**Agenda Summary Report (ASR)**
Franklin County Board of Commissioners

<table>
<thead>
<tr>
<th>DATE SUBMITTED:</th>
<th>September 24, 2019</th>
<th>PREPARED BY:</th>
<th>Derrick Braaten</th>
</tr>
</thead>
<tbody>
<tr>
<td>Meeting Date Requested:</td>
<td>October 1, 2019</td>
<td>PRESENTED BY:</td>
<td>Derrick Braaten</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ITEM: (Select One)</th>
<th>☑ Consent Agenda</th>
<th>☑ Brought Before the Board</th>
</tr>
</thead>
</table>

**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 #2, 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 2019-15)*

**FISCAL IMPACT:** None

**BACKGROUND:** Short Plat 2019-11 is an application by Brian and Anne Meredith Worden for the approval of a two (2) lot short plat. The proposal is to divide approx. 4.8 acres into two (2) new lots. Lot #1 is proposed to be approximately 3.55 acres, and Lot #2 is proposed to be 1.55 acres in size, gross. The property is zoned RS-20.

The proposed short plat is situated in a portion of the NW ¼ 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 south of W Argent Road. The address is 2820 Road 64, Pasco. *(Parcel # 115-551-103)*

Lot #2 is proposed to be accessed off of Road 64, using a 25' wide, approximately 634' long, private access, creating what is known as a “flag lot”. The 25' access onto Road 64 is technically proposed Lot #2’s road frontage. The dimensions of Lot #2 are 181.52 wide and 240.08' long, plus the 25' x 634.53' 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 Brian and Meredith Worden to allow for a deviation from FCC 16.16.040(B)(1), requiring 90' frontage, for Lot #2 of Short Plat 2019-15, Worden, 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.
<table>
<thead>
<tr>
<th>ATTACHMENTS:  (Documents you are submitting to the Board)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) Application (2) Public Notice (3) FCC 16.16.040 (4) Agency Comments (5) Maps</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>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)</th>
</tr>
</thead>
<tbody>
<tr>
<td>To the Clerk of the Board: None</td>
</tr>
<tr>
<td>To Planning: None</td>
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</table>

I certify the above information is accurate and complete.

Derrick Braaten  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 2019-15

Brian & Anne Meredith Worden

Two (2) lot short plat, request to deviate from 90' frontage requirement (FCC 16.16.040(B)(1))
Application Number: SP 209-15

Existing Land Use Zoning District(s):

RS-20

Legal Description of Property:

1/4 of SE 1/4 of NW 1/4 of NW 1/4
of Sec 22, T.9 N., R.29E, W.M.

Site Address: 2820 N RD 64

Total Acreage Involved: 4.8

Source of Water: WELL

Source of Irrigation: FIELD

Sewage Disposal System: SEPTIC

Source of Power: FRANKLIN PUB

Comprehensive Plan: UGB

Description of Improvements on Property:

HOUSE, SHOP

Existing Use of Site/Property: RESIDENTIAL

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

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.

Owner: BRIAN KANNE WORDEN
Address: 2820 N ROAD 64
           PASCO, WA 99301

Phone: (509) 545-6280
Cellular: 
Fax: 
Email: BRIANKANNEWorden@gmail.com

Date: 2-23-19

Print Name: BRIAN KANNE WORDEN

Applicant/Representative:

Name: 
Address: 
Phone: 
Cellular: 
Fax: 
Email: 

Owner(s): (attach additional sheet if necessary)

Name: 
Address: 

Phone: 
Cellular: 
Fax: 
Email: 

Date: 
Print Name: 
FRANKLIN COUNTY
WASHINGTON

Assessor  Treasurer  Appraisal  MapSifter

 Parcel

Parcel#:  118551103  Owner Name:  WORDEN, BRIAN A & ANNE MEREDITH
DOR Code:  18 - Residential - All other  Address1:  2820 ROAD 64, PASCO 99301
Situs:  2820 ROAD 64, PASCO 99301  Address2:  2820 N ROAD 64
Map Number:  092922-00-000000-000-0000  City, State:  PASCO WA
Status:  09301-1962  Zip:
Description:  N2SE4NW4NW4 22-9-29 EXC E30' FOR CO RD
Comment:  

