

RESOLUTION NO. 2018-05

A RESOLUTION APPROVING THE PRELIMINARY LONG-PLAT SUBDIVISION KNOWN AS "CAMEO VISTA"

WHEREAS, a complete and adequate application has been received by the City of Benton City (hereinafter "City") pursuant to BCMC 17.16 (Major Subdivisions) relating to platting, subdivision and the dedication of land. Application for Long Plat – Residential Subdivision was filed by Cameo Vista Corporation (hereinafter "Applicant") on February 5, 2018, for the preliminary plat known as Cameo Vista; and

WHEREAS, the Applicant submitted an Environmental Checklist and City issued a Determination of Nonsignificance (DNS) in fulfillment of environmental review requirements of the State Environmental Policy Act (SEPA); and

WHEREAS, notice of the preliminary plat application and hearing was provided pursuant to applicable administrative procedures (BCMC 2.70.210); and

WHEREAS, Benton City Planning Commission, in accordance with BCMC 2.70.120, conducted an open record public hearing to consider the requested preliminary plat application on February 28, 2018, and unanimously recommended, subject to conditions, approval of the preliminary plat; and

WHEREAS, Benton City Council having deliberated on the matter, has determined that the preliminary plat for Cameo Vista shall be approved and is in the public interest; and

WHEREAS, Benton City Council has considered elements of public health, safety and general welfare pertaining to the preliminary plat; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF BENTON CITY, WASHINGTON, hereby resolves that the preliminary plat of Cameo Vista be approved subject to the following Findings, Conclusions and Conditions:

FINDINGS

1. A complete Application for Long Plat – Residential Subdivision was filed with the City of Benton City by Cameo Vista Corporation on February 5, 2018. The application included submission of an Environmental Checklist together with supporting documents and legal description. The preliminary plat application proposed the creation of eleven (11) lots on approximately 3.07 acres of land, as more particularly set forth in attached Exhibit A.
2. Notice of preliminary plat application was provided to commenting agencies and property owners within 300 feet of the proposed preliminary plat.

3. Benton City Planning Commission conducted an open record public hearing on February 28, 2018, and unanimously recommended approval of the preliminary plat subject to certain conditions and requirements listed below.
4. The proposed preliminary plat serves the public use and interest and is consistent with the Benton City Comprehensive Plan and the Benton City Zoning Ordinance. Appropriate provision is made for open spaces, drainage ways, streets, and other public ways; parks and open space; water, sewer and other utility services; and dedication of appropriate public right of ways.
5. After consideration of applicable development regulations and conditions necessary for the protection of the public health, safety and welfare, and upon recommendation of City staff and Findings of the Planning Commission, the following conditions are adopted in addition to compliance with other applicable ordinance requirements and development standards:
 - a) Street, water, sewer, storm drainage, street lights, irrigation, and dry utilities shall be designed by a licensed professional engineer and approved by City Engineer and utility companies with specific authority. All improvements shall be constructed in accordance with such approved plans. Current street development standards adopted by City of Benton City shall be followed, as determined and interpreted by City Engineer.
 - b) Utility and irrigation easements shall be required at designated locations as specified by power, phone and cable.
 - c) Civil specifications will be reviewed for Fire Code compliance at the time of construction plan submittal.
 - d) A pre-design meeting shall be required between developer and/or his agent and his design engineer with City staff and City Engineer prior to any development activity or construction upon the site.
 - e) Lot #11 is to be revised to meet the minimum required lot size of 7,920.
 - f) Eliminate the pathway between Lot #8 and Lot #9
 - g) Include a 10' easement on each side of the right-of-way, excluding the north side of the southern cul-de-sac in the area of Tract B.
 - h) The Council having determined that there is insufficient land proposed for a park within the subdivision, a fee in lieu of dedication shall be required.
6. The subdivision is within the Benton Irrigation District and connections shall be required together with written verification from the irrigation district confirming connection to the irrigation source.

CONCLUSIONS

FURTHERMORE, the City Council of the City of Benton City, Washington, makes the following conclusions in support of its actions:

1. A complete Application for Long Plat – Residential Subdivision was filed with the City and notice and hearings conducted in accordance with adopted procedures.
2. Adequate public services are available to satisfy the utility and access requirements for the proposed subdivision and the public use and interest will be served by the establishment of the subdivision and dedicated areas. City Council has considered all relevant facts to determine whether the public interest will be served by the subdivision and concludes that the proposed plat makes appropriate provisions for the public use and interest including open spaces, drainage ways, streets and roads, potable water supplies, sanitary waste, parks and recreation, sidewalks and pedestrian facilities.
3. City Council finds that the public interest will be served by the subdivision and dedication.
4. The preliminary plat meets the criteria of BCMC 17.16.

