

**EXHIBIT LIST FOR SUB 2020-003/EA 2020-0008
Preliminary Plat of Shaw Vineyard Estates**

DATED

Planning Commission Memo Exhibit List - June 9, 2020			
PCM 1 Includes:	PCM 1.1	Staff Report	May 21, 2020
	PCM 1.2	Site Map	March 10 ,2020
	PCM 1.3	Notice of Public Hearing	May 20, 2020
	PCM 1.4	Extension of Time Request	March 16, 2020
	PCM 1.5	Finding of Need for Additional Processing Time	March 16, 2020
	APPLICATION SUBMITTAL		
	PCM 1.6	Subdivision Application	February 14, 2020
	PCM 1.7	Plat Map for Shaw Vineyard Estates	March 5, 2020
	PCM 1.8	Hydrology Report	February 14, 2020
	PCM 1.9	Benton Franklin Health District letter	February 14, 2020
	SEPA INFORMATION		
	PCM 1.9	Environmental Checklist EA2020-008	February 14, 2020
	PCM 1.10	Notice of Application	March 10, 2020
	PCM 1.11	Mitigated Determination of Non Significance	April 9, 2020
	COMMENTS		
	PCM 1.12	Dept. of Arch. and Historic Preservation letter	March 16, 2020
	PCM 1.13	Benton County Public Works Comments	April 7, 2020
	PCM 1.14	Benton County Fire Marshal Comments	March 13, 2020
	PCM 1.15	Benton REA	March 16, 2020
	PCM 1.16	Assessor's Comments	May 12, 2020
	PCM 1.17		
	PCM 1.18		
	PCM 1.19		
	PCM 1.20		
	PCM 1.21		
PCM 1.22			
PCM 1.23			
PCM 1.24			
PCM 1.25			
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



PCM 1.1

STAFF REPORT TO THE BENTON COUNTY PLANNING COMMISSION

FILE NO: **SUB 2020-003**
Preliminary Plat of Shaw Vineyard Estates

MEMO DATE: May 21, 2020

HEARING DATE: June 9, 2020

APPLICANT: Shaw Horn Rapids, LLC (Tyler Franzheim)
3019 Duportail St, #312
Richland, WA 99352

OWNER: Same as applicant

LOCATION: The site is located in the Southwest Quarter of the Northwest Quarter of Section 14, Township 10 North, Range 27, East, W.M. lying west of Carel and Lenore Lanes and south of Horn Rapids Drive in unincorporated West Richland, WA on parcels 114072000002003 and 114073000001000.

PROPERTY SIZE: Approximately 71.10 acres

AREA TO BE USED: Approximately 67.60 acres

LAND USE: Residential

COMP. PLAN: Rural Remote

ZONING: Rural Lands Five Acre District

SUGGESTED STAFF RECOMMENDATION: **Positive recommendation** subject to eight (8) findings of fact and sixteen (16) conditions of approval.

APPLICATION DESCRIPTION

The applicant has submitted a preliminary plat application (PCM 1.6) and map (PCM 1.7) to subdivide approximately 71.10 acres into 8 residential lots. The preliminary plat is known as Shaw Vineyard Estates. The land is zoned Rural Lands Five Acre District.

The average lot size in the development is approximately 8.45 acres and the lots are proposed to be served by new public roads and individual wells and septic systems.

The property lies west of Carel and Lenore Lanes and south of Horn Rapids Drive in unincorporated West Richland, WA on parcels 114072000002003 and 114073000001000.

PUBLIC NOTICE

1. A Notice of Application was published in the Prosser Record Bulletin on March 10, 2020 (PCM 1.10).
2. Planning Staff mailed out review packets to technical agencies on March 10, 2020.
3. A Finding of Need for Additional Processing Time was issued on March 16, 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 notice on February 5, 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 April 7, 2020 (PCM 1.13).
3. Benton Franklin Health District: See comments dated February 14, 2020 (PCM 1.9).
4. Benton REA: See comments dated March 16, 2020 (PCM 1.15).
5. Benton County Fire Marshal: See comments dated March 13, 2020 (PCM 1.14).
6. Washington State Department of Archeology & Historic Preservation: See comments dated March 16, 2020 (PCM 1.12).

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 Shaw Vineyard Estates - File Number SUB 2020-003.

The Benton County Planning Department recommends that the Planning Commission forward a **recommendation of approval** to the Benton County Board of Commissioners for application SUB 2020-003, 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 71.10-acre site is bordered on the north, east and south by lands zoned RL-5. The land to the west is within West Richland city limits;
 - ii. The Benton County Comprehensive Plan designates this area as Rural Remote;
 - iii. Rural Remote is the predominant rural land use in the County. This land is located mostly between the agricultural lands (GMA Agriculture), Rural Transition, and the Urban Growth Areas. Rural Remote land use is intended to enhance and preserve the County's rural character, which includes rural open space, low densities, wildlife habitat, public open space for outdoor recreational activities, and rural home sites on which a limited range of agricultural activities may be conducted. Allowable density in Rural Remote land use is 1Du/5acres.

- iv. The site is zoned Rural Lands Five Acre District (RL-5). The preliminary plat complies with the minimum lot size and minimum average lot width required for the RL-5 Zoning District;
 - v. The smallest lot size is 5.00 acres and the average lot size for this plat is 8.45 acres;
 - vi. This development is consistent with the required minimum lot size and density standards contained in the Benton County Comprehensive Plan; and
 - vii. The creation of 8 residential lots in the RL-5 Zoning District furthers the implementation of the Benton County Comprehensive Plan.
- b. The proposed plat is consistent with the applicable zoning requirements of the Benton County Code, Title 11, based on the following facts:
 - i. The property is zoned Rural Lands Five Acre District (RL-5). The preliminary plat complies with the minimum lot size and minimum average lot width required for the RL-5 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 1.12) 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 1.13); and
 - b. Reference the Benton County Public Works Department comments as it relates to roads and mitigation requirements (PCM 1.13).
- 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 8 residential lots in the RL-5 Zoning District furthers the implementation of the Benton County Comprehensive Plan; and
 - b. Benton County standards are to be complied with including the construction and dedication of new public roads.
- 5. Appropriate provisions are made for the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water, sanitary wastes, parks and recreation, playgrounds, schools, school grounds, and sidewalks;
 - a. Appropriate provisions have been made for the public health and safety based on the following facts:
 - i. The applicant has proposed that the preliminary plat be served by 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 #4 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 Shaw Vineyard Estates dated February 14, 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 1.13).
- d. Appropriate provisions have been made for streets or roads, alleys, and other public ways based on the following facts:
 - i. The public interest will be served by the proposed division and dedication as the Benton County Road Department standards are to be complied with including the construction and dedication of new public roads; and
 - ii. Reference the Benton County Public Works Department comments as it relates to road and mitigation requirements (PCM 1.13).
- 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 is required to provide proof of a valid domestic water right or may purchase mitigation certificates from the Benton County Water Bank for each lot within the subdivision as a condition of final plat approval. A note has been placed on the plat for applicants of future building permits to acquire and install meters on groundwater wells 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 February 14, 2020 (PCM 1.9) 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 West Richland 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;
- a. Reference the BFHD comments as it relates to this preliminary plat (PCR 1.9).
7. The proposed subdivision is not located within an irrigation district; and
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. The develop shall provide proof of an existing valid domestic water right or shall purchase mitigation certificates for each lot within the proposed subdivision prior to final approval.
 - c. 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 engineered 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 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.
 - 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. Additional easements shall be required for any roadway slope cuts or fills that extend beyond the proposed County right-of-way.
- k. 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.
 - Lot 2 and 6 shall not have direct access to Carel Lane.
- l. 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 **Benton Franklin Health District**. BFHD provided the following comments:
 - a. All lots within the plat must be a minimum of one acre (43,560 square feet) gross land area after all easements and encumbrances are subtracted.
 - b. All lots within the plat must have a minimum of 0.5 acres of useable land area. The amount of useable land area is determined by soil type. As soil types vary throughout the plat and lots themselves, the most conservative amount, 0.5 acres, is used to determine amount of useable land area.
 - c. Any wells within 150' of the property shall be shown on the plat and will include the 100'sanitary control zone.
 - d. It is recommended that the entire subdivision be dry sewerred to facilitate future connection to a municipal sewer facility.
 - e. 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 District Board of Health Rules and Regulations at the time of permit issuance."
 - "Further be advised that 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."
 - "On-site sewage disposal systems installed within this plat may require systems meeting a minimum of Treatment Level C in accordance with the Benton-Franklin District Board of Health Rules and Regulation No. 2."
- f. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
- g. Prior to final approval, this office must be given the opportunity to review the final plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2 and WAC 246- 2'12, and issue appropriate comments to the Benton County Planning Department.
- h. Contact BFHD for more information." Please contact JoDee Peyton at (509) 460-4318 for more information.
3. Applicant shall meet and comply with the requirements of the **Benton REA**, including the following:
- a. Please show a utility easement in the following locations:
- 10 feet adjacent to all road rights-of-way on all lots, including around the cul-de-sac.
 - The north 10 feet of Lots: 2, 3, 5, 6, and 7.
 - The east 10 feet of Lots: 1, 2, 3, and 4.
- b. Please contact Chris Cooke with Benton REA at (509) 786-8252 or for more information.
4. 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.
5. Applicant shall meet and comply with the requirements of the **Department of Archeology and Historic Preservation**, including the following:
 - a. DAHP recommends a professional archaeological survey of the project area be conducted prior to ground disturbing activities.
 - b. For more information please contact Sydney Hanson, Transportation Archaeologist at (360) 586-3082 or Sydney.Hanson@dahp.wa.gov.
6. Applicant shall meet and comply with the requirements of the **Benton County Planning Department**, including the following:
 - a. This plat is located within the Benton County Rural Water Supply Program Mitigation Area. The applicant is required to participate in the Benton County Rural Water Supply Program and must provide documentation of a valid domestic water right or purchase a Benton County Water Bank mitigation certificate for each proposed lot of the subdivision prior to final approval.
 - Please contact Michelle Cooke with the Benton County Planning Department for more information on the requirements of the Benton County Rural Water Supply Program at 509-786-5612.
 - b. The applicant shall meet and comply with the SEPA Determination for this application, including the MDNS with mitigation/conditions issued by the Planning Department on April 9, 2020 (PCM 1.11).
 - c. The applicant shall meet and comply with the recommendation's included in the March 16, 2020 letter from the Washington State Department of Archeology and Historic Preservation.
 - 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. Indicate any areas within the plat having a slope of fifteen (15) percent or greater.

