Agenda Summary Report (ASR)
Franklin County Board of Commissioners

DATE SUBMITTED: August 6, 2019
PREPARED BY: Derrick Braaten

Meeting Date Requested: August 13, 2019
PRESENTED BY: Derrick Braaten

ITEM: (Select One) ☐ Consent Agenda ☑ Brought Before the Board
         Time needed: 10 minutes

SUBJECT: Consider approval for an exception to the minimum lot frontage for a lot in a proposed short plat. Per county code, the minimum lot frontage of lots with 25,000 sq. ft., or less, in gross area is 90' feet (except lots fronting on cul-de-sacs). (FCC 16.16.040(B)(1) Lot #3, as proposed, does not technically meet this standard. However, the applicant has requested a waiver from this standard, which is possible per FCC 16.16.040(C), on a case-by-case basis. The waiver is subject to approval by the County Board of Commissioners. (File # SP 2019-11)

FISCAL IMPACT: None

BACKGROUND: Short Plat 2019-11 is an application by Gene Batey for the approval of a three (3) lot short plat. The proposal is to divide approx. 1.79 acres into three (3) new lots. The property is zoned RS-20, and all lots are proposed to be at least .5 acre in size, gross. The proposed short plat is generally located at the northwest corner of the intersection of Richardson Road and Road 64. The site is addressed as 2508 Road 64. (Tax Parcel No. 118-561-030).

Lot #3 is proposed to be accessed off of Road 64, using a 20' wide, approximately 198' long private access, creating what is known as a "flag lot". The 20' access onto Road 64 is technically the Lot #3's road frontage. The dimensions of Lot #3 are 104.67 wide and 170.04' long, plus the 20'x198' dedicated access.

RECOMMENDATION: The Planning and Building department staff recommends approval of the waiver request, based on no material detriment to the neighborhood from the proposal. If the Board deems that a waiver to the lot frontage should be granted, the Planning and Building Department will proceed to issue preliminary approval (with conditions) of the Short Plat, and include the Board's determination with the findings of fact. If the waiver is not granted, the department will return the short plat back to the applicant for modifications to meet the standard code requirements. All final plat approval (signing the final plat) will be handled by the Planning and Building Director.

Suggested motion: Pass a motion to approve the request by Gene Batey to allow for a deviation from FCC 16.16.040(B)(1), requiring 90' frontage, for Lot #3 of Short Plat 2019-11, as provided for in FCC 16.16.040(C).

COORDINATION: Proper and complete public and agency notice for comments on the short plat has been completed. All comments received are included as part of the packet. The Benton Franklin Health Department has reviewed the proposal and determined it generally meets its requirements, with conditions.
**ATTACHMENTS**: (Documents you are submitting to the Board)

1. Application  
2. Public Notice  
3. Neighbors' Comment Letter (and response)  
4. FCC 16.16.040  
5. Agency Comments  
6. Maps

**HANDLING / ROUTING**: (Once document is fully executed it will be imported into Document Manager. Please list name(s) of parties that will need a pdf)

**To the Clerk of the Board**: None

**To Planning**: None

_I certify the above information is accurate and complete._

[Signature]

Derrick Braaten
FRANKLIN COUNTY CODE

16.16.040 - Minimum lot dimensions.

Lot areas shall conform as nearly as possible to the requirements of Franklin County zoning standards so as to avoid re-platting when building.

A. Width and Depth. Excessive depth in relation to width shall be avoided. Lot depth exceeding three times the lot width shall be avoided.

B. Frontage. A minimum frontage area for each lot shall be required as follows:

1. Lots with less than twenty-five thousand (25,000) square feet in gross area shall have a minimum frontage of ninety (90) feet except lots fronting on cul-de-sacs, which shall have a minimum frontage of thirty-five (35) feet.

