

COMMISSIONERS RECORD 51
FRANKLIN COUNTY
Commissioners' Proceedings for June 5, 2012

This document is a summarized version of the Board of Commissioners proceedings. The minutes are paraphrased, not verbatim. Access to an electronic audio recording of the meeting is available upon request.

The Honorable Board of Franklin County Commissioners met in a Special Board Meeting on the above date. Present for the meeting were Brad Peck, Chairman; Rick Miller, Chair Pro Tem; and Robert E. Koch, Member; Fred Bowen, County Administrator; and Mary Withers, Clerk to the Board. Meeting convened at 7:08 pm in the Historic Courtroom #2, Franklin County Courthouse, Pasco, Washington.

Present in audience: Approximately 155 people, including the 146 people who signed in (Exhibit 1).

ANNEXATION

Update on potential annexation of Franklin County "doughnut hole" under Interlocal Agreement proposed by Fire District #3 and City of Pasco under RCW 35A.14.480

Mr. Peck reported on work done since the Commissioners meeting held on August 31, 2011. He has represented Franklin County in discussions with the City of Pasco and Franklin County Fire District #3. Those discussions were put on hold when Franklin County received a Notice pursuant to RCW 35.02.015 for a proposed incorporation of a new city within Franklin County.

A document titled "Cost and Regulatory Comparison, Franklin County "Island" vs City of Pasco" was given to audience members (Exhibit B). Mr. Peck said the document attempts to identify issues in an unbiased, objective, neutral manner and spell out in concise terms what rules apply for that topic in Franklin County and in the City of Pasco. He explained how the information on Exhibits A, B and C was obtained.

Mr. Peck invited audience members to speak.

The following people spoke. (Clerk's Note: The person's basic opinion is listed but not additional details. Following comments, audience members frequently clapped and sometimes verbally booed.)

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Kent McMullen (opposed to annexation), Bill Venema (opposed to creating a city), Doug Gould (opposed to annexation), Roger Lenk (opposed to annexation), Matt Rasmussen (opposed to creating a city), Lester Storms (opposed to annexation), Roger Bettencourt (opposed to annexation), Pam Kelly (opposed to annexation), Frank Votaw (opposed to annexation), Mark Macfarlan (opposed to annexation and invited citizens to get involved), Jesse Rodgers (opposed to annexation), Larry Schatz (opposed to annexation), Steven Schlegel (opposed to annexation), Frankie Erickson (asked a question that was answered by Mr. Peck), Rick Dunbar (opposed to annexation), Darcie Stark (opposed to annexation), Larry Gomez (opposed to annexation), Jeremy Blasdel (opposed to annexation), Al Yenney (Pasco City Council member), Tom Larson (Pasco City Council member), James Kelly (opposed to annexation), Rob Dupuy (water contamination) and Wendy Madison (requested a third column be added to the handout indicating what the cost would be after annexation).

The Board members decided to continue to leave discussions on hold with the City of Pasco and Franklin County Fire District #3.

The Commissioners will hold a Public Meeting as required by law on Wednesday, June 13, 2012, at TRAC to allow public comments about the Notice regarding a proposed incorporation of a city.

Mr. Peck noted that there is no guarantee that the information in the handout would remain the same after an incorporation either into the City of Pasco or into a new city.

ADJOURNMENT

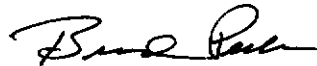
Motion – Mr. Miller: I move to adjourn. Second by Mr. Koch. 3:0 vote in favor.

Adjourned at 9:46 pm.

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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until June 6, 2012.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON



Brad Peck, Chairman



Rick Miller, Chairman Pro Tem



Robert E. Koch, Member

Attest:


Clerk to the Board

Approved and signed June 20, 2012.

FRANKLIN COUNTY COMMISSIONERS SPECIAL BOARD MEETING

Tuesday, June 5, 2012

NAME (Please Print)

William A. Vonam
 Doug Gould
 SANDY LARRY GOMEZ
 Ross & Carol Getzmann
 Sandy Pietrusiewicz
 John Pietrusiewicz
 Dr. Susan Gibson
 Bruce & Sharon Smith
 Mr & Mrs Charles Stoen
 Mr & Mrs Robert L. Chabrier Sr
 Robin L. Dunnagan
 Dawn Cole
 Vanessa Moore
 Leonard Moore
 Karolyn Dietrich
 Eric Talbott
 TERRY CARPENTER
 Ornel Courteau
 JAK McHulley
 Ross McHulley
 Milton B. Robbins
 Becky McClain
 Jean Turpin
 Randy D. G.
 BRAD SCHAFER
 Sharon Harmon
 Kelly Schwaibach