NOW, THEREFORE, IT IS RESOLVED that the preliminary plat of Cameo Vista is approved subject to the following conditions:

1. Street, water, sewer, storm drainage, street lights, irrigation, and dry utilities shall be designed by a licensed professional engineer and approved by City Engineer and utility companies with specific authority. All improvements shall be constructed in accordance with such approved plans. Current street development standards adopted by City of Benton City shall be followed, as determined and interpreted by City Engineer.
2. Utility and irrigation easements shall be required at designated locations as specified by power, phone and cable.
3. Civil specifications will be reviewed for Fire Code compliance at the time of construction plan submittal.
4. A pre-design meeting shall be required between developer and/or his agent and his design engineer with City staff and City Engineer prior to any development activity or construction upon the site.
5. Lot #11 is to be revised to meet the minimum required lot size of 7,920.
6. Eliminate the pathway between Lot #8 and Lot #9

7. Include a 10' easement on each side of the right-of-way, excluding the north side of the southern cul-de-sac in the area of Tract B.
8. The Council having determined that there is insufficient land proposed for a park within the subdivision, a fee in lieu of dedication shall be required.
9. Prior to recording the final plat or issuance of building permits, either;
 - a. All required plat improvements, i.e., streets, sidewalks, utilities and drainage facilities must be in place; or
 - b. An escrow account established or a bond provided in an amount and with conditions acceptable to the City Engineer to ensure installation of all remaining improvements.
10. If the developer elects to escrow or bond for the required public improvement, and fails to complete the improvement in the time specified in the escrow or bond agreement, the City Engineer shall have the authority to suspend issuance of building or occupancy permits until the required public improvements are completed and accepted by the City as satisfactorily completed.
11. A final plat shall be submitted for approval within five (5) years after preliminary plat approval pursuant to BCMC 17.16.220 and RCW 58.17.140.

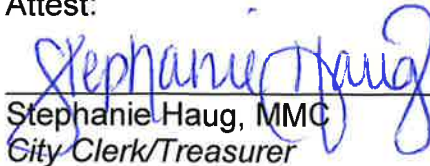
ADOPTED this 20 of March 2018, by the City Council of the City of Benton City, Washington, and signed in authentication of its passage this 20 of March, 2018.

Resolution 2018-05 filed and recorded in the office of the City Clerk of the City of Benton City, Washington, this 20 of March 2018.




Linda Lehman
Mayor

Attest:



Stephanie Haug, MMC
City Clerk/Treasurer

Approved as to Form:

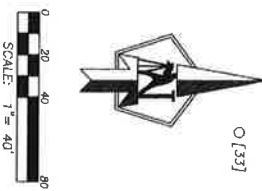
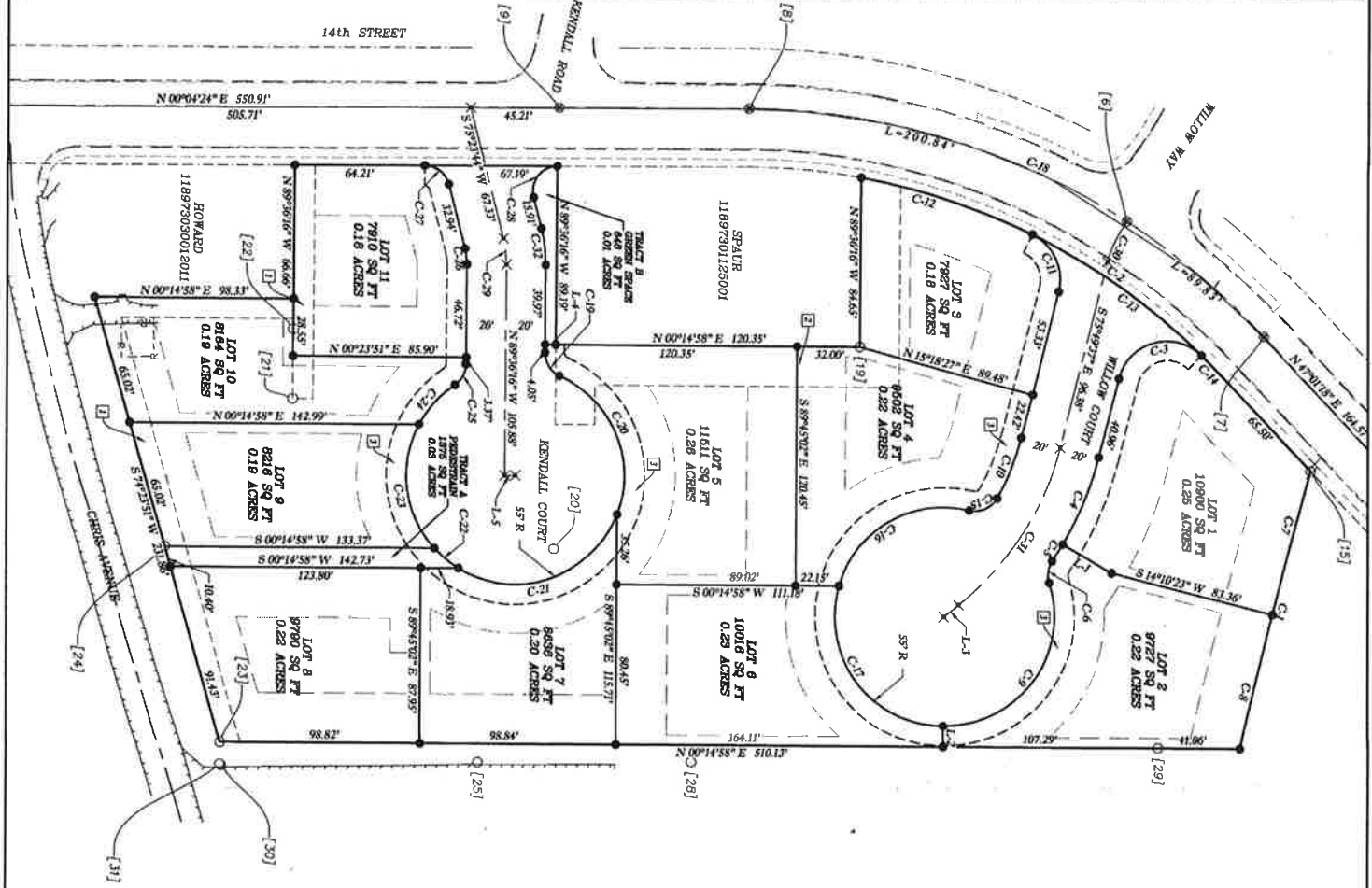