- h. The second line of the legal description should read: "together with the north 294.20 feet of the west..." as listed in the title report.
- i. Within the legal description please amend:
 - The second line of the legal description to read: "together with the north 294.20 feet of the west..." as listed in the title report.
 - The sixth line contains a spelling error, please amend to read "volume."
 - The Auditor's File number listed on the last line should read: "2002-000896".
- j. Label the Benton REA easement 2004-041114 as listed in the title report.
- k. List the square feet of each lot in addition to the acreage.
- l. Please update the Owner to read: Shaw Horn Rapids, LLC
- m. Within the vicinity map; "Kitty Kate Lane" is not a valid County road; please remove.
- n. 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 provide proof of a valid domestic water right prior to building permit issuance. In addition, all new dwelling units within the Mitigation Area are required to meter their water usage through a

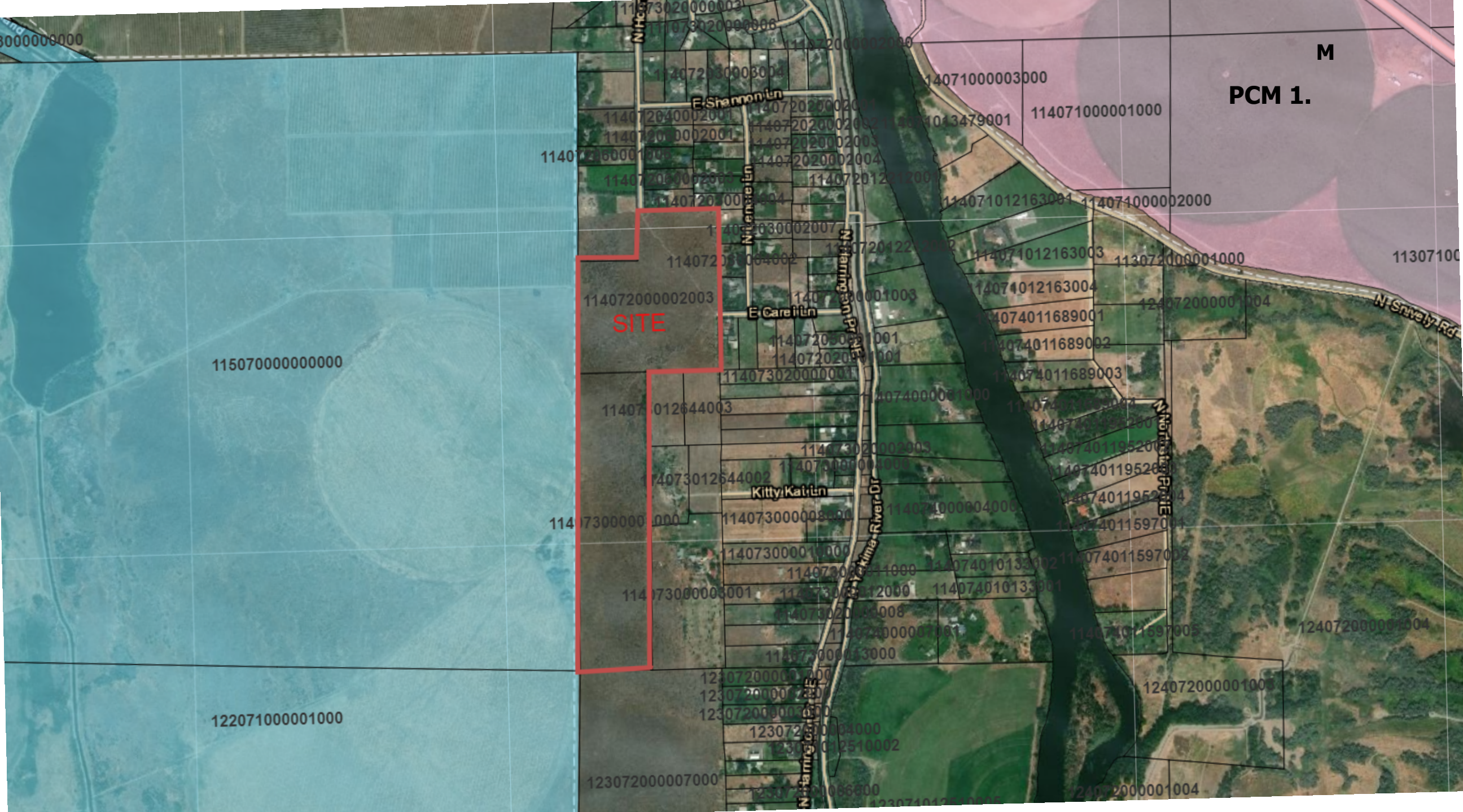
meter approved by the County and pay an annual program fee in an amount set by the County.”

- “All dwelling units and swimming pools within this plat shall have a setback of one hundred fifty (150) feet from any parcel zoned GMA Agriculture or from any adjacent orchard, hop field and/or vineyard of ten (10) acres or more. Please contact the Benton County Planning Department for more information.”
 - “This plat is not located within an irrigation district.”
 - “Addresses [noted in brackets] are subject to change until the exact location of the dwelling and access onto the plat is determined.”
7. 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.
 8. Any amendments to an approved preliminary plat must be completed in accordance with BCC 9.05.140 as currently existing or hereafter amended.
 9. 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.
 10. 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:
 11. 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.
 12. 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.
 13. 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.
 14. The applicant shall coordinate with the Post Office regarding centralized box unit (CBU) locations for the development, if necessary.

15. 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.
16. 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 2020-003/EA 2020-008, subject to the eight (8) findings of fact and sixteen (16) conditions of approval as stated in the staff memo (PCM 1.1) dated May 21, 2020, which includes the preliminary plat approval for 8 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.



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M

PCM 1.

N. H...

E. Shannon Ln

N. L...

N. L...

E. Carey Ln

N. L...

Kitty Kat Ln

N. L...

River Dr

N. L...

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12307200000002

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12307200000004

12307200000005

123072000007000

12307200000006

123071012510005

14071000003000

114071000001000

114071013479001

11407200002003

11407200002004

114072012012001

114071012163001

114071000002000

114071012163003

113072000001000

11307100

114071012163004

124072000001004

114074011689001

114074011689002

114074011689003

114074011689004

114074011689005

114074011952001

114074011952002

114074011952003

114074011952004

114074011952005

114074011952006

114074011952007

114074011952008

114074011952009

114074011952010

114074011952011

114074011952012

114074011952013

114074011952014

114074011952015

124072000001004

124072000001005

124072000001004

PRELIMINARY PLAT OF SHAW VINEYARD ESTATES

LOCATED IN THE WEST 1/2 OF SECTION 14 & NORTHWEST 1/4 OF SECTION 23
TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON

PCM 1.

