

Benton County Planning Department

Planning Annex, P.O. Box 910, 1002 Dudley Avenue, Prosser WA 99350, Phone: (509) 786-5612 or (509) 736-3086, Fax (509) 786-5629

DATE: June 19, 2017

TO: BENTON COUNTY PLANNING COMMISSION

FROM: BENTON COUNTY PLANNING DEPARTMENT

RE: APPROVED PRELIMINARY PLAT SUB 93-6 - **VALLEY VIEW ESTATES**

APPLICANT: TOM HARRISON, P.O. Box 2818, Pasco, WA 99302.

SPECIFIC REQUEST:

Benton County Planning Commission is requesting review of the preliminary plat of Valley View Estates (SUB 93-6).

BACKGROUND:

At the time of approval the following facts applied to the preliminary plat:

- On November 24, 1993, the Board of County Commissioners approved the preliminary plat of SUB 93-6– Valley View Estates.
- The preliminary plat was approved for the subdivision of approximately 110 acres into 86 Residential Lots with an average lot size of 26,354 sq. ft. and a minimum lot size of 22,682 sq. ft.
- The approval of said plat was subject to being able to satisfy 25 conditions. (The Findings of Facts for SUB 93-6 is attached to this memo)
- At the time of complete application for SUB 93-6 the property was zoned Agricultural.
- The Agricultural zone required a minimum lot area of ten thousand (10,000) square feet and an average lot width of not less than ninety (90) feet.
- The lots proposed in the preliminary plat of Valley View Estates complied with the minimum lot area and lot width for the Agricultural Zoning District.
- Residential dwellings were allowed uses in the Agricultural Zoning District.
- The Benton County Comprehensive Plan at the time of submittal designated this area as Agricultural.
- The preliminary plat was consistent with the density contained in the Benton County Comprehensive Plan when the application was submitted and deemed complete.
- The preliminary plat for Valley View Estates was approved to be completed in phases. Phase one was recorded in 1996, Phase 2 in 1998 and Phase 3 in 2005.

- In 1999 the developer submitted final plats for Phases 4, 5, and 6. Letters on these phases were sent to developer outlining the conditions that must be met before the final plat can be recorded.
- On January 13, 2015 the Planning Commission granted Mr. Harrison a time extension stating that the final plat for Phase 4 be recorded by July 1, 2015, and that all remaining phases be recorded by July 1, 2017 and that no extensions would be granted to this deadline.
- On July 27, 2015 the final plat for Valley View Phase 4 was recorded
- Mr. Harrison submitted the final plat map for Phase Five on June 12, 2017, he is in the process of bonding the road for this plat and obtaining final Health Department approval. Once those items have been satisfied, the plat map is ready for Planning Commission chairman and Board of County Commissioners signatures and can then be recorded.
- Mr. Harrison also submitted the final plat map for Phase Six on June 12, 2017. At the time of this memo this plat map still needs documents to be submitted in order to have a complete submitted for processing of the final plat. Once those documents have been submitted the final review on this plat can begin.

PLANNING DEPARTMENT COMMENTS:

Mr. Harrison is currently in the process of obtaining final approvals and signatures for Phase 5 of Valley View Estates. On June 12, 2017 Mr. Harrison submitted the final plat for Phase 6 which needs to be reviewed for compliance with the conditions of approval. The review on this phase will not be completed before the July 1, 2017 deadline set by the Planning Commission in January of 2015.

In accordance with BCC 9.08.037, if there is more than twenty-four (24) months between any two final submittals, the Planning Commission shall first review the preliminary plat to determine if the conditions are still valid. The Planning Department is sending the Preliminary Plat of Valley View Estates to the Planning Commission for their review.

PLANNING DEPARTMENT RECOMMENDATION: Based on the information received to date, the Planning Department does not have any recommended changes to the conditions of approval. However, the Planning Department does recommend that since Mr. Harrison is very close to getting these last two phases recorded that a motion be made by the Planning Commission that would require that the final plat for Phase 5 be recorded by August 1, 2017, and that Phase 6 be recorded by October 2, 2017 and that no extensions be granted to these deadlines.

