

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



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BENTON COUNTY PLANNING COMMISSION

February 11, 2020 – 6 p.m.

Public Hearing Room, Planning Annex
1002 Dudley Avenue, Prosser WA 99350

Call to order/Roll Call

Approval of Minutes

CONSENT AGENDA: None

OLD BUSINESS: None

NEW BUSINESS: None

PLANNING COMMISSION REPORTS AND DISCUSSION:

a. Discussion on Subdivision Alteration File No. SA 2019-001, the Altered Plat of Seitz River Tracts regarding the addition of Benton Irrigation District requirements and Signature Block on the plat.

Greg Wendt, Planning Manager
BENTON COUNTY PLANNING DEPARTMENT

MARTIN SHEERAN, Chairman
BENTON COUNTY PLANNING COMMISSION



**STAFF REPORT TO THE
BENTON COUNTY PLANNING COMMISSION**

FILE NO: SA 2020-001- Subdivision Alteration of Seitz River Tracts
MEMO DATE: January 29, 2020
MEETING DATE: February 11, 2020
APPLICANT: Jeffery Seitz
OWNER: Jeffery Seitz
LAND USE: Residential
COMP. PLAN: Rural Remote
ZONING: Rural Lands 5 AC

SUGGESTED STAFF
RECOMMENDATION: Positive recommendation subject to alter the plat of Seitz River Tracts to add the Benton Irrigation District Signature and their requirements to the face of the plat per BCC 9.07.100

APPLICATION DESCRIPTION

On June 26, 2019, the Board of County Commissioners approved the Final Plat of Seitz River Tracts to create 14 residential lots with an average size of 2.82 acres.

It was recently determined that signature approval block for the Benton Irrigation District (BID) was not included on the final recorded plat. After discussion and coordination between the Planning Department, applicant, applicant's surveyor, and Benton Irrigation District, the consensus was to move forward and complete a corrected or altered plat, in accordance with BCC 9.07.090(e). This process will allow BID to submit agency requirements and provide an approval signature on the final recorded plat as required by Benton County Code.

Per Benton County Code, the Planning Commission shall review and consider recommending either approval, approval with conditions, or disapproval of the proposed application for alteration. Any Planning Commission recommendation shall be submitted to the Board of County Commissioners, who shall conduct an open record hearing on the application for alteration

AGENCY COMMENTS

Benton Irrigation District has the following requirements to be added to the plat map, along with a signature block for their signature.

- a. 20" mainline in north easement must have 36" of cover over pipe. (To be verified by BID);

- b. Signature line on page 2 incorrect;
- c. East parcel# and owner incorrect;
- d. Deliveries and easements must be in place before Benton Irrigation District will sign Plat;
- e. Must obtain permit and specs from Benton Irrigation District to install irrigation system;
- f. Benton Irrigation District must approve irrigation system plans before installation begins;
- g. The road to access our river pump station must be labeled as an access easement.

The Benton County Assessor has also indicated that the legal descriptions and parcel numbers on the amended plat should match the current information and that the legals should be Lots 1-14 of Seitz River Tracts and the parcel numbers are 1-1196-302-0000-001 through 1-1196-302-0000-014.

RECOMMENDATION

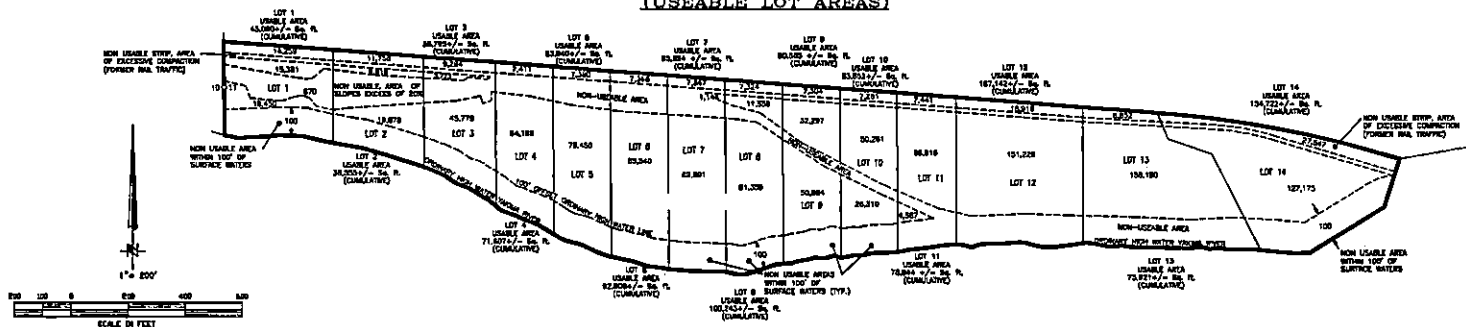
The Benton County Planning Department recommends that the Planning Commission forward a **recommendation of approval** to the Benton County Board of Commissioners for application SA 2020-001 with the requirements listed in the Agency comments above.