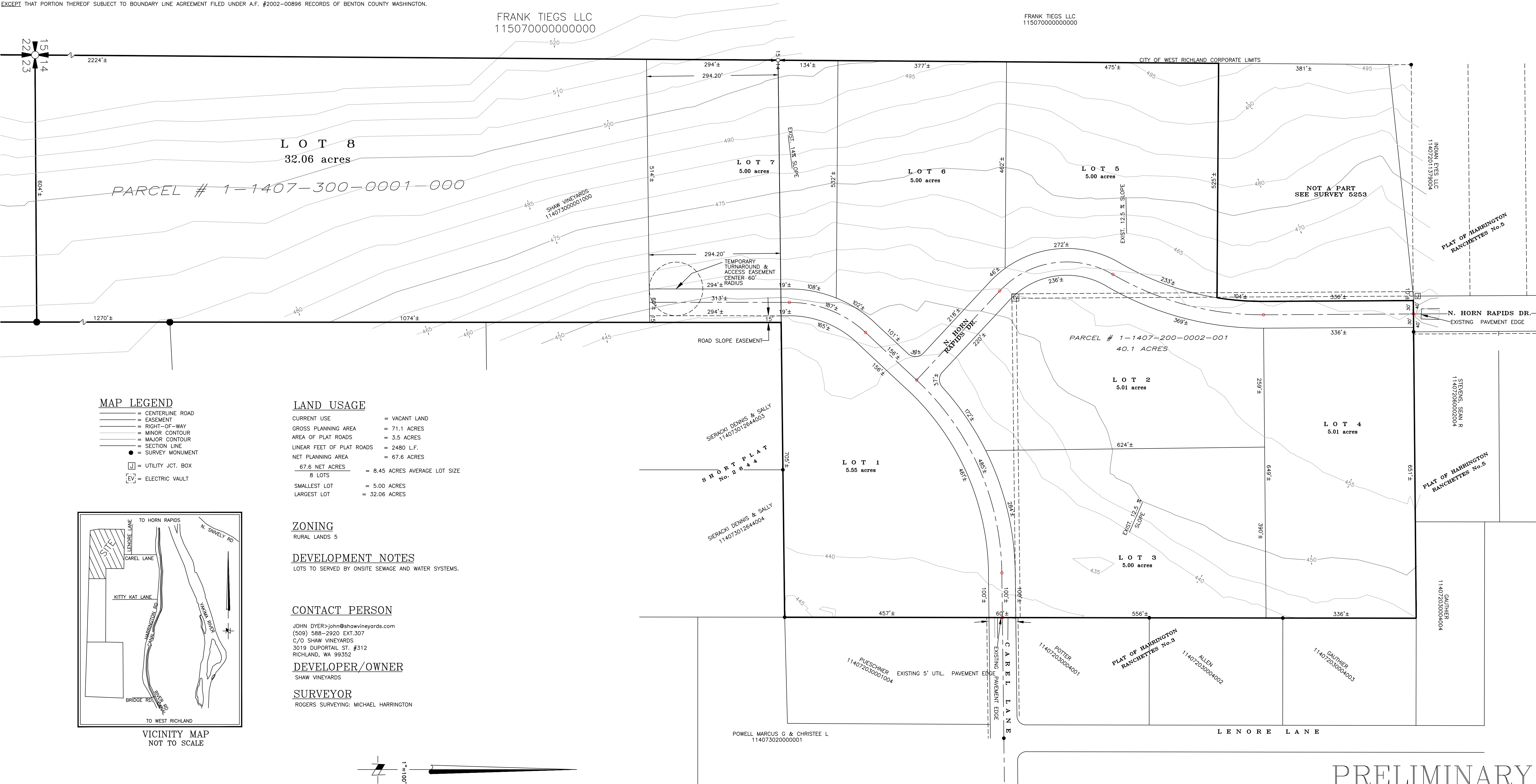
LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 27 EAST, W.M., BENTON COUNTY, WASHINGTON.
TOGETHER WITH THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 27 EAST, W.M., BENTON COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR MARKING THE SOUTHWEST CORNER OF LOT 1 OF SHORT PLAT NO. 1379 ACCORDING TO THE SURVEY OF RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 1379, RECORDS OF BENTON COUNTY (SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER); THENCE N 89°30'26"E, 517.99 FEET ALONG THE SOUTH LINE OF SAID LOT 1 AND ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N 89°29'15"E, 10.02 FEET ALONG SAID NORTH LINE; THENCE S 00°17'29"E, 335.58 FEET TO A POINT OF TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHERLY, 104.29 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°29'05"; THENCE N 89°34'30"W, 524.82 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER; THENCE N 00°25'30"E, 431.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION THEREOF SUBJECT TO BOUNDARY LINE AGREEMENT FILED UNDER A.F. #2002-00896 RECORDS OF BENTON COUNTY WASHINGTON.



MAP LEGEND

- = CENTERLINE ROAD
- = EASEMENT
- = RIGHT-OF-WAY
- = MINOR CONTOUR
- = MAJOR CONTOUR
- = SECTION LINE
- = SURVEY MONUMENT
- [J] = UTILITY JCT. BOX
- [EV] = ELECTRIC VAULT

LAND USAGE

CURRENT USE = VACANT LAND
GROSS PLANNING AREA = 71.1 ACRES
AREA OF PLAT ROADS = 3.5 ACRES
LINEAR FEET OF PLAT ROADS = 2480 L.F.
NET PLANNING AREA = 67.6 ACRES
67.6 NET ACRES = 8.45 ACRES AVERAGE LOT SIZE
8 LOTS
SMALLEST LOT = 5.00 ACRES
LARGEST LOT = 32.06 ACRES

ZONING

RURAL LANDS 5

DEVELOPMENT NOTES

LOTS TO SERVED BY ONSITE SEWAGE AND WATER SYSTEMS.

CONTACT PERSON

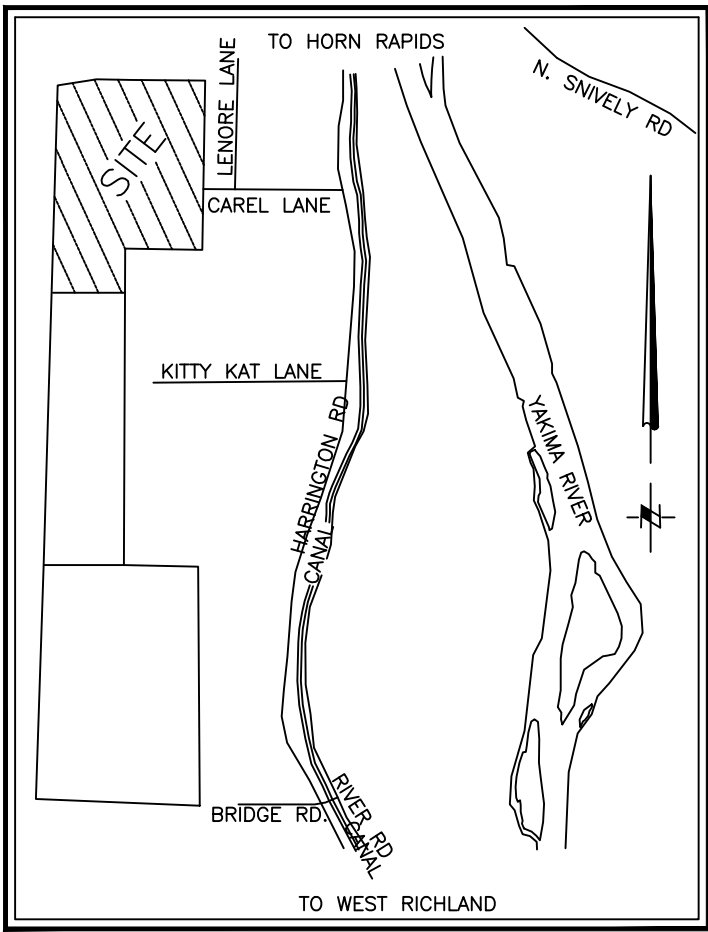
JOHN DYER>john@shawvineyards.com
(509) 588-2920 EXT.307
C/O SHAW VINEYARDS
3019 DUPORTAIL ST. #312
RICHLAND, WA 99352

DEVELOPER/OWNER

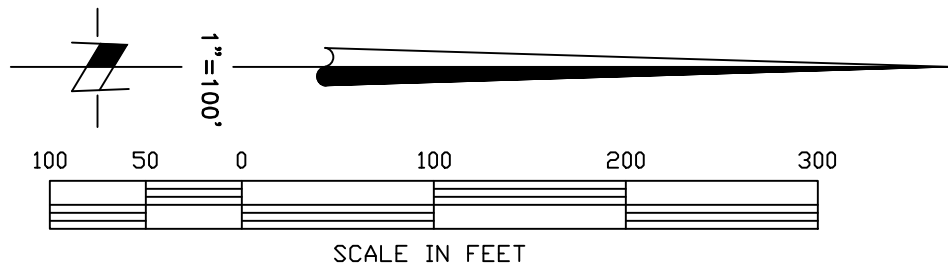
SHAW VINEYARDS

SURVEYOR

ROGERS SURVEYING; MICHAEL HARRINGTON



VICINITY MAP
NOT TO SCALE



MAP NOTES:

- CONTOURS ARE BASED ON FIELD SURVEY PERFORMED IN AUGUST 2016.
- CONTOUR INTERVAL IS 5'; BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).

RSI ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8984
www.rogerssurveying.com

PRELIMINARY

REV: 3/05/20

CLIENT	SHAW HORN RAPIDS	JOB	31217
PROJECT	PRELIMINARY PLAT		
	SECTIONS 14, T.10N., R.27E., W.M.		
DRN. BY	MFH	SCALE	1"= 80'
APPROVED	MFH	DATE	3/16/18
		F. B. NO.	NONE
		ACAD VER	- C3D15
		FILE:	31217_R4
		SHEET	1
		OF	1



PCM 1.

NOTICE OF OPEN RECORD HEARINGS

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

March 16, 2020

PCM 1.4

Tyler Franzheim
3019 Duportail St. Unit 312
Richland WA 99352

RE: Shaw Vineyard Estates Preliminary Plat and Environmental Assessment
EA 2020-008/SUB 2020-003

Dear Mr. Franzheim,

During the review of EA 2020-008 and SUB 2020-0031, the Washington State Department of Archaeology and Historic Preservation submitted a letter, dated March 16, 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 2020-008) 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. Shaw Vineyard Estates Preliminary Plat and Environmental Assessment
EA 2020-008/SUB 2020-003

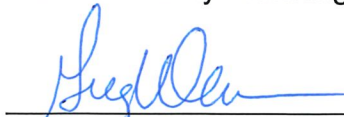
FINDING

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 Tyler Franzheim (Shaw Vineyard Estates).