2. Lots with more than twenty-five thousand (25,000) square feet in gross area shall have a minimum frontage of one hundred twenty (120) feet except lots fronting on cul-de-sacs, which shall have a minimum frontage of fifty (50) feet.

C. Both subsections A and B above may be waived as follows: short subdivision frontage and lot width/depth requirements may be waived only by the board of county commissioners, through a recommendation by the planning director, if the proposal is in compliance with the standards in Section 16.32.100. Subdivision frontage and lot width/depth requirements may be waived only by the board of county commissioners, through a recommendation by the county planning commission, if the proposal is in compliance with the standards in Section 16.20.070.

D. In subdivisions where septic tanks or other individual sewage disposal devices are to be installed, the size of lots shall be subject to the approval of the Benton/Franklin health district, but by no means be smaller in size than the applicable zoning districts requirements for minimum lot size.
APPLICATION

SP 2019-11

Gene Batey

Three (3) lot short plat, request to deviate from 90' frontage requirement (FCC 16.16.040(B)(1))
Application Number: SP 2019-11

Existing Land Use Zoning District(s):
Suburban 0.5 acre

Legal Description of Property:
see attached

Site Address: 2508 W road 64
Total Acreage Involved: 1.5 acres
Source of Water: city of Pasco
Source of Irrigation: franklin irrigation district
Sewage Disposal System: septic
Source of Power: Franklin P.U.D.
Comprehensive Plan: residential

Description of Improvements on Property:
resident

Existing Use of Site/Property: residential

Proposed Development Application Request (Specify: Short Plat, Cond Use, Zone Change, Home Occupation, etc.)
3 lot Short Plat

We, the undersigned, hereby authorize the filing of this application and certify that the information contained in this application is complete and correct to the best of our knowledge. This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

Gene Batey
6.24.19

Print Name: Gene Batey Jr

Applicant/Representative:
Name: Gene Batey
Address: 9800 W Maple Dr
Pasco WA

Phone: (509) 727-5312
Cellular:
Fax:
Email: gbatye@apolloam.com

Owner(s): (attach additional sheet if necessary)
Name: same
Address:

Phone:
Cellular:
Fax:
Email:

Print Name:
THE SOUTH 302 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M.,
FRANKLIN COUNTY, WASHINGTON.
EXCEPT THE SOUTH 132 FEET OF THE WEST 165 FEET OF THE EAST HALF OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 29 EAST W.M. FRANKLIN COUNTY
WASHINGTON
AND EXCEPT COUNTY ROADS
**FRANKLIN COUNTY**
**WASHINGTON**

**Assessor**  Treasurer  Appraisal  MapSifter

**Parcel**

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<td>Situs</td>
<td>2508 ROAD 64, PASCO 99301</td>
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<tr>
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<td>22-9-29</td>
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<tr>
<td>Description</td>
<td>S 302' OF E2NE4SW4NW4, EXC S 132' OF W 165', ALSO EXC CO RD LESS R/W FOR WATER EASE ON W 5' (264345) 22-9-29</td>
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<tr>
<td>Comment</td>
<td>CPA #422185 DATED 1-5-83 BETWEEN THOMAS H &amp; ILLENE GREEN.</td>
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| District:         | 106 - DISTRICT 106: |
| Current Use/DFL: | No                 |
| Total Acres:      | 1.79000             |

**Ownership**

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**Sales History**

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**Building Permits**

No Building Permits Available

**Historical Valuation Info**

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**Parcel Comments**

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<tr>
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<td>CPA #422185 DATED 1-5-63 BETWEEN THOMAS H &amp; ILLENE GREEN.</td>
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**Property Images**

Click on an image to enlarge it.

- [Image 1](#)
- [Image 2](#)

Data current as of: 6/23/2019 4:23 PM

http://terra.co.franklin.wa.us/TaxSifter/Assessor.aspx?keyId=1287107&parcelNumber=11...