SUGGESTED MOTION

The Planning Commission forwards a **recommendation of approval** to the Benton County Board of Commissioners for SA 2020-001, an alteration to the recorded plat of Seitz River Tracts to include as required by Benton County Code 9.07.090(e) the BID requirements a through g as noted in the Staff Memo dated January 29, 2020 and a signature block for signature by the Benton Irrigation District indicating their approval of the plat along with the changes to the legal description as noted by the Benton County Assessor's Office.

AMENDED PLAT OF SEITZ RIVER TRACTS
 AMENDING PLAT OF SEITZ RIVER TRACTS RECORDED IN VOL. 16 OF PLATS, PAGE 0541
 LOCATED IN PORTIONS SW 1/4 NW 1/4, SE 1/4 NW 1/4, NW 1/4 SW 1/4, NE 1/4 SW 1/4,
 SW 1/4 NE 1/4 AND NW 1/4 SE 1/4 SECTION 11, TOWNSHIP 9 NORTH, RANGE 26 EAST, W.M.
 BENTON COUNTY, WASHINGTON

(USEABLE LOT AREAS)



UTILITY APPROVALS

THE UTILITY EASEMENTS SHOWN HEREON ARE APPROVED BY THE UTILITIES:

BENTON PUBLIC NO. 1 _____ TITLE _____ DATE _____

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE BENTON IRRIGATION DISTRICT AND THAT THE BENTON IRRIGATION DISTRICT HAS CONSENTED TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THESE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 91.17.310 AND THAT ALL ACCREDITMENTS HAVE BEEN PAID THROUGH THE YEAR _____.

BENTON IRRIGATION DISTRICT _____ TITLE _____ DATE _____

OWNERS' CERTIFICATE/DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE TRACT OF LAND DESCRIBED HEREON. HAVE GIVEN OUR FREE CONSENT AND IN ACCORDANCE WITH OUR RESPECTIVE STATE LAWS TO BE SURVEYED AND PLATTED INTO LOTS AND ROADS AS SHOWN HEREON UNDER THE NAME OF SEITZ RIVER TRACTS. DO HEREBY GRANT ALL EASEMENTS SHOWN HEREON FOR THE USES SHOWN THEREON TO HEREBY RESERVE ALL ROAD RIGHTS OF WAY TO THE PUBLIC AND DO HEREBY WAIVE ON BEHALF OF OURSELVES AND OUR SUCCESSORS IN INTEREST, ALL CLAIMS FOR DAMAGES AGAINST BENTON COUNTY AND ANY OTHER GOVERNMENTAL AGENCY WHICH MAY OCCUR DUE TO THE LAND ADJACENT TO SUCH DEDICATED ROAD RIGHT OF WAY IF THE ESTABLISHED CONSTRUCTION, MAINTENANCE AND IMPROVEMENTS OF SAID DEDICATED ROAD RIGHT OF WAY.

JEFFREY A. SEITZ _____ LAUREN L. SEITZ _____

ACKNOWLEDGMENT

COUNTY OF BENTON
 COUNTY OF BENTON

I HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFFREY A. SEITZ AND LAUREN L. SEITZ BORNED THIS INSTRUMENT, ON DAILY STATED THAT HE/SHE HAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES SET FORTH IN THE INSTRUMENT.

DATE _____ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

TITLE _____
 BY APPOINTMENT EXPIRES: _____

BENTON COUNTY APPROVALS

THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY OF BENTON, STATE OF WASHINGTON.