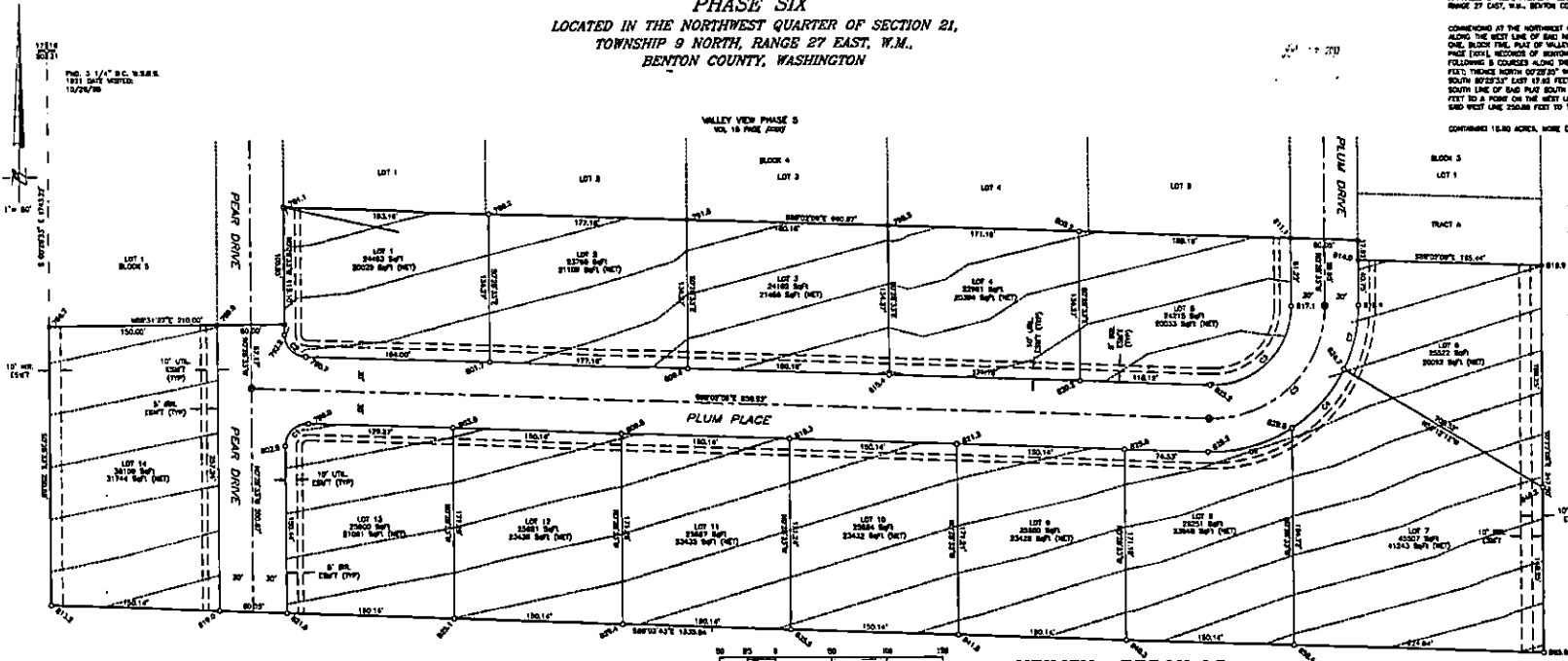
**PLAT OF VALLEY VIEW ESTATES
"PHASE SIX"**
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21,
TOWNSHIP 9 NORTH, RANGE 27 EAST, W.M.,
BENTON COUNTY, WASHINGTON