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<th>2020 Taxable Value</th>
<th>2020 Assessment Data</th>
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<td>Improvements: $396,700</td>
<td>District: 106 - DISTRICT 106</td>
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<td>Permanent Crop: $0</td>
<td>Current Use/DFL: No</td>
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<td>Total: $622,100</td>
<td>Total Acres: 4.78000</td>
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Ownership

Owner’s Name  WORDEN, BRIAN A & ANNE MEREDITH
Ownership %  100 %

Sales History

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<th>Sale Date</th>
<th>Sales Document</th>
<th># Parcels</th>
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<td>WD 540302</td>
<td>1</td>
<td>148</td>
<td>CRUTCHFIELD, GARY &amp; DANA</td>
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Building Permits

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<td>17-143</td>
<td>5/23/2017</td>
<td>HEAT PUMP &amp; AIR HANDLER INSTALL</td>
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<td>10-3007</td>
<td>3/3/2010</td>
<td>INSTALL GAS UNIT HEATER AND 1 1/2 SPLIT UNIT, GAS PIPING &amp; NEW TANK</td>
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<td>12/23/2009</td>
<td>POLE BUILDING 40x48x16 (1920 SQ')</td>
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Historical Valuation Info

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http://terra.co.franklin.wa.us/TaxSifter/Assessor.aspx?keyId=1287086&parcelNumber=11...  8/26/2019
Parcel Comments

No Comments Available

Property Images

Click on an image to enlarge it.

1.0.8977.19068

Data current as of: 8/23/2019 3:37 PM

TX_Rebivar_Search: 2020
PLANNING AND BUILDING DEPARTMENT  
502 W. Boeing St.  
Pasco, WA 99301  
509-545-3521  

Receipt Number: PL19-00766

Payer/Payee: WORDEN, BRIAN A & ANNE MEREDITH  
2820 N ROAD 64  
PASCO WA 99301-1962  

Cashier: Julie Michel  
Date: 08/26/2019

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<th>SP-2019-15</th>
<th>SHORT PLAT</th>
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<th>Fee Description</th>
<th>Fee Amount</th>
<th>Amount Paid</th>
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<tr>
<td>CHECK</td>
<td>2466</td>
<td>$400.00</td>
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Total Paid: $400.00
August 9, 2019

Brian Worden
2820 Road 64
Pasco, WA 99301

RE: Short Plat Review for Parcel 118-551-103
2820 Road 64
Franklin County

Dear Mr. Worden:

This department completed a preliminary review on August 8, 2019 of the above-referenced short plat in which Parcel 118-551-103 (currently 3.81 acres) will be divided into two parcels for single family residences with water provided by single family wells and on-site sewage disposal systems. Previous test holes were evaluated, along with a new test hole on proposed lot 2, all of which showed loamy medium sand (Type III) over coarse sand (Type II) soils were dug and evaluated.

This department has reviewed the above referenced plat and finds that it generally meets our requirements for plats utilizing on-site sewage disposal systems and private water systems, provided:

1. Each proposed lot to be served by a single family well must contain a minimum of 15,000 square feet of usable land area and minimum of 1.0 acres of gross land area.

2. The existing residence, its well, its septic system and reserve drainfield area must be contained within the same lot.

3. The following items must be located on the plat map:
   a. Well(s) within 150 feet of the plat.
   b. Easements

4. A copy of the final proposal and supporting data must be reviewed and approved by this office prior to submittal to the Franklin County Planning Department.
This recommendation is based on present known site conditions and does not guarantee the granting of an on-site sewage disposal permit. Our approval of any lot within this plat may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other 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 permit.

This office will hold your application for a period not to exceed 12 months from the date of submittal. Should this proposal not be developed by that time, the application will be declared null and void on July 19, 2020.

If you have any questions, please call me at the Benton-Franklin Health Department at 460-4318.

Sincerely,

Jo Dee A. Peyton
Environmental Health Specialist II
PUBLIC NOTICE, PUBLIC COMMENTS

SP 2019-15

Brian & Anne Meredith Worden

Two (2) 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 Brian and Meredith Worden, 2820 N Road 64, Pasco, WA, have filed an application with Franklin County for the approval of a two (2) lot short plat.

As proposed, the applicant plans to short plat one parcel, comprising approximately 4.8 acres, into two (2) new lots. Under the submitted application, proposed lot #1 would be approximately 3.55 acres and Lot #2 would be approx. 1.26 acres. The property is zoned RS-20 Residential Suburban District.