BENTON COUNTY CLERK _____ DATE _____

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS _____ DATE _____

CHAIRMAN, BENTON COUNTY PLANNING COMMISSION _____ DATE _____

BENTON FRANKLIN HEALTH DISTRICT _____ DATE _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20____. PARCEL NO. 1-1198-001-008-003

BENTON COUNTY TREASURER _____ DATE _____

BENTON COUNTY ASSESSOR _____ DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF RECORD OWNER, RECORDED IN VOLUME _____ OF PLATS, PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON, AT _____ MONTHS PAST _____ IN, THIS DAY OF _____, 20____ AD

BENTON COUNTY AUDITOR _____ FEE NUMBER _____

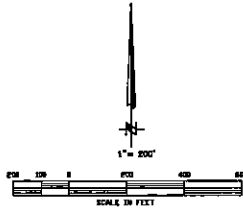
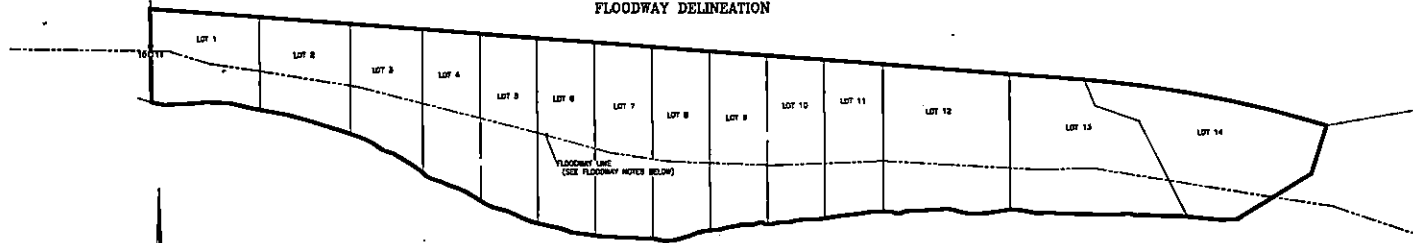
RSI ROGERS SURVEYING INC., P.C. 1455 COLUMBIA PLAINS TRAIL SPENCER, WA 98582 PHONE (509) 723-4141 FAX (509) 743-8944 www.rogerssurveying.com	CLIENT	JEFF AND LAUREN SEITZ	JOB NO.	35317
	PROJECT	PLAT OF SEITZ RIVER TRACTS SEC. 11, T.9N., R.26E., W.M.		
DRN BY	WPH	SCALE 1"=200'	F. & M. NO.	NOV 2017
APPROVED	CSB	DATE 11/22/17	NOV 2017	35317
			SHEET 1	OF 2



AMENDED PLAT OF SEITZ RIVER TRACTS

AMENDING PLAT OF SEITZ RIVER TRACTS RECORDED IN VOL. 15 OF PLATS, PAGE 0841
 LOCATED IN PORTIONS SW 1/4 NW 1/4, SE 1/4 NW 1/4, NW 1/4 SW 1/4, NE 1/4 SW 1/4,
 SW 1/4 NE 1/4 AND NW 1/4 SE 1/4 SECTION 11, TOWNSHIP 9 NORTH, RANGE 26 EAST, W.M.
 BENTON COUNTY, WASHINGTON

DEPARTMENT OF ECOLOGY FLOODWAY DELINEATION



FLOODWAY NOTE

- 1) THE FLOODWAY LINE SHOWN HEREON IS SHOWN ENTIRELY AT THE REQUEST OF THE BENTON COUNTY PLANNING DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ECOLOGY.
- 2) SAID FLOODWAY LINE WAS DERIVED FROM A WASHINGTON STATE DEPARTMENT OF ECOLOGY METHOD REPORT PROVIDED BY THE DEPARTMENT OF ECOLOGY TO JERRY SURVING, INC. THE SOURCE OF INFORMATION FROM WHICH SAID METHOD WAS DERIVED IS UNKNOWN. CONSEQUENTLY, THE LOCATION OF SAID FLOODWAY LINE IS SHOWN FOR INFORMATION ONLY.
- 3) THIS SURVEYOR MAKES NO WARRANTY OR CLAIM REGARDING THE ACCURACY OF SAID FLOODWAY LINE.



AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF RICHARD BINK. RECORDED IN VOLUME _____ OF PLATS,
 PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON, AT _____ MINUTES PAST _____ H. THIS
 DAY OF _____, 20__ A.D.
 BENTON COUNTY AUDITOR _____ FEE NUMBER _____



REV: 12/31/13			
CLIENT	JEFF AND LAUREN SEITZ		JOB
			33317
PROJECT	PLAT OF SEITZ RIVER TRACTS		
	SEC. 11, T.9N., R.26E., W.M.		
DRN. BY	SPN	SCALE 1"=200'	P. & M. MORE
APPROVED	CSW	DATE 12/22/13	HEAD VER -2317
			FILE -3317
			SHEET 3
			OF 2

**BENTON COUNTY SUBDIVISION
ALTERATION APPLICATION**



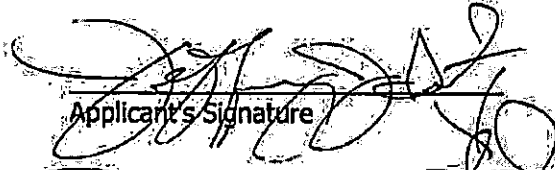
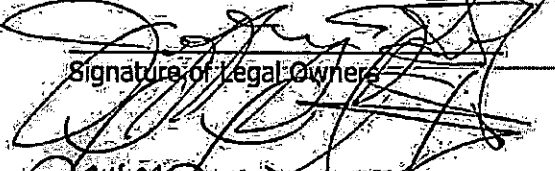

File No. SA 2020-001

1. Name of Proposed Plat Seitz River Tracts
2. Name and address of Applicant Jeff Seitz 27405 W. Highland Ext.
Benton City WA 99320
Telephone 509.845.4410
If you wish to be contacted via email please list your email address: _____
jjseitz@yahoo.com
3. Attach names and addresses of all legal owners affected by the alteration. Include both spouses if both are listed as legal owners.
4. Legal description (Parcel Numbers) of subdivision, or portion thereof, to be altered: _____
See attached Seitz River tracts SUB 2018-004
1-1916-302-0000-001 thru-014
5. Explain reason for alteration requested: Benton Irrigation signatures
required
6. Describe existing land uses on properties to be altered: subdivision
Vacant land
7. The applicant shall submit fifteen (15) copies of the preliminary plat showing the proposed alterations. The following information shall be included on the plat map:
 - a. All information on the existing recorded plat.
 - b. Proposed alterations clearly identified and shown on the plat.
 - c. The map scale shall be at the same scale as the existing recorded plat.The above information can be drafted upon a copy of the existing plat or plats or portion desired to be altered.

8. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision and the application for alteration resulted in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relative covenants to accomplish the purpose of the subdivision or portion thereof.

9. Other comments or pertinent information: revision of final plat to
include Benton Irrigation signature

I/we hereby state that I/we are the applicant(s)/owners of this application and that the owner(s) of the property hereby approve(s) this application. I/we also certify that the information given in this application is true and complete to the best of my/our knowledge.

 Applicant's Signature	<u>Jeffery J. Seitz</u> Print Name	<u>1/15/20</u> Date
 Signature of Legal Owners	<u>Jeffery J. Seitz</u> Print Name	<u>1/15/20</u> Date
 Signature of Legal Owners	<u>Lauren L. Seitz</u> Print Name	<u>1.15.20</u> Date

_____ Signature of Legal Owners	_____ Print Name	_____ Date
_____ Signature of Legal Owners	_____ Print Name	_____ Date
_____ Signature of Legal Owners	_____ Print Name	_____ Date
_____ Signature of Legal Owners	_____ Print Name	_____ Date
_____ Signature of Legal Owners	_____ Print Name	_____ Date

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

Applicant or legal owner: _____

By: _____
(print name) (Title)

Signature: _____
(Signature) (Title)

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

(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.) Attach additional sheets if necessary for legal owners' signatures:

FEE: \$500.00 submitted with the application. Checks are to be made payable to the Benton County Treasurer. THIS FEE IS NON-REFUNDABLE. The recording fee payable to the Benton County Auditor is due at the time of recording.

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.

FOR OFFICIAL USE ONLY:
Critical Area Review Completed by _____ on _____
Application approved for processing by _____ on _____
Zoning _____ Comp Plan Designation _____