LEGAL DESCRIPTION

A PARCEL OF REAL PROPERTY LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 27 EAST, W.M., BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCED AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 00°29'33" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1142.5 FEET TO THE SOUTHWEST CORNER OF LOT ONE, BLOCK ONE, PLAT OF VALLEY VIEW ESTATES, PHASE FIVE, AS RECORDED IN VOLUME 15 OF PLATS, PAGE 2044, RECORDS OF BENTON COUNTY, WASHINGTON; AND THE TRUE POINT OF BEGINNING, THENCE THE FOLLOWING COURSE ALONG THE SOUTHWEST LINE OF SAID PARCEL: THENCE SOUTH 82°31'27" EAST 210.00 FEET; THENCE NORTH 00°29'33" WEST 100.00 FEET; THENCE SOUTH 82°31'27" EAST 180.00 FEET; THENCE SOUTH 82°31'27" EAST 117.81 FEET; THENCE SOUTH 82°31'27" EAST 112.44 FEET; THENCE LEAVING THE SOUTH LINE OF SAID PLAT SOUTH 02°27'00" EAST 842.80 FEET; THENCE NORTH 82°31'27" WEST 1233.84 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 02°27'00" WEST ALONG SAID WEST LINE 250.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINED 1.840 ACRES, MORE OR LESS



BENTON COUNTY NOTES:

- NO BOUNDARY POINTS SHALL BE SET ON LOTS UNLESS THEY ARE CONSIDERED TO AT LEAST 8-1/2 INCHES SQUARE.
- THIS PLAT APPLICABLE TO HAVE SUITABLE CONDITIONS FOR THE USE OF SEWER SERVICE SYSTEMS. THE BENTON COUNTY BOARD OF HEALTH, BEING THE AGENCY OF THE BENTON COUNTY BOARD OF HEALTH, HAS REVIEWED THE PLAT AND HAS APPROVED THE PROPOSED SEWER SERVICE SYSTEM AND HAS ADVISED THAT THE PROPOSED SEWER SERVICE SYSTEM IS IN ACCORDANCE WITH THE BENTON COUNTY BOARD OF HEALTH REGULATIONS AND REQUIREMENTS AT A LATER DATE.
- NO NEW WORK DONE ON THE PROPERTY SHALL EXCEED 2 FEET OF 2 FEET TOLERANCE, AND NO 4 FOOT VERTICAL AND UNLESS THE SITE PLAN HAS BEEN APPROVED BY THE BENTON COUNTY BOARD OF HEALTH, WHICH REQUIRES BILLS OF MATERIAL STRUCTURE HAVE BEEN OBTAINED AND ARE USED FOR BUILT STRUCTURES.
- NO CONCRETE SHALL EXCEED A SLOPE OF 1:12 FROM THE PROPERTY LINE AT THE CURB LEVEL NEAR TO THE TRUNKED BRIDGE. ALL LOTS SHALL BE CONSIDERED FROM THE LOT FRONTAGE ADDITIONAL 50% OF THE BENTON COUNTY BOARD OF HEALTH.
- ADDRESS NUMBERS (NOTED IN PARAGRAPHS) ARE SUBJECT TO CHANGE AND THE LOCATION OF THE ADDRESS ON EACH LOT IS DETERMINED.
- NO BOUNDARY POINTS ON THE PLAT WILL BE SET ON THE LOT UNLESS THEY ARE CONSIDERED TO AT LEAST 8-1/2 INCHES SQUARE.

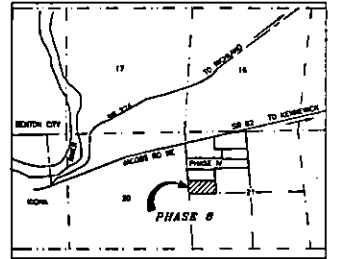
UTILITY APPROVALS

THE UTILITY CAPACITIES SHOWN HEREON ARE HEREBY APPROVED BY THE UTILITIES:

UTILITY COMPANY	FILE	DATE
BENTON COUNTY P.U.D. NO. 1		
GENERAL TELEPHONE CO. OF WASH., INC.		
WIRE-CABLE COMMUNICATIONS CORP.		