6/24/2019
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The text on the image is not legible due to the image quality.
Disclaimer

Office tel. (509) 545-3521 | www.co.franklin.wa.us/planning/
Planning and Building Dept | Franklin County, WA
Planning and Building Director

Please feel free to contact me with any questions.

Once we have the request we will get the item on the BOC agenda as soon as possible. Generally within two-weeks of the request.

necessary for the lot to be accessed. As proposed, your proposal short plat shows a 20’ access connecting Lot 3 to Road 64. All proposed lots 25,000 sq. ft. or less require a frontage of 90’ on a County road (FCC 16.840(c)(1)). If you would like to request a

Subject: SP 2019-12
To: Bradley@apdويل.com
Sent: Tuesday July 30, 2019 8:44 AM
From: Derrick Barten
PUBLIC NOTICE, PUBLIC COMMENTS & RESPONSE

SP 2019-11

Gene Batey

Three (3) lot short plat, request to deviate from 90' frontage requirement (FCC 16.16.040(B)(1))
NOTICE OF PENDING SHORT PLAT APPROVAL

PLEASE TAKE NOTICE that Gene Batey, 9800 W. Maple Dr., Pasco, WA, has filed an application with Franklin County for the approval of a three (3) lot short plat.

As proposed, the applicant plans to short plat one (1) parcel, comprising approximately 1.79 acres, into three (3) new lots. Under the submitted application, proposed Lot #1 would be approximately 21,949 sq. ft., Lot #2 would be approx. 21,774 sq. ft., and Lot #3 would be approx. 21,774 sq. ft. The property is zoned RS-20 Suburban Zone and is located within the City of Pasco Urban Growth Area (UGA).

The proposed short plat is situated in a portion of the NW ¼ of Section 22, Township 9 North, Range 29 East, W.M., Franklin County, Washington. The property is generally located west of, and along, Road 64, and north of Richardson Road. The address is 2508 Road 64, Pasco. (Parcel # 118-561-030)

SUBJECT PARCEL
In accordance with County Subdivision Ordinance 2-2008, the review of a short plat is an administrative action not requiring a public hearing.

If you wish to comment on the proposed short plat you may do so in writing to the Franklin County Planning and Building Department at 502 W. Boeing Street, Pasco, WA 99301, on or before July 22, 2019.

For more information you may contact:

Franklin County Planning and Building Department
Derrick Braaten – Planning & Building Director
502 W. Boeing Street
Pasco, WA 99301
509-545-3521 (Phone)
509-546-3367 (Fax)

Date: July 12, 2019
Case File Number: SP 2019-11
July 16, 2019

Williams
2613 N Road 64
Pasco, WA 99301

Derrick Braaten
Franklin County Planning & Building Director
502 W Boeing Street
Pasco, WA 99301
FAX 509-546-3367

RE: Short Plat Approval, Gene Batey, 9800 W Maple Drive, Pasco

Dear Mr. Braaten,

My husband I strongly feel that the area should be maintained as rural, and the lot sizes of this plat should be within the parameters of RS-20 Suburban, not reduced lot size.

Sincerely,

Dennis L Williams

Helen Jill Williams
August 1, 2019

Dennis & Helen Williams
2613 N. Road 64
Pasco, WA 99301

RE: SP 2019-11 Comments

Dear Neighbor:

The Franklin County Planning and Building Department is in receipt of your recently submitted comment letter regarding Planning Case-file SP 2019-11, which we received on July 17, 2019.

Background:
The proposed short plat is generally located at the northwest corner of the intersection of Richardson Road and Road 64. The address is 2508 Road 64, Pasco. (Tax Parcel No. 118-561-030).

As proposed, the applicant plans to short plat one (1) parcel, comprising approximately 1.79 acres, into three (3) new lots. New Proposed Lot #1 is just over .5 acres (21,949 square feet) in size, and Lots #2 & #3 are .5 acres (21,744 sq. feet) in size. The property is zoned RS-20.