Leland B. Kerr
City Attorney

Parcel Curve Table

Curve	Length	Radius	Data	Course	Chord
C-1	144.41	3879.70	290°58'	S 75°49'37" E	144.41
C-2	209.34	326.55	36°50'34"	S 28°36'01" W	205.75
C-3	52.82	26.00	138°22'12"	S 15°38'31" E	43.38
C-4	47.05	170.00	16°09'37"	N 67°44'49" W	47.79
C-5	9.87	170.00	3°19'31"	N 58°00'15" W	9.87
C-6	11.28	12.50	51°41'31"	S 82°11'15" E	10.90
C-7	74.91	3879.70	1°06'22"	S 75°18'50" E	74.91
C-8	69.50	3879.70	1°01'35"	S 76°22'49" E	69.50
C-9	103.94	55.00	108°16'59"	N 53°53'21" W	89.15
C-10	32.83	180.00	14°28'15"	N 68°33'30" W	32.75
C-11	34.08	25.00	78°06'16"	S 65°07'15" W	31.50
C-12	90.28	326.55	15°53'23"	S 18°07'28" W	89.99
C-13	104.97	326.55	18°28'27"	S 35°18'21" W	104.52
C-14	7.77	326.55	1°22'04"	S 66°20'17" W	7.77
C-15	16.26	12.50	74°32'56"	N 24°30'04" W	15.14
C-16	83.69	55.00	87°10'55"	S 30°24'13" E	73.85
C-17	101.32	55.00	105°43'21"	N 53°07'39" E	87.71
C-18	200.68	354.55	66°58'28"	N 22°28'05" E	202.61
C-19	14.49	12.50	46°25'19"	N 57°11'03" E	13.69
C-20	83.37	55.00	86°51'03"	S 67°23'57" W	75.61
C-21	96.51	55.00	100°31'06"	N 18°54'29" W	84.59
C-22	15.83	55.00	16°29'08"	N 39°36'09" E	15.77
C-23	67.11	55.00	69°58'17"	N 82°49'51" E	64.07
C-24	27.18	55.00	28°19'03"	S 48°01'28" E	26.91
C-25	12.16	12.50	55°44'21"	N 61°44'06" W	11.69
C-26	7.85	30.00	15°00'00"	S 82°53'44" W	7.85
C-27	16.43	12.50	75°19'20"	S 37°44'04" W	15.27
C-28	22.84	12.50	106°40'40"	S 52°15'36" E	19.79
C-29	13.69	50.00	15°00'00"	S 82°53'44" W	13.05
C-30	16.00	50.00	18°19'32"	S 66°19'41" E	15.91
C-31	95.50	180.00	36°30'05"	S 57°24'55" E	91.95
C-32	18.31	70.00	15°00'00"	S 37°53'44" W	18.27

Line #	Direction	Length
L-1	S 30°19'59" W	28.50
L-2	S 89°43'02" E	10.52
L-3	S 39°17'12" E	9.49
L-4	S 0°23'44" W	5.90
L-5	S 0°23'44" W	5.90



HAMMER HEAD DESIGN 2
CAMEO VISTA
 SUBDIVISION
 TOWNSHIP 9 NORTH, RANGE 27 EAST W.M.
 PORTION FO THE SW 1/4
 SECTION 18
 CITY OF BENTON CITY WASHINGTON

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Northwest GEODIMENSIONS

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