1. The above referenced preliminary application and environmental checklist was submitted to the Benton County Planning Department on February 14th and updated March 6, 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 16th day of March 2020

Benton County Planning Manager



Greg J. Wendt

BENTON COUNTY PRELIMINARY PLAT APPLICATION

File No. SUB 2020-003



Subdivision Name: SHAW VINEYARD ESTATES

1. Applicant Name: Tyler Franzheim
 Applicant Address: 3019 DuPortail St #312 Richland, WA 99352
 Telephone number: Home _____ Work 253-549-3987

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

3. Legal Owners Name: SHAW HORN RAPIDS, LLC
 Legal Owners Address: 3019 DuPortail St Unit 312, Richland 99352
 Telephone number: Home _____ Work _____

4. Name and address of land surveyor ROGERS SURVEYING INC.
1455 COLUMBIA PARK JR STE 201, RICHLAND 99352
 Telephone (509) 783-6344 bgriffm@rogerssurveying.com

5. Name and address of engineer Khutzen Engineering
5453 Ridgline Dr suite 120 Kennewick WA 99338
 Telephone 509-222-0959

6. Parcel number and Legal description of property included in the preliminary plat: _____
1-1407-200-0002-001 K
PORTION 1-1407-300-0001-000

7. **Land Use Information:**
 - a. Total area involved 39AC
 - b. Total number of lots 7
 - c. Smallest lot area 5.00AC
 - d. Average lot area 5.07AC

e. Acreage in parks 0
f. Length of public streets ± 2480

g. Total acreage of public streets ± 3.5 Ac

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 Frontier

Irrigation: Yes _____ No ☒ Name of Utility _____

Private Irrigation Lines: Yes ☒ No _____

10. School District RICHLAND

11. Fire District #4

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 RURAL REMOTE

15. Zoning Designation RL-5

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

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

Signature Block for individuals only.

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

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

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

Applicant or legal owner: SHAW HORN RAPIDS, LLC

By: Richard A. Shang owner
(print name) (Title)

Signature: [Signature] owner
(Signature) (Title)

The above signed officer of Shaw Horn Rapids, LLC (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Tyler Franzheim 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 _____



PCM 1.

December 5, 2019

SUB 2020-003

Clark Posey
Benton County Planning Department
620 Markey Street
Prosser, WA 99350

RE: Shaw Horn Rapids
Development Drainage Study
N Horn Rapids Dr. & Carel Ln
Benton County, Washington

Dear Mr. Posey:

The Shaw Horn Rapids development project is a 7-lot residential subdivision located in the west half of Section 14 & the northwest quarter of Section 23 of Township 8 North, Range 28 East, Benton County, Washington. The site is located west of N. Harrington Rd and south of E. Shannon Ln nearly centered at the future intersection of Carel Ln and N. Horn Rapids Dr. and is bordered on all sides by residential land (See attached Preliminary Plat Map).

This preliminary drainage study addresses the conceptual development drainage system with the future design to meet the requirements of the current Benton County approved storm design manual.

There will not be an increase in Stormwater outflow from the site due to the improvements in this development. All runoff produced by the construction of impervious roads will be retained and disposed of onsite using 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.

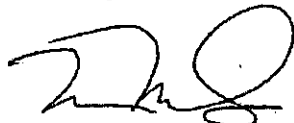
Preliminary investigation of the property's soil from the Natural Resources Conservation Service (NRCS) website indicates the subsurface soils to be Burbank Loamy Sand, Hezel Lomey Sand, and Quincy Loamy Sand. These soils have infiltration rates in excess of 2.0 inches per hour based on saturated hydraulic conductivity rates. The depth to groundwater recorded in well logs in the site vicinity show the static groundwater levels lie 40 feet to 80 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 letter are the Preliminary plat map, the soils report from the NRCS website, and the well logs in the vicinity of the site for reference.

If there are any questions on this preliminary review letter, please feel free to contact me. My email address is: nathan@knutzenengineering.com and my mailing address is listed at the footing of this letter. I can also be reached at (509) 222-0959.

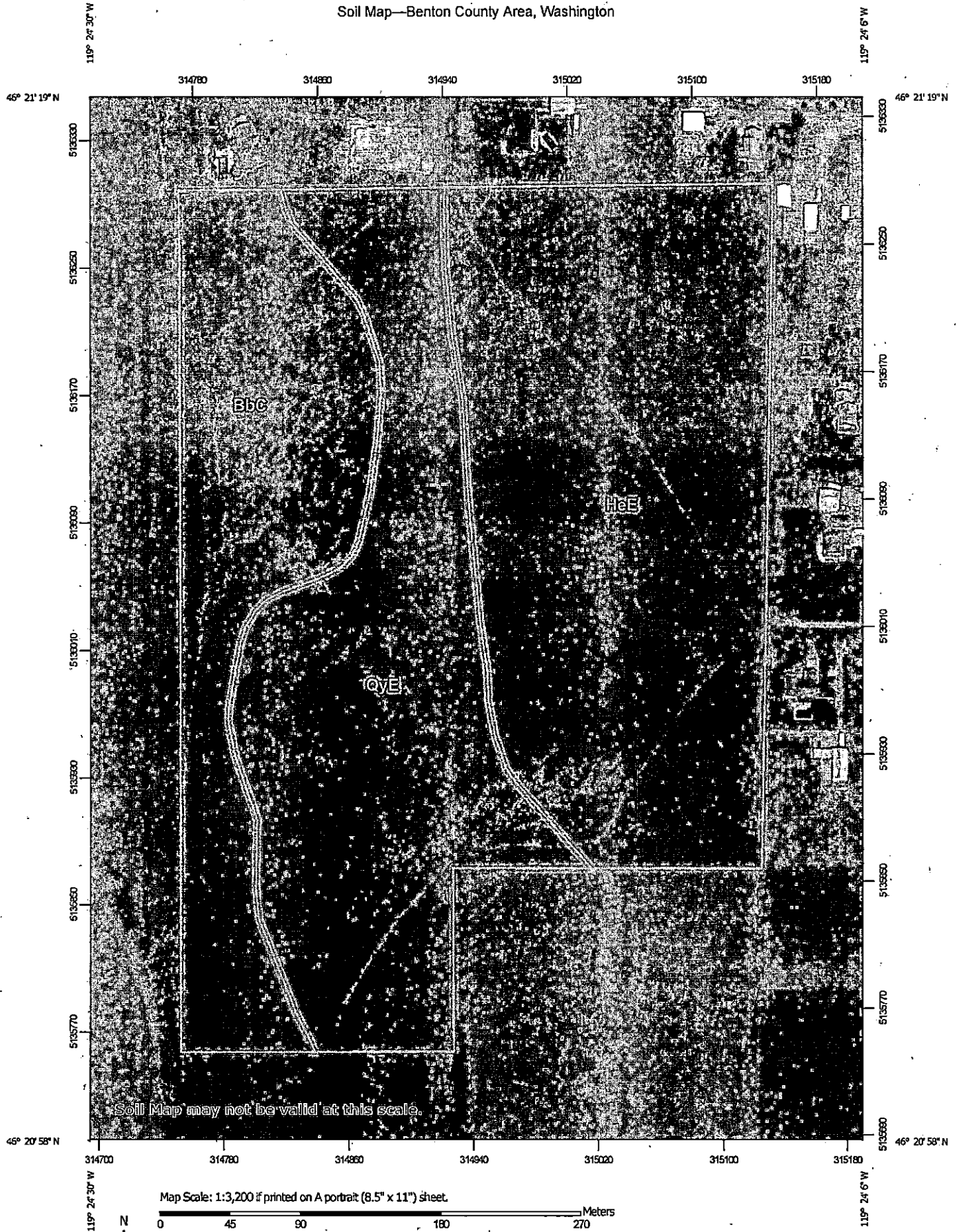
Sincerely,



Nathan Machiela, PE
Senior Engineer

Attachments: Preliminary Plat Map
NRCS Soils Report
Ecology Water Well Logs

Soil Map—Benton County Area, Washington



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/5/2019
Page 1 of 7.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BbC	Burbank loamy fine sand, 0 to 15 percent slopes	10.4	23.2%
HeE	Hezel loamy fine sand, 0 to 30 percent slopes	19.6	43.7%
QyE	Quincy loamy sand, moderately shallow, 0 to 30 percent slopes	14.9	33.1%
Totals for Area of Interest		45.0	100.0%

Report—Engineering Properties

Absence of an entry indicates that the data were not estimated. The asterisk "*" denotes the representative texture; other possible textures follow the dash. The criteria for determining the hydrologic soil group for individual soil components is found in the National Engineering Handbook, Chapter 7 issued May 2007 (<http://directives.sc.egov.usda.gov/OpenNonWebContent.aspx?content=17757.wba>). Three values are provided to identify the expected Low (L), Representative Value (R), and High (H).