Per county code, the minimum lot frontage of lots with less than 25,000 square feet in gross area is ninety (90) feet (except lots fronting on cul-de-sacs). Lot #3 does not technically meet this standard, as its designated frontage is the 20’ access off of Road 64. However, the applicant has requested a waiver from this standard/requirement, which is possible per FCC 16.16.040(C) on a case-by-case basis. The waiver is subject to approval by the County Board of Commissioners.

Your Comments:
To summarize your letter, you stated you are concerned that the proposed lot sizes do not meet the RS-20 zoning minimum dimensions. You have requested that the county require the applicant to meet the minimum lot size standard.

We do appreciate your thoughts, concerns, and insights into this matter. The Franklin County Code does require the Planning Department to respond in writing to any property owners’ comments. Please accept this letter as meeting this requirement.

Staff Response to Request:
The minimum lot size permitted in the RS-20 Suburban Residential zone is 20,000 square feet. The minimum lot size proposed is 21,744 square feet. Therefore, the short plat lot dimensions do meet the minimum lot size requirement of the RS-20 zone.

What Will Happen Next:
As of this time, no decision has been made on the Short Plat application.

In accordance with County Subdivision Ordinance 2-2008, the review of a short plat is an administrative action not requiring a public hearing. The Planning Department intends to prepare recommended Findings of Fact and Conditions of Approval for the Short Plat, and then refer the final decision to Board of County Commissioners for
preliminary approval, since only the Commissioners may allow the short plat to deviate from the frontage requirements per FCC 16.16.040 (C). Your letter will be provided to the Board of County Commissioners at their meeting, which is tentatively scheduled for August 13, 2019.

Following the meeting by the Board of County Commissioners, our Department will provide you a copy of the decision when it’s completed (expected mailing date: August 16, 2019). You, as persons who have commented on the short plat, are now “parties of record” on the decision. As such, you have standing to appeal.

Appeals of an administrative decision relating to a short plat may be made to the Planning and Building Department. When an appeal is received, a public hearing with the Board of County Commissioners will be scheduled.

The appeal must be made in writing and filed together with the appeal fee of $200.00, as listed in the County Fee Schedule (Franklin County Code, Title 16, Section 16.60 Fee Schedule). The appeal shall be filed with the Planning Director within ten (10) working days from the date on which a decision is rendered on the short plat, if not, the decision of the Planning Director is final and no further appeal may be made.

The written appeal shall include a detailed explanation stating the reason for the appeal. The decision of the Board of County Commissioners shall be the final action.

If You Have Questions:
If you have further questions regarding this short plat or its process, please do not hesitate to contact our office at 545-3521.

We thank you once again for your submitted comments regarding this short plat. Your interest and knowledge of the area is appreciated. Please let our Department know if you would wish to further discuss this matter.

Sincerely,

Derrick Braaten

Cc: Matt Mahoney, Public Works Director
    Gene Batey
    9800 Maple Dr.
    Pasco, WA 99301
    Board of County Commissioners
AGENCY NOTICE & COMMENTS

SP 2019-11

Gene Batey

Three (3) lot short plat, request to deviate from 90' frontage requirement (FCC 16.16.040(B)(1))
Keep the current situs address of 2508 Road 64 on Lot 1. Lots 2 & 3 would be addressed increasing from this in the 2500 block of Road 64. Proposed addresses are in the planning/addressing folder (2019).