The proposed short plat is situated in a portion of the NW ¼ 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 south of W Argent Road. The address is 2820 Road 64, Pasco. (Parcel # 115-551-103)

See Vicinity Map – next page

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 September 30, 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: September 19, 2019
Case File Number: SP 2019-15
AGENCY NOTICE & COMMENTS

SP 2019-15

Brian & Anne Meredith Worden

Two (2) lot short plat, request to deviate from 90’ frontage requirement (FCC 16.16.040(B)(1))
AGENCY COMMENTS (SHORT PLAT 2019-15, WORDEN)

DATE: Sept 19, 2019
RE: SP 2019-15
TO: County Engineer
    Benton-Franklin Health Dist.
    Fire Code Official
    Assessor/GIS
    County E-911
    Irr. Dist. (FCID X SCBID __)
    Fire Dist. # 3
    Elec. Utility (PUD X BBEC __)
    County Building Official
    City of Pasco

FROM: Derrick Braaten

CC: Nicole Stickney, Matt Mahoney

Agency Representative:

Enclosed is a copy of a proposed two (2) lot Short Plat for your review. The applicant plans to short plat one (1) parcel, comprising approximately 4.8 acres, into two (2) new lots. Under the submitted application, proposed Lot #1 would be approximately 3.55 acres and Lot #2 would be approx. 1.26 acres. The property is zoned RS-20 Residential 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 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 south of W Argent Road. The address is 2820 Road 64, Pasco. (Parcel # 115-551-103)

We would appreciate your review and comments by September 30, 2019 at 4:30 pm.

See attached for additional information

REPLY:

Signed:_________________________ Date:_________________________
Title:_________________________
MAPS

SP 2019-15

Brian & Anne Meredith Worden

Two (2) lot short plat, request to deviate from 90' frontage requirement (FCC 16.16.040(B)(1))
FRANKLIN COUNTY NOTES:

1. THE UTILITIES EXHIBITED SHOWN HEREBIN ARE HEREBY GRANTED FOR THE USE, ACCESS AND MAINTENANCE BY THE SHORT PLATTED PROPERTY'S CURRENT UTILITIES PROVIDER. SAY UTILITIES ARE FOR THE USE, ACCESS AND MAINTENANCE OF ELECTRIC, TELEPHONE, TELEGRAPH, TELEVISION, WATER, SEwer, GAS AND OTHER UTILITIES AS DEFINED BY THE CODE AND OF THURSTON COUNTY.

2. ADDRESSES WILL BE DETERMINED BY COUNTY WHILE BUILDING PERMITS ARE ISSUED. ADDRESSES NUMBERS [NOTE IN BRACKETS].

3. APPROXIMATE PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO FRANKLIN COUNTY ROADS.

4. LANDS WITHIN THIS SHORT PLAT SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF TEN YEARS, AS PER PLAT IS FILED PURSUANT TO THE SUBDIVISION PROVISIONS OF CHAPTER 19.25 AND 19.24 FRANKLIN COUNTY CODE.

OWNERS CERTIFICATE

EACH PERSON OR ENTITY HOLDING EASEMENTS, LICENSES, RIGHTS-OF-WAY OR OTHER INTERESTS TO THE LAND HEREIN DOESHEREN, GAVE SUCH OUR FREE CONSENT AND IN CONSIDERATION OF THE EASEMENTS, LICENSES, RIGHTS-OF-WAY OR OTHER INTERESTS TO THE LAND HEREIN DOESHEREN...

SIGNATURES

BRIAN A. WORDEN

AUDITOR'S CERTIFICATE

Filed for records this ______ day of ______, ______, at ______. In book ______ of short plats, at page ______.

FRANKLIN COUNTY AUDITOR

AUDITORS FILE NUMBER

RSI SURVEYING INC., P.S.
1500 AVENUE PARKS TRAIL
TORRANCE, WA 98288
PH: (253) 393-6954
Fax: (253) 393-6950
www.rsisurveying.com

PROJECT: SHORT PLAT

LOT 1/25 SE1/4 NW1/4, 522, T18N, R28E, WM

DRAWN BY [SIGNATURE]

DATE: 5/9/18

SCALE: 1" = 10'

COO: 1-2-1-1

PROJECT SHEET: 1

CLIENT: BRIAN AND MEREDITH WORDEN

JOB: 16418

APPROVED BY [SIGNATURE]

DATE: 5/10/18