbr.gov) <cmckinley@usbr.gov>

Cc: KAPP/KVEW TV (dant@kvevtv.com) <dant@kvevtv.com>; KEPR TV <newsroom@keprrtv.com>; news@kndu.com; kvevnews@kvevtv.com; KOLU FM <kolu@kolu.com>; KVEW (gmnorthwest@kvevtv.com) <gmnorthwest@kvevtv.com>; editor@recordbulletin.com; news@tri-cityherald.com; Yakima Herald (news@yakimaherald.com) <news@yakimaherald.com>

Subject: SEPA Determination for SUB 2020-001 Grace Estates

This message originated outside the City of Prosser's network. It is most likely not from a City of Prosser employee or staff member.

Please see the attached SEPA MDNS Determination and conditions for the subdivision of Grace Estates SUB 2020-001. The Benton County Planning Department has prepared the attached Determination in accordance with the State Environmental Policy Act regulation.

There is no reply needed to this email. These documents are for your records.



Donna Hutchinson
Office Assistant IV
Benton County Planning Dept.
P.O. Box 910
Prosser WA 99350
509-786-5612

NOTICE OF PUBLIC DISCLOSURE: This e-mail account is public domain. Any correspondence from or to this email account may be a public record. Accordingly, this email, in whole or in part, may be subject to disclosure pursuant to RCW 42.56, regardless of any claim of confidentiality or privilege asserted by an external party.

****Please Note**** As of December 10th our office which was located at 1002 Dudley Ave, Prosser has closed. Our **two new locations** are below:

- **Prosser:** We are now located within the Road Department/Public Works Office on the first floor of the Benton County Courthouse at 620 Market St, Prosser WA 99350.

- **Kennewick:** The County has opened a new Public Services Office at 102206 E Wiser Parkway, Kennewick, which houses the Planning, Building and Road Departments.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

April 23, 2020

Greg Wendt
Planning Manager
Benton County
PO Box 910
Prosser, WA 99350-0910

In future correspondence please refer to:
Project Tracking Code: 2020-02-01219
Property: Benton County_Grace Estates Preliminary Plat
Re: Concur with Revised Survey Report

Dear Greg Wendt:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above referenced project. In response, we concur with the results and recommendations made in the revised survey report. We appreciate receiving any correspondence or comments from concerned tribes and other parties that you receive as you consult during this project.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Please note that should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 586-3082
Sydney.Hanson@dahp.wa.gov





TO: PLANNING DEPARTMENT

FROM: CRISTINA WOODS

DATE: 5/12/2020

SUBJECT: PRELIMINARY PLAT – SUB 2020-001 GRACE ESTATES

Revision to comments sent on 2/19/2020

Add the following comment:

Vacate the existing 10-foot utility easement AF 92-17718

Remove the following comment:

The developer shall be responsible to relocate power poles abutting their property line to the utility easement in the plat

All other already submitted comments are to remain the same.

Michelle Cooke

From: Ronnie Wenger <rwengerjr@yahoo.com>
Sent: Monday, May 11, 2020 11:57 AM
To: Douglas D'Hondt
Cc: Michelle Cooke; Greg Wendt
Subject: [EXTERNAL] Fw: Moore Road

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.

----- Forwarded Message -----

From: Douglas D'Hondt <douglas.dhondt@co.benton.wa.us>
To: Ronnie Wenger <rwengerjr@yahoo.com>
Cc: Matt Rasmussen <matt.rasmussen@co.benton.wa.us>
Sent: Tuesday, September 3, 2019, 02:32:03 PM PDT
Subject: Moore Road

Benton County requires the pavement be widened resulting in a minimum 20-foot wide pavement. We require the fencing along the properties to be moved away from the edge of the new pavement. Please provide a map depicting location of the road proposed road to include that which will lie within your development. The intersection with North River Road requires additional pavement for increased radii at both corners. We require engineered plans for review and approval prior to construction activities. We also require an encroachment permit prior to construction activities within the right-of-way. Please contact me if you have any questions.

Douglas P. D'Hondt, P.E., L.E.G.

Asst. County Engineer

Benton County Public Works

620 Market Street

Prosser, WA 99350

509-786-5611

Michelle Cooke

From: Ronnie Wenger <rwengerjr@yahoo.com>
Sent: Monday, May 11, 2020 11:56 AM
To: Douglas D'Hondt
Cc: Michelle Cooke; Greg Wendt
Subject: [EXTERNAL] Grace Estates Subdivision, Moore Rd

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.

Mr. D'Hondt

I am writing you in regards to the road improvements required to complete my subdivision off Moore Rd (Grace Estates). You and I worked over several months to determine what would be required as part of my feasibility study regarding the access and road improvements. I clearly conveyed my moving forward with the purchase and development of the property depended on your determination of improvements of Moore road. In fact I had to extend the closing date by one week to allow your department to hold a meeting specifically regarding my project and Moore road. I had Moore surveyed myself after your department was so delayed in doing so. The conclusion both verbally and in writing was widening Moore to 20 ft up to our new road access into the subdivision on the West side, and improving the current radii. We agreed mutually it was not practical or possible to move power lines to extend the width of Moore to the East. The survey results show the power lines are actually in the middle of the Moore road right of way. This means PUD was allowed to place their power poles where the center of the road should be. Now it appears you are requiring me to fix this oversight by your department many years ago.

The purpose of this email is after reviewing the comments and requirements from your department, it states I must move the power poles on our property, and extend south 150 feet to PR 81. While extending 150 feet is not a huge problem, moving the power lines is. Again I will re-iterate my purchase of the property depended solely on your determination that the power poles would not be required to be moved. That is a huge budget item that makes the entire project not practical. I am hoping this was an oversight and you and your department will change that part of the requirements. Please contact me by email or phone as soon as you get a chance so we can resolve this issue and move forward with the project. Thank you very much for your time.

Ronnie Wenger Jr
509-439-0993