Engineering Properties—Benton County Area, Washington														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
BbC—Burbank loamy fine sand, 0 to 15 percent slopes														
Burbank	90	A	0-5	Loamy fine sand	SM	A-2	0-0-0	0-3-5	95-98-100	85-90-95	60-70-80	15-25-35	0-5-10	NP
			5-16	Loamy fine sand, gravelly loamy sand, loamy sand	SM	A-2	0-0-0	0-3-5	85-90-95	70-80-90	60-70-80	15-25-35	0-5-10	NP
			16-30	Very gravelly loamy sand, very gravelly loamy fine sand	GM, SM, SP-SM	A-1	0-0-0	5-13-20	50-63-75	30-38-45	20-28-35	5-10-15	0-5-10	NP
			30-60	Extremely gravelly sand, very cobbly coarse sand, extremely gravelly loamy sand	GM, GW-GM	A-1	0-0-0	15-33-50	35-45-55	10-30-50	5-18-30	0-10-20	0-5-10	NP

Engineering Properties—Benton County Area, Washington														
Map unit symbol and soil name	Pct. of map unit	Hydrologic group	Depth	USDA texture	Classification		Pct Fragments		Percentage passing sieve number—				Liquid limit	Plasticity index
					Unified	AASHTO	>10 inches	3-10 inches	4	10	40	200		
			<i>In</i>				<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>	<i>L-R-H</i>
HeE—Hezel loamy fine sand, 0 to 30 percent slopes														
Hezel	100	C	0-3	Loamy fine sand	SM	A-2	0-0-0	0-0-0	100-100-100	100-100-100	50-68-85	15-25-35	0-5-10	NP
			3-16	Loamy fine sand, loamy sand, fine sand	SM	A-2	0-0-0	0-0-0	100-100-100	100-100-100	50-63-75	15-25-35	0-5-10	NP
			16-60	Stratified fine sandy loam to silt loam	ML	A-4	0-0-0	0-0-0	100-100-100	100-100-100	80-90-100	50-65-80	15-20-25	NP-3-5
QyE—Quincy loamy sand, moderately shallow, 0 to 30 percent slopes														
Quincy	100	A	0-30	Loamy fine sand	SM	A-2	0-0-0	0-0-0	95-98-100	95-98-100	70-75-80	25-30-35	0-5-10	NP
			30-34	Unweathered bedrock	—	—	—	—	—	—	—	—	—	—

Data Source Information

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

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		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/In	Pct	Pct					
BbC—Burbank loamy fine sand, 0 to 15 percent slopes														
Burbank	0-5	-81-	-17-	0- 3- 5	1.50-1.55 -1.60	42.00-92.00-14 1.00	0.07-0.09-0. 11	0.0- 1.5- 2.9	0.5- 0.8- 1.0	.24	.24	3	2	134
	5-16	-81-	-16-	0- 3- 5	1.50-1.58 -1.65	42.00-92.00-14 1.00	0.06-0.09-0. 11	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.17	.24			
	16-30	-82-	-16-	0- 2- 4	1.50-1.58 -1.65	42.00-92.00-14 1.00	0.04-0.06-0. 07	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.10	.24			
	30-60	-98-	- 2-	0- 1- 2	1.50-1.58 -1.65	141.00-300.00- 705.00	0.01-0.02-0. 03	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.02	.05			
HeE—Hezel loamy fine sand, 0 to 30 percent slopes														
Hezel	0-3	-80-	-17-	2- 4- 5	1.25-1.35 -1.45	42.00-92.00-14 1.00	0.09-0.11-0. 13	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.32	.32	5	2	134
	3-16	-81-	-17-	0- 3- 5	1.40-1.50 -1.60	42.00-92.00-14 1.00	0.08-0.10-0. 12	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.43	.43			
	16-60	-34-	-59-	5- 7- 8	1.30-1.40 -1.50	1.40-3.00-4.00	0.13-0.17-0. 21	0.0- 1.5- 2.9	0.0- 0.3- 0.5	.64	.64			

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		
	In	Pct	Pct	Pct	g/cc	micro m/sec	In/In	Pct	Pct					
QyE—Quincy loamy sand, moderately shallow, 0 to 30 percent slopes														
Quincy	0-30	-81-	-17-	0- 3- 5	1.40-1.55 -1.70	42.00-92.00-14 1.00	0.08-0.09-0. 09	0.0- 1.5- 2.9	0.0- 0.4- 0.8	.24	.24	2	2	134
	30-34	—	—	—	—	—	—	—	—					

Data Source Information

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

Report—Chemical Soil Properties

Chemical Soil Properties—Benton County Area, Washington								
Map symbol and soil name	Depth	Cation-exchange capacity	Effective cation-exchange capacity	Soil reaction	Calcium carbonate	Gypsum	Salinity	Sodium adsorption ratio
	<i>In</i>	<i>meq/100g</i>	<i>meq/100g</i>	<i>pH</i>	<i>Pct</i>	<i>Pct</i>	<i>mmhos/cm</i>	
BbC—Burbank loamy fine sand, 0 to 15 percent slopes								
Burbank	0-5	1.0-6.0	—	7.4-7.8	0	0	0	0
	5-16	1.0-6.0	—	7.4-7.8	0	0	0	0
	16-30	1.0-6.0	—	7.4-8.4	1-10	0	0	0
	30-60	1.0-6.0	—	7.4-8.4	1-15	0	0.0-2.0	0
HeE—Hezel loamy fine sand, 0 to 30 percent slopes								
Hezel	0-3	5.0-10	—	7.4-7.8	0	0	0	0
	3-16	5.0-10	—	7.4-7.8	0	0	0	0
	16-60	5.0-10	—	7.4-9.0	5-20	0	0.0-2.0	0
QyE—Quincy loamy sand, moderately shallow, 0 to 30 percent slopes								
Quincy	0-30	0.0-5.0	—	7.4-8.4	0	0	0	0
	30-34	—	—	—	—	—	—	—

Data Source Information

Soil Survey Area: Benton County Area, Washington

Survey Area Data: Version 15, Sep 16, 2019



The Department of Ecology does NOT warrant the Data and/or the information on this well report.

**Construction/Decommission**

☐ Decommission *ORIGINAL INSTALLATION Notice of Intent* Number _____

Current

Unique Ecology Well ID Tag No. AWB 217

Property Owner Name Clint & Shannon Knopik

Well Street Address Harrington Rd #2 Block 1 Lot 1

City _____ County Benton

Location NW 1/4-1/4 Sec 14 Twn 10 R 27 EWM or ☐ circle

Lat/Long (s, t, r) Lat Deg _____ Lat Min/Sec _____

still REQUIRED) Long Deg _____ Long Min/Sec _____

Tax Parcel No. 1-1407-202-000/-001 101

Formation: Describe by color, character, size of material and structure, and the kind and nature of the material in each stratum penetrated, with at least one entry for each change of information indicate all water encountered. (USE ADDITIONAL SHEETS IF NECESSARY.)

RECEIVED
OCT 26 2005
DEPARTMENT OF ECOLOGY
WELL DRILLING UNIT

DEPT OF ECOLOGY
FISCAL BUDGET

DEPT OF ECOLOGY
Received
OCT 27 2005
CENTRAL REGION OFFICE

AB 26

Start Date 9/19/05 Completed Date 9/23/05

Driller/Engineer/Trainee Name (Print)

Driller/Engineer/Trainee Signature

Driller or trainee License No. _____.

UNTRAINED

Driller's Licensed No.

Driller's Signature _____

Drilling Company Blue Star Enterprises Northwest

Address. 2019 Get Her Look

City, State, Zip Richland WA 99352

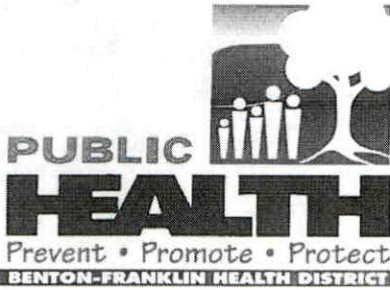
Contractor's

Registration No. Bluse 465 KA Date 9-25-05

Ecology is an Equal Opportunity Employer.

ECY 050-1-20 (Rev 2/03)

KN0092. *pa*



SUB 2020-003



February 5, 2020

Richard Shaw
3019 Duportail Street #312
Richland, WA 99352

Re: Proposed development at Carel Lane and Horn Rapids, West Richland
Parcel #1-1407-200-0002-001, Benton County

Dear Mr. Shaw,

This office has finished its preliminary plat review of your proposal in accordance with our current land development policies and requirements for new subdivisions. Our findings are listed below:

1. There are 7 proposed lots.
2. Proposed land use is for single family dwellings with single family wells.
3. The subdivision slopes approximately 10-15% from the East (high end) to the West, then flattens with undulations.
4. Soil logs excavated throughout the property varied with type 1 (extremely gravelly coarse sand), Type 2 (coarse sand with occasional rock) and type 4 (fine loamy sand).

These findings indicate the above referenced plat generally meets our requirements for plats utilizing on-site sewage disposal systems and single family wells provided:

1. All lots within the plat must be a minimum of one acre (43,560 square feet) gross land area after all easements and encumbrances are subtracted.
2. All lots within the plat must have a minimum of 0.5 acres of useable land area. The amount of useable land area is determined by soil type. As soil types vary throughout the plat and lots themselves, the most conservative amount, 0.5 acres, is used to determine amount of useable land area.
3. Any wells within 150' of the property shall be shown on the plat and will include the 100' sanitary control zone.

4. It is recommended that the entire subdivision be dry sewered to facilitate future connection to a municipal sewer facility.

5. The following statements shall be placed on the final plat:

"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton-Franklin District Board of Health Rules and Regulations at the time of permit issuance.

Further be advised that 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."

"On-site sewage disposal systems installed within this plat may require systems meeting a minimum of Treatment Level C in accordance with the Benton-Franklin District Board of Health Rules and Regulation No. 2. Contact BFHD for more information."

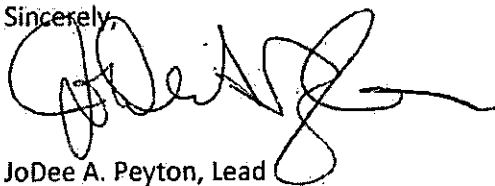
6. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
7. Prior to final approval, this office must be given the opportunity to review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

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

Your application will be held in active status until December 13, 2020, at which time the submittal will be deemed null and void should this proposal not be developed by that time.

If you have any questions, please contact the Kennewick Office, 509-460-4318.

Sincerely,



JoDee A. Peyton, Lead
Environmental Health Specialist II

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



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

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Proponent:

Tyler Franzheim/Shaw Vineyards
3019 Duportail St.
Unit 312,
Richland WA 99352

File No. EA 2020-008

Project Description: The preliminary plat of approximately 71.1 acres into 8 residential lots with an average lot area of 38.45 acres.