From: Derrick Braaten <dbraaten@co.franklin.wa.us>
Sent: Friday, July 12, 2019 12:40 PM
To: Craig Erdman <cerdman@co.franklin.wa.us>; John Christensen <jchristensen@co.franklin.wa.us>; Michael Morgan <mmorgan@co.franklin.wa.us>; Rickd@bfhd.wa.gov; Christopher Plager <chrisp@bfhd.wa.gov>; Darryl Brown <dbrown@co.franklin.wa.us>; Robin Moug <rmoug@co.franklin.wa.us>; bhooper@franklinpud.com; DSams@franklinpud.com; sdavis@franklinpud.com; WHITER@pasco-wa.gov; mharris@fcfd3.org
Cc: MillieAnne VanDevender <planning2@co.franklin.wa.us>; Matt Mahoney <mmahoney@co.franklin.wa.us>; Matt Mahoney <mmahoney@co.franklin.wa.us>; Rebeca Gilley <rgilley@co.franklin.wa.us>; Nicole Stickney <planning@co.franklin.wa.us>
Subject: SP 2019-11 Batey - Request for Review and Comments

Good Afternoon,

Please find attached a Short Plat application for SP 2019-11 Batey.

Please provide comments no later than July 22, 2019.

Thank you,

Derrick Braaten
Planning and Building Director
Planning and Building Dept. | Franklin County, WA
Office tel. (509) 545-3521 | www.co.franklin.wa.us/planning/
Derrick,

We have reviewed the above referenced short plat and find the following:

1 Per RCW 36.86.010, Richardson Road and Road 64 shall be shown on the plat as dedicated.

2 Add the following notes:
   a. "Approach permits are required for any new approaches onto Franklin County roads"
   b. "Lot owners shall agree to participate in any future L.I.D. / R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers"
   c. "Lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel or other traditional residential landscaping material. Maintenance of the landscaping is the requirement of each individual lot owner"

3 State Plane Coordinates conforming to Franklin County Code Section 16.28.100(C)(1) and as set forth by state statues for recording coordinates as described in RCW 58.20.180 were not submitted.

4 The Southeast corner of Lot 1 shall have a 25 foot radius and be shown as dedicated on the plat.
5  Per WAC 193-23-020(2), Preliminary documents must be stamped and clearly identified.

6  Per Franklin County Code 16.32.040(D)(9) and/or RCW 58.09.080, Certificates shall appear as follows:

SURVEYOR'S CERTIFICATE
"I, ____________, a registered land surveyor, hereby certify that the short plat as shown is based upon actual field survey of the land described and that all angles, distances, and courses are hereon correctly shown and that the lot corners have been staked on the ground as shown on the map."

AUDITOR'S CERTIFICATE
Filed for record this ... day of ... , 20 ... at ... .M. in book ... of ...
... at page ... at the request of .......
(Signed) .........................

7  A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.

If you have any questions or concerns please let me know.
From: JoDee Peyton <Jodeer@bfhd.wa.gov>
Sent: Tuesday, July 16, 2019 11:39 AM
To: Derrick Braaten
Subject: SP 2019-11, Batey, Rd 64 and Richardson, Pasco

Good Morning.

This office has reviewed the above referenced short plat for Gene Batey at Rd 64 and Richardson in Pasco. At this time, the drainfield for the on-site sewage disposal system for the existing home at 2508 Rd 64 has not relocated to the proposed lot on which the home resides. We have issued a permit (#24779) dated July 16, 2019 for this to occur, but the work has not yet been completed. As such, we cannot recommend that this short plat go through until the drainfield is installed on the lot on which the home resides. At that time, this proposal will meet our minimum useable land area requirements for lots utilizing on-site sewage disposal systems and a municipal water source.

Please feel free to contact me with any concerns or questions.

JoDee A. Peyton, EHS II, RS
Environmental Health Specialist/Educator
Land Use, Sewage and Water Section
Benton-Franklin Health District
7102 W. Okanogan Place
Kennewick, WA 99336
p: 509.460.4318
www.bfhd.wa.gov  jodeer@bfhd.wa.gov

IMPORTANT: Email coming and going from our agency is not protected, thus client information can not be shared in this format. Please use voicemail or fax for client communication. The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email in error, please notify the system manager or the sender immediately and do not disclose the contents to anyone or make copies thereof.
MEMORANDUM

DATE:        July 19, 2019

TO:          Derrick Braaten, Franklin County Planning

FROM:        Darcy Bourcier, Planner I

SUBJECT:     Batey Short Plat (County)

The following notes have been submitted by City staff regarding this project.