Curve Data

CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	28.27	25.00	87°21'14"	84°24'38"	28.88
C2	30.84	25.00	87°21'14"	84°19'11"	31.86
C3	112.84	75.00	87°21'14"	84°06'28"	101.88
C4	10.84	100.00	87°21'14"	84°19'11"	10.88
C5	141.24	100.00	87°21'14"	84°06'28"	114.00
C6	78.84	130.00	87°21'14"	87°12'17"	78.23
C7	38.34	130.00	87°21'14"	87°12'17"	38.63



SURVEYOR'S NOTES

- BOUND OF NEAREST THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 9 NORTH, RANGE 27 EAST, W.M., BENTON COUNTY, WASHINGTON, AS SHOWN ON THE ALIGNED PLAT OF VALLEY VIEW ESTATES THREE ONE, VOLUME 15 OF PLATS, PAGE 90, RECORDS OF BENTON COUNTY, WASHINGTON.
- ALL MONUMENTS TO BE SET UPON ROAD CONSTRUCTION COMPLETION.
- ALL FOUND 8/16" REBAR W/BRIDGE PLASTIC CAP 7/8" DIA 41/2" FOR PLAT OF VALLEY VIEW PHASE 6.
- ALL FOUND 8/16" REBAR W/BRIDGE PLASTIC CAP STAMPED 7/8" DIA 41/2" FOR PLAT.
- CONVEYANCE INSTRUMENT IS BASED ON TOPOGRAPHIC DATA COLLECTED AND 2011 CONTROLS AND SPOT ELEVATIONS FROM WHICH ARE PROVIDED ONLY TO FULFILL BENTON COUNTY REQUIREMENTS, AND ARE NOT INTENDED FOR ENGINEERING DESIGN OR ANY OTHER PURPOSES.

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF HARRISON HOLDING COMPANY LLC RECORDED IN VOLUME _____ OF PLATS, PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON, AT _____ O'CLOCK _____ M., THIS DAY OF _____, 20____ AD.

BENTON COUNTY AUDITOR _____ FEE NUMBER _____

OWNERS' CERTIFICATE/DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE ALL INTERESTED OWNERS AND WE HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY TO THE PUBLIC AND TO HEREDITARY HEIRS OF OURSELVES AND OUR SUCCESSORS IN INTEREST, ALL CLAIMS FOR EASEMENTS FOR ANY CITY OR MUNICIPALITY, AUTHORITY WHICH MAY OCCUR TO THE LAND ADJACENT TO BE BOUND HEREON TO BE BOUND BY THE ESTABLISHED CONSTRUCTION, DIMENSIONS, AND MAINTENANCE OF SAID DEDICATED ROAD RIGHT-OF-WAY.

ACKNOWLEDGMENT

I, _____, COUNTY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE RECORDS OF THE COUNTY OF BENTON, WASHINGTON, AND I HAVE FOUND THAT THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY OF HARRISON HOLDING COMPANY, LLC, TO BE THE TRUE AND VOLUNTARY ACT OF SAID PARTY FOR THE USES AND PURPOSES INTENDED BY THE INSTRUMENT.

SURVEYOR'S CERTIFICATE

I, _____, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, DO HEREBY CERTIFY THAT THIS PLAT OF VALLEY VIEW ESTATES, PHASE SIX, AS SHOWN HEREON IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND, AND THAT THE DIMENSIONS HAVE BEEN SET AND THE LOT CORNERS MARKED AS SHOWN ON THE PLAT.



DAVID P. BALLMAN LEA1028
DATE _____

COUNTY OF BENTON APPROVALS

THE ABOVE PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF BENTON, STATE OF WASHINGTON.

CHAIRMAN OF THE BOARD OF COUNTY COMMISSIONERS _____ DATE _____
BENTON COUNTY SHERIFF _____ DATE _____
CHAIRMAN, BENTON COUNTY PLANNING COMMISSION _____ DATE _____

IRRIGATION APPROVALS

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE KAMICKIRI IRRIGATION DISTRICT BUT THAT THIS PROPERTY IS NOT CONSIDERED AS IRRIGABLE LAND AND IS NOT ENTITLED TO IRRIGATOR WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THIS DISTRICT. I HEREBY CERTIFY THAT THE OPERATOR EXCEPTS SHOWING ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.127.210.

KAMICKIRI IRRIGATION DISTRICT _____ DATE _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 1998.

BENTON COUNTY TREASURER _____ DATE _____
BENTON COUNTY ASSESSOR _____ DATE _____