Project Location: The site is 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. Parcel 1-1407-200-0002-003 and 1-1407-300-0001-000

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

A handwritten signature in black ink, appearing to read "Greg Wendt", is written over a horizontal line.
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
City of West Richland
Department of Transportation
Washington State Department of Health
Department of Ecology - Olympia

Department of Ecology - Yakima
Yakama Indian Nation
Fire District 4
Fire Marshal
Bureau of Land Management
Department of Fish and Wildlife
Archaeology & Historic Preservation
Futurewise
Tom Price-Environmental Review Inc.

CONDITIONS/MITIGATION MEASURES

File No.: EA 2020-0081

Applicant: Shaw Vineyards

Tyler Franzheim/Shaw Vineyards
3019 Duportail St.
Unit 312,
Richland WA 99352

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 west of the terminus of Carel Lane and south of Horn Rapids Road in Section 14, Township 10 North, Range 27, East, W.M. Parcel 1-1407-200-0002-003 and 1-1407-300-0001-000
2. Benton County, BCC Title 11, Zoning:
 - a. The zoning designation for the project area is Rural Lands 5 (RL-5). This zoning district has a minimum lot size of 5 acres; and
 - b. A single-family home is an allowed use in the RL-5 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. Property is designated Rural Remote 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 8 residential lots;
7. The applicant submitted the following materials for the SEPA review process:
 - a. Preliminary Drainage Report, dated December 5, 2020; 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 letter dated March 16, 2020) that the project site has the potential to contain archaeological resources and they requested that the applicant conduct a professional archaeological survey of the project area prior to ground disturbing activities.
 - a. On March 16, 2020, the County placed the EA 2020-008 & SHP 2020-003 on hold to allow the applicant time to initiate discussions with DAHP regarding survey requirements. On April 7, 2020, the County released the hold and the review of the referenced application may proceed. The applicant has discussed the necessary requirements with DAHP and the conditions which are to be met prior to construction related activities beginning on the site.

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.** DAHP commented (see letter dated March 16, 2020) that the project site has the potential to contain archaeological resources and with this they have requested that the applicant conduct a professional archaeological survey of the project area prior to ground disturbing activities. If you have questions, please email DAHP at sydney.hanson@dahp.wa.gov



PCM 1.1

Notice of Application - Optional DNS Process

Benton County has received a permit application for the following project:

Date of permit application: **February 14th and updated March 6, 2020**

Date of determination of completeness: **February 26, 2020**

Date of Notice of Application: **March 10, 2020**

Comment due date: **14 days from publication of this notice**

Date of Publication of Notice of Application: **March 18, 2020**

Agency Contact: Greg Wendt, Benton County Planning Manager,
greg.wendt@co.benton.wa.us (509) 786-5612

Agency File Number: EA 2020-008/SUB 2020-003

Project Description: an application dated February 14, 2020 and updated on March 6, 2020 for the preliminary plat of Shaw Vineyard Estates, a subdivision of 71 acres into 8 lots averaging 8.45 acres. The site is located east of the terminus of Carel Lane and south of Horn Rapids Road in Section 14, Township 10 North, Range 27, East, W.M.

Project Location: The site is located east of the terminus of Carel Lane and south of Horn Rapids Road in Section 14, Township 10 North, Range 27, East, W.M. Parcel 1-1407-200-0002-003 and 1-1407-300-0001-000

Project Applicant: Tyler Franzheim/Shaw Vineyards, 3019 Duportail St. Unit 312, Richland WA 99352

SEPA Environmental Review: The Benton County Planning Department has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS) or Mitigated Determination of Non-Significance (MDNS). The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted 14 days from date of publication to the Benton County Planning Department, P.O. Box 910 Prosser, WA 99350. Any information submitted to Benton County is subject to the public records disclosure law for the State of Washington (RCW Chapter 42.17) and all other applicable law that may require the release of the documents to the public.

Preliminary Development Regulations and Existing Environmental Documents: To evaluate the impacts of the proposed project, the following may be used for mitigation, consistency, and the development of findings and conclusions:

Benton County, including BCC Title 15 CAO, BCC Title 6.35 SEPA, Benton County Comprehensive Plan, Benton County Subdivision Code, Benton County Zoning Code, Benton County Fire Code, Benton County Public Works Road Requirements and Department of Ecology, SEPA Environmental Checklist, dated February 14th and updated March 6, 2020; and other required agency evaluations, approvals, permits, and mitigation as necessary.

Required Permits:

Preliminary Plat approval, Final Plat approval and recording

Required Studies:

Hydrology Study

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.

Dated at Prosser, Washington on this 10th day of March 2020.



Greg Wendt, Planning Manager
Benton County Planning Department

**A. background**

EA 2020-008

1. Name of proposed project, if applicable: Plat of Shaw Vineyard Estates
2. Name and address of applicant: Shaw Vineyards
3019 Duportial St #312 Richland WA 99352
3. Phone number of applicant and contact person: John Dyer 509-588-2920 ex307
4. Date checklist prepared: 2-12-2020
5. Agency requesting checklist: Benton County Planning Department
6. Proposed timing or schedule (including phasing, if applicable): Construction to begin April 2020
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No
10. List any government approvals or permits that will be needed for your proposal, if known.

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

80.1 TF 3-16-20
8 TF 3-16-20
Subdivide ±40 acre parcel into 7 individual home lots, including associated infrastructure & roads

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

Portion SW1/4 NW1/4 S14 T10N R27E Parcel number 1-1407-200-0002-003

B. ENVIRONMENTAL ELEMENTS

1-1407-300-0001-000 TF 3-16-20

1. Earth

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

Rolling

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

14%

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

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

Minor wind & rain induced erosion during construction

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

±20%

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

Temporary dust control, temporary silt fences

2. Air

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

Minor dust during construction

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

No

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

Temporary dust control & silt fences during construction

3. Water

a. Surface Water:

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

No

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

No

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

NA

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

No

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

No

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

No

b. Ground Water:

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

Yes, individual exempt wells for each lot, following standard regulations for exempt wells.

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 from residential septic tanks

c. Water runoff (including stormwater):

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

Storm water, to be managed using ditches along county standard road design

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

No

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

Minimal diversion into ditches, at proposed future roads

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

none

4. Plants

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

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

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

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

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

None

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

Future landscaping of individual lots

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

Cheat Grass, Russian Thistle

5. Animals

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

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

Songbirds

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

None

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

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

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

None

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

None

6. Energy and natural resources

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

Electric for individual homes

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

No

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

Energy efficient house construction

7. Environmental health

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

No

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

None

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

None

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

None

4) Describe special emergency services that might be required.

Normal police, fire & ambulance coverage for residential neighborhood

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

None

b. Noise

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

None

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

Construction noise during normal business hours, during construction phase only

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

Construction during normal business hours only

8. Land and shoreline use

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

Vacant. No affect to nearby parcels

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

No

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

No

c. Describe any structures on the site.

Vacant

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

No

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

RL-5

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

Low Density Residential

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

NA

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

No

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

±30

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

0

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

NA

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

NA

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

NA

9. Housing

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

^{8 TF}
±7 middle income homes

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

0

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

NA

10. Aesthetics

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

±25' stick built wood homes

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

None

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

NA

11. Light and glare

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

Lights from individual homes

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

No

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

None

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

NA

12. Recreation

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

None

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

No

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

NA

13. Historic and cultural preservation

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

No

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

No

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

None

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

None

14. Transportation

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

Benton County public road system

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

No, outside the coverage area of Ben Franklin Transit. Nearest bus stop approximately 4 miles

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

Driveway & garage for each proposed house ±30 parking spaces total

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

Construction of new public roads

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

No

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

±70

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

No

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

None

15. Public services

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

No

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

None

16. Utilities

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

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

Electricity, telephone, cable tv, & internet to each proposed house

C. Signature

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

Signature: _____

Name of signee Richard Shaw

Position and Agency/Organization Owner

Date Submitted: 2/13/20

D. supplemental sheet for nonproject actions

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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

ESA LISTED SALMONIDS CHECKLIST

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

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

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

☐ YES ☐ NO

Please Describe.

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

☐ YES ☐ NO

Please Describe.

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

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

A1. Name of watershed _____

A2. Name of nearest waterbody _____

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

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

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

A5. Is the project above a:

Natural permanent barrier (waterfall) ☐ YES ☐ NO

Natural temporary barrier (beaver pond) ☐ YES ☐ NO

Man-made barrier (culvert, dam) ☐ YES ☐ NO

Other (explain) _____

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

☐ YES ☐ NO ☐ Don't Know

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

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

B1. Does the project require the withdrawal of

a. Surface water? ☐ YES ☐ NO

Amount _____

Name of surface water body _____

b. Ground water? ☐ YES ☐ NO

Amount _____

From Where _____

Depth of well _____

B2. Will any water be rerouted? ☐ YES ☐ NO

If yes, will this require a channel change?

B3. Will there be retention ponds? ☐ YES ☐ NO

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

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

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

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

B6. Will topography changes affect the duration/direction of runoff flows?
☐ YES ☐ NO

If yes describe the changes.

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

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

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

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

If yes please describe.

C2. Will your project either reduce or increase shade along or over a waterbody? ☐ YES ☐ NO
Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.

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

☐ YES ☐ NO

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

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

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

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

☐ YES ☐ NO

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

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

If yes, what types of plants will you use?