Engineering Division – Brian Cartwright and Daniel Villa:
1. As a condition for connection to the City of Pasco domestic water supply the developer must enter into a Growth Management Act (GMA) Development Agreement in accordance to Pasco Municipal Code (PMC) 26.50 as part of a Utility Service Agreement. This GMA Agreement will set forth the development standards applicable to work on all right of way improvements as if the subdivision were located within the City limits. These conditions shall include but are not limited to:
   A. All improvements shall be in accordance to the Pasco Municipal Code. The Pasco Municipal Code adopts the City of Pasco Standard Specifications, The Washington State Department of Transportation Standard Specifications for Road, Bridges, and Municipal Construction, the International Building Code, and the International Fire Code. If there are any conflicting regulations in any of these documents, the more stringent regulation shall apply.
   B. All improvements shall be inspected by the City of Pasco Engineering Department. All costs of said inspections will be bore by the developer/property owner. These costs will be determined by PMC 3.07.
2. The face of the plat shall include this statement: As a condition of approval of this short plat the owner has waived the right to protest the formation of a Local Improvement District for sewer/water/road/sidewalk improvements to the full extent as permitted by RCW 35.43.182.
3. It shall be the responsibility of the property owner/developer to contact all utility owners to determine their system improvement requirements. Prior to subdivision construction plan submittal and/or review the property owner/developer shall provide to the City of Pasco a written letter of support/approval of the proposed development from all outside utilities, public and private.
MAPS

SP 2019-11

Gene Batey

Three (3) lot short plat, request to deviate from 90’ frontage requirement (FCC 16.16.040(B)(1))
OWNER'S CERTIFICATE

WE, GENE BATEY JR. AND JANICE BATEY HUSBAND AND WIFE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THAT THE STREET RIGHT OF WAY AND THE EASEMENTS ON THE SHORT PLAT ARE DESIGNED FOR THE USES SHOWN HEREIN.

GENE BATEY JR.                                      JANICE BATEY

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF FRANKLIN

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GENE BATEY JR. AND JANICE BATEY HUSBAND AND WIFE SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE HIS FREE AND VOLUNTARY

CONSENT PUBLIC IN AND FOR THE STATE OF WASHINGTON

APPROVAL

FRANKLIN COUNTY IRRIGATION DISTRICT No. 1

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE FRANKLIN COUNTY IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREIN. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES OF THE FRANKLIN COUNTY IRRIGATION DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RAW 56.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20__.

DATE

HEALTH DEPARTMENT APPROVAL

THIS SHORT PLAT IS HEREBY APPROVED BY THE BENTON-FRANKLIN HEALTH DEPARTMENT FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

DATE

APPROVALS

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY FRANKLIN P.U.D.

DATE

FRANKLIN P.U.D.

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON

DATE

FRANKLIN COUNTY ENGINEER

DATE

DIRECTOR OF PLANNING AND BUILDING

DATE

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREIN HAVE BEEN PAID TO AND INCLUDING THE YEAR 20__ PARCEL NUMBER 118351030

DATE

FRANKLIN COUNTY TREASURER

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ___ DAY OF ___ AL, ___ MONTH OF ___ 20__, AT THE REQUEST OF GENE BATEY.

GENE BATEY

DATE

FRANKLIN COUNTY AUDITOR

1. RICHARD S. RUSSELL, A REGISTERED LAND SURVEYOR, IN THE STATE OF WASHINGTON HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HERETO IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN ON THE GROUND AS SHOWN HERETO. WASHINGTON REGISTER NUMBER PLS 41898

WORLD SURVEYING SERVICE, INC., P.S.
P.O. BOX 9152
KENDON, WASHINGTON 98358
FAX 509-562-3716

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