FOR OFFICIAL USE ONLY:

Critical Area Review Completed by _____ on _____

Application approved for processing by _____ on _____

Zoning and Comp Plan Designation _____



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

March 16, 2020

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

In future correspondence please refer to:
Project Tracking Code: 2020-03-02186
Property: Benton County_Shaw Vineyard 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 (DAHHP) 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 proximity of the proposed project area to the Yakima River, a resource known to have been important to both historic and prehistoric people. Further, the scale of the proposed ground disturbing actions associated with future development 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





BENTON COUNTY WA **PUBLIC WORKS DEPARTMENT**

TO: PLANNING DEPARTMENT

FROM: CRISTINA WOODS

DATE: 4/7/2020

SUBJECT: PRELIMINARY PLAT – SUB 2020-003 SHAW VINEYARD ESTATES

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

1. The developer shall provide a complete set of engineered 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
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

Preliminary Plat – Shaw Vineyard Estates

4/7/2020

Page 2

10. Additional easements shall be required for any roadway slope cuts or fills that extend beyond the proposed County right-of-way

Add the following notes to the face of the final plat

1. 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.
2. 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
3. No trees, shrubs, weeds, fencing or other obstructions more than 24 inches in height are permitted within Benton County right of way
4. 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
5. Lot 2 and 6 shall not have direct access to Carel Lane



March 13, 2020

PCM 1.14

Fire Marshal Comments for SUB 2020-003

Applicant: Tyler Franzeim
3014 Duportail ST # 312
Richland, WA 99352

Owner: Shaw Horn Rapids, LLC

SUB 2020-003 **SHAW VINEYARD ESTATES**, Parcel #'s 1-1407-200-0002-003 & 1-1407-300-0001-000

The following information and requirements are from the Benton County Fire Marshal and are to be used regarding your proposed 8 lot subdivision. SUB # 2020-003 in the RL-5 (Rural Lands 5) Zoning District for the construction of driveway's and or private roads within your subdivision. Also in this plat is the construction of a new county road (N. Horn Rapids Drive). Total Acres 71.1

Access will be individual driveways from N. Horn Rapids Dr. A Road Approach Permit must be issued and approved by Benton County Public Works Department prior to occupancy. If any individual driveway is 200' (feet) or more, an approved turn-a-round for Emergency Services Vehicles is required. See attached examples.

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.) If your driveway exceeds 300' pullouts may be required, (see last page).

(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:

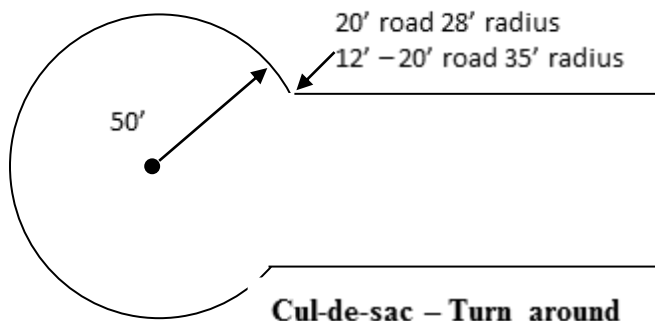
EXCEPTION: Interior lots of platted parcels and development phases whose streets are accessible, and the water system is operational.

- 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.

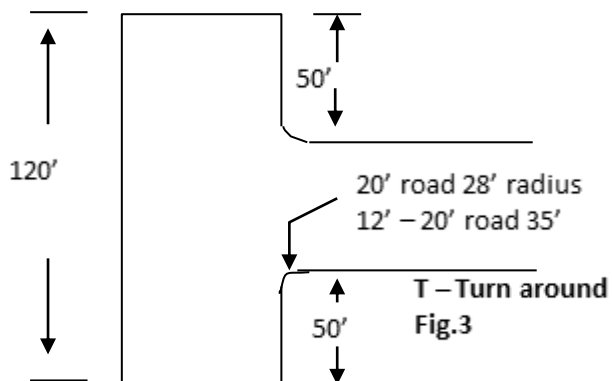
If you have additional questions, please feel free to contact me.

Thank you,

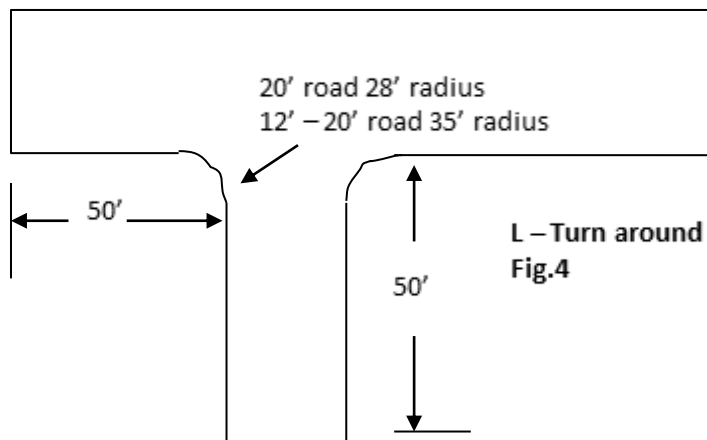
Clark A. Posey
Benton County Fire Marshal



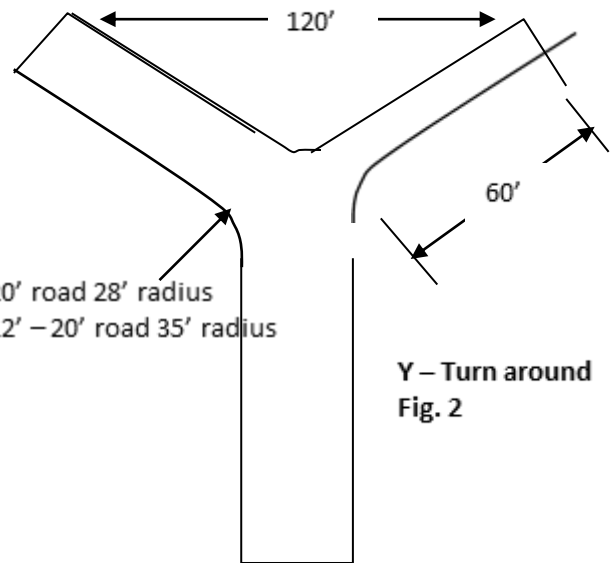
**Cul-de-sac – Turn around
Fig. 1**



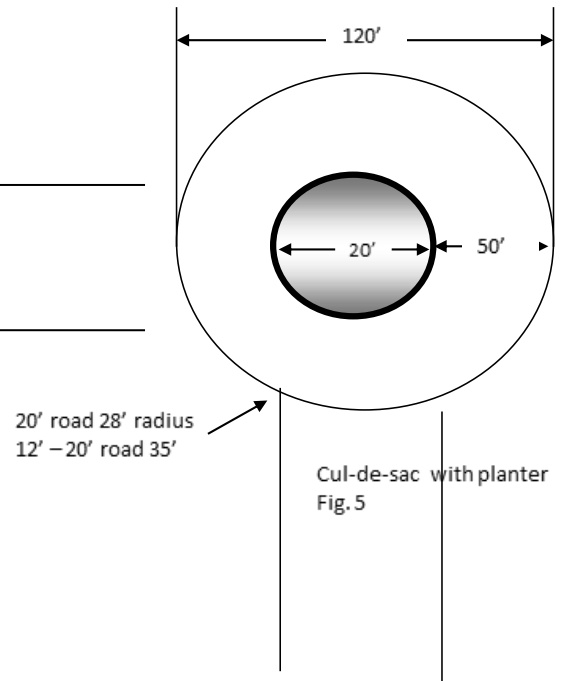
**T – Turn around
Fig.3**



**L – Turn around
Fig.4**

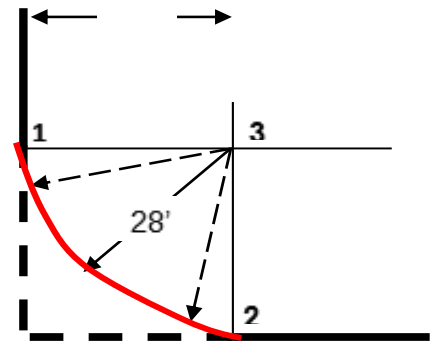


**Y – Turn around
Fig. 2**



**Cul-de-sac with planter
Fig. 5**

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.



Policy: Pullouts if your driveway exceeds 300 feet.

Purpose:

Provide for a uniform method for meeting the requirements of Benton County Code 3.18.045 (b) _

Scope:

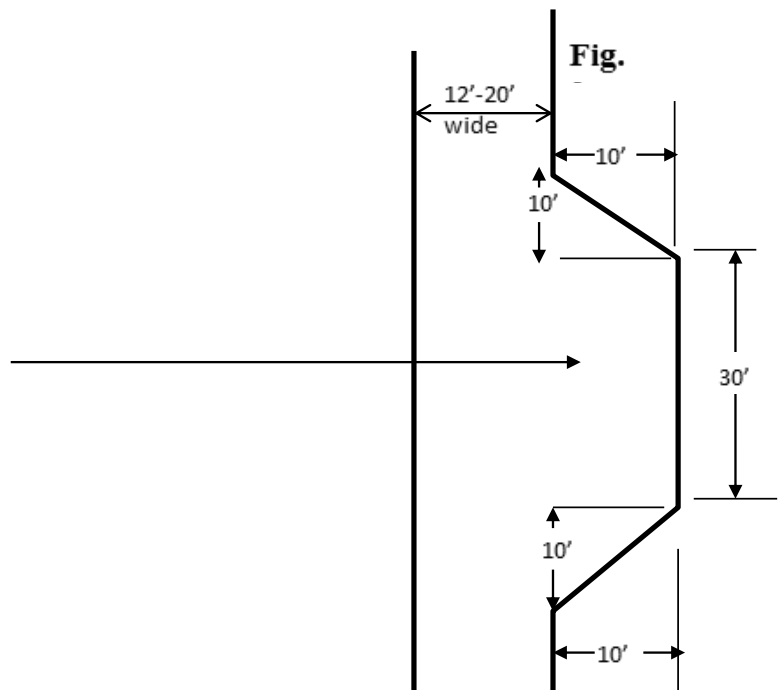
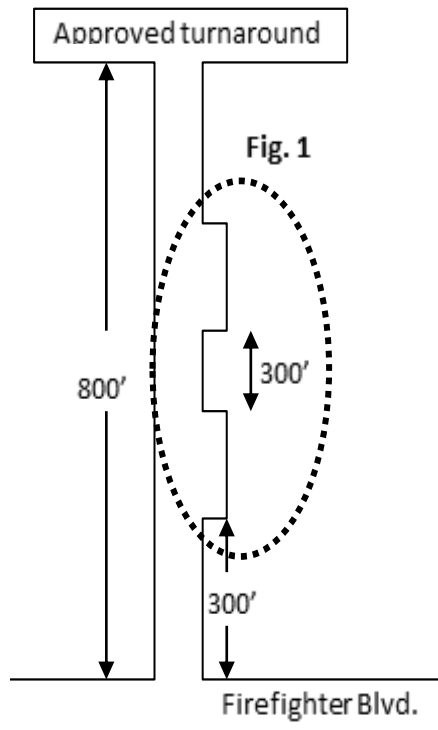
This policy is applicable only to private roads as defined in Benton County Code 3.18.015 that are between 12 feet and 20 feet wide and whose length exceeds 300'. Private Road" means a road, driveway or any form of access easement in excess of two hundred (200) feet in length that is not dedicated to and maintained by Benton County."

Procedure:

Upon the Benton County Fire Marshal's office receiving a submittal from the Benton County Planning Department or the Benton County Building Department, a review will be conducted to determine if the proposed private road meets the requirements of 3.18.045 (b).

- The private road must comply with all sections of Benton County Code 3.18.045.
- The pullout shall be required every 300 feet. Fig. 1
- Turnout surface shall be the same as the private road.
- Turnouts at a minimum shall be 10' x 30'.

Fig. 2



Donna Hutchinson

From: Chris Cooke <ccooke@bentonrea.org>
Sent: Monday, March 16, 2020 4:56 PM
To: Planning Department
Subject: [EXTERNAL] Agency Review for SUB 2020-003 Shaw Vineyard Estates
Attachments: BREA_SUB 2020-003 Agency Review Packet.pdf

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

Good afternoon,

I've attached a PDF with comments from Benton REA requesting a 10' utility easement along the illustrated parcel lines.

All the best,

Chris Cooke

Staking Technician, Benton REA

ccooke@bentonrea.org

402 7th Street / PO Box 1150

Prosser, WA 99350



(509) 786-8252 Office ext:2305

(509) 439-1558 Cell

(509) 786-2231 Fax

From: Nick Pryor <NPryor@bentonrea.org>
Sent: Wednesday, March 11, 2020 7:06 AM
To: Chris Cooke <ccooke@bentonrea.org>
Subject: FW: Agency Review for SUB 2020-003 Shaw Vineyard Estates

fyi

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, March 10, 2020 12:41 PM
To: 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>; Derek Miller <dmiller@bentonrea.org>; Nick Pryor <NPryor@bentonrea.org>; Benton-Franklin Dist. Health Dept. <rickd@bfhd.wa.gov>; City of West Richland - Adam Lambert <alambert@westrichland.org>; wwhealan@bcfd4.org; Frontier Telephone <north.central.dbmc.control.desk@ncnetwork.net>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; School District # 400 (richard.krasner@rsd.edu) <richard.krasner@rsd.edu>; School Dist. # 400 <mark.panther@rds.edu>; School Dist. # 400 <jennifer.ullrich@rds.wdu>; School District #400 (devonne.roth@rsd.edu) <devonne.roth@rsd.edu>; Southeast Communication Center (k.lettrick@bces.wa.gov) <k.lettrick@bces.wa.gov>; Yakima Indian Nation-John Marvin

<john_marvin@yakama.com>; 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>; Dept. of Transportation (scplanning@wsdot.wa.gov)
<scplanning@wsdot.wa.gov>; Natural Resources Conservation Service <ray.gekosky@wa.usda.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>; Dept. of Ecology - Lori White
(lori.white@ecy.wa.gov) <lori.white@ecy.wa.gov>; Segregations <segregations@co.benton.wa.us>; Clark Posey
<Clark.Posey@co.benton.wa.us>; Mosquito Control District (angela@mosquitocontrol.org)
<angela@mosquitocontrol.org>

Subject: Agency Review for SUB 2020-003 Shaw Vineyard Estates

The Benton County Planning Department has prepared the attached documents for agency review for the preliminary plat of Shaw Vineyard Estates. We are circulating it for review and comments. We appreciate your review of the proposal and return of comments no later than **March 25, 2020**. If that is not possible please contact our office.



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.

LOCATED IN THE WEST 1/2 OF SECTION 14 & NORTHWEST 1/4 OF SECTION 23
TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M. BENTON COUNTY, WASHINGTON

UNCLASSIFIED//FOR OFFICIAL USE ONLY

[illegible]

EXEMPT THAT PORTION THEREOF SUBJECT TO BOUNDARY LINE AGREEMENT FILED UNDER A.P. 82088-00000 WAGGERS OF BEAVER COUNTY WASHINGTON.

PLANNED: 11/11/2010
 215 408 22 630 201



- = SECTIONING EDGE
- = ENDVIEW
- = RIGHT-OF-WAY
- = MAIN CONCOURSE
- = MAIN CONCOURSE
- = SECTION LINE
- = SURFACE ELEVATION
- = IDENTITY SIGN MARK
- = ELEVATION MARK

CURRENT USE	=	70,647 SQ. FT.
STORY PLANNING AREA	=	71.1 ACRES
AREA OF PLAT ROADS	=	2.6 ACRES
LANDING PORT OF PLAT ROADS	=	0.003 L.F.
NET PLANNING AREA	=	87.8 ACRES
<u>87.8 NET ACRES</u>	=	84.0 ACRES AVAILABLE FOR USE
1.5 L.F.		
LAND, 100 L.F.	=	0.003 ACRES
LAND, 100 L.F.	=	0.003 ACRES

图 10-10 示为 10 个 100 元单位的资产组合。其预期收益率为 12.5%，标准差为 1.5%。

LOUIS IS SERVED BY SEWAGE TREATMENT AND WATER SYSTEMS.

電話 0930-941111 FAX 0930-941112
(FAX) 0930-941113 0930-941114

00-0000-0000-0000

2010年12月10日 星期四



1. CONCLUDES ARE BASED ON FIELD SURVEY FINDINGS IN AUGUST 2010

3. ZENKUR INTENS. IS 10' HALLS ON NORTH AMERICAN SERIES. DATED BY 1968 (MAYNOR)

2004 2005

CLIENT	SHAW HORN RAPIDS	JOB	51017
PROJECT	PRELIMINARY PLAN SECTIONS 14, T.10N., R.27E., W.4.		

[illegible]

RSI ROBERS
SUPPORTING INC., P.O.
1-200 WILMINGTON PIKE TRAIL
WILMINGTON, MA 01890
PHONE (408) 268-0941
FAX (408) 268-3541
www.rsibusiness.com

Donna Hutchinson

From: Segregations
Sent: Tuesday, May 12, 2020 3:13 PM
To: Planning Department
Subject: RE: Agency Review for SUB 2020-003 Shaw Vineyard Estates

Donna,

This looks good. Sorry for the delay.

Judy

From: Planning Department <Planning.Department@co.benton.wa.us>
Sent: Tuesday, March 10, 2020 12:41 PM
To: 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>; Benton REA-Derek Miller (dmiller@bentonrea.org) <dmiller@bentonrea.org>; Benton REA-Nick Pryor (NPryor@bentonrea.org) <NPryor@bentonrea.org>; Benton-Franklin Dist. Health Dept. <rickd@bfhd.wa.gov>; City of West Richland -Adam Lambert <alambert@westrichland.org>; wwhealan@bcfd4.org; Frontier Telephone <north.central.dbmc.control.desk@ncnetwork.net>; Cristina Woods <Cristina.Woods@co.benton.wa.us>; School District # 400 (richard.krasner@rsd.edu) <richard.krasner@rsd.edu>; School Dist. # 400 <mark.panther@rds.edu>; School Dist. # 400 <jennifer.ullrich@rds.wdu>; School District #400 (devonne.roth@rsd.edu) <devonne.roth@rsd.edu>; Southeast Communication Center (k.lettrick@bces.wa.gov) <k.lettrick@bces.wa.gov>; Yakima Indian Nation-John Marvin <john_marvin@yakama.com>; 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>; Dept. of Transportation (scplanning@wsdot.wa.gov) <scplanning@wsdot.wa.gov>; Natural Resources Conservation Service <ray.gekosky@wa.usda.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>; Dept. of Ecology - Lori White (lori.white@ecy.wa.gov) <lori.white@ecy.wa.gov>; Segregations <segregations@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Mosquito Control District (angela@mosquitocontrol.org) <angela@mosquitocontrol.org>
Subject: Agency Review for SUB 2020-003 Shaw Vineyard Estates

The Benton County Planning Department has prepared the attached documents for agency review for the preliminary plat of Shaw Vineyard Estates. We are circulating it for review and comments. We appreciate your review of the proposal and return of comments no later than **March 25, 2020**. If that is not possible 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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****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.