FRANKLIN COUNTY COMMISSIONERS SPECIAL BOARD MEETING

Tuesday, June 5, 2012

NAME (Please Print)

Ron OAK
 LYN YOUNG
 Jessa Rodgers
 Frank Votaw
 Jane Ridgley
 Dene Ridgley
 CASSANDRA HARE
 Candy Hales
 Ron Hales
 FRANKIE J. ERICKSON
 FRANK & KAROLYN BITTRICK
 TERENCE HARRIMAN
 MICHELLE MAYLONE-HARRIMAN
 David Boothe
 DENNIS SMITH
 STEVE & Judy West 2699 Rd 68 Pasco
 JAMES STEUCKING & LYNN
 David & Cherie Jones
 Dorothy Corneough
 Judy Westcott
 Brad & Mary Schaffer
 TODD + JOHNSA SCHAOLER
 Michael W. McClain
 Gary A. Bachtel
 Deborah M Bachtel
 Barbara Engel
 Patricia Boothe

FRANKLIN COUNTY COMMISSIONERS SPECIAL BOARD MEETING

Tuesday, June 5, 2012

NAME (Please Print)

THOMAS H. GREEN
Yvonne Stredwick
Richard Hare
Gary Stapleton
Martela Stapleton
Wendy M. Maiden
Wayne A. Maiden
Lynn Owens
Robt Davis
Full Name
Danny L. Dunnagan
Tom Jansen
Mary Probasco
ROBERT SMITH
ROSIE RUMSEY
Jan Tomlinson
Mark Abtalon
Rex Walters
Claudine Walters
Cynthia MacFarlan
Len Fergen
Kent D. McMullen
Kuch Lightman
ANDREW WEIS

FRANKLIN COUNTY COMMISSIONERS SPECIAL BOARD MEETING

Tuesday, June 5, 2012

NAME (Please Print)

Don + Carol Harris DON + CAROL HARRIS
 Larry + Cindy Schatz
 Merlin Kellin
 Jesse Howell
 Josh Howell
 Scott + Denise Howell
 Phil + Marilyn Miller
 Robert Louik
~~Judy + Rick Dunbar~~
~~John + Helen Reynolds~~
 Stephen W. Dean
 Doug Redfield
 JOHN CORSON
 GARY ZEILER
 Sharon Williams
 Al YENNEY
 Linda Doty
 John Doty
 JEREMY Blasdel
 Ed Barron
 Roger Miller
 Herman Maxwell
 Linnie Maxwell
 Linda M Christians
 Steven Schlogel

FRANKLIN COUNTY COMMISSIONERS SPECIAL BOARD MEETING

Tuesday, June 5, 2012

NAME (Please Print)

LESTER STORMS
 Barbara McGuire-Storms
 Pam Follansbee
 Jim FOLLANSBEE
 Larry Finney
 Bev Finney
 Shona Petty
 ED LONGFIELD
 PASTOR JOHN PAISLEY
 Tim Hennessey
 KRISTY HENNESSEY
 Dalene & Mike Zabel
 Pamela & James Kelly
 Les Litzemberger
 Bob + Bob George
 Julie / Chad Harrison
 John W. Hays
 Don Williams
 Steve Johnson
 Stephen G. Boothe
 Janet Johnson

COST AND REGULATORY COMPARISON
FRANKLIN COUNTY "ISLAND" vs CITY OF PASCO
(May 7, 2012)

June 5, 2012

EXHIBIT 1

Farm Animals

Farm animals are permitted in the county's residential zones. Each property is permitted to house one "animal unit" (horse, cow, three sheep, etc.) for each 10,000 sq. ft. of land area exceeding the first 12,000 sq. ft. (Examples: a one-acre site could house one horse, one cow and three sheep; or three horses or three cows or nine sheep. A five-acre site could house 20 horses or any combination of cows and horses up to 20; or 60 sheep). County limits number of chickens, fowl or rabbits to two animal units (40) in RS-12 zone but had no limit in RS-20 zones.

No annual license requirement; limits number of dogs to three (unless licensed as a kennel). No leash law. Sheriff responds to dog complaints when people or livestock are threatened.

Dogs

Farm animals are permitted in the city's RS12 and RS20 zones. Each property is permitted to house one "animal unit" (horse, cow, three sheep for each 10,000 sq. ft. of land area exceeding the first 12,000 sq. ft. (Examples: a one-acre site could house one horse, one cow and three sheep; or three horses or three cows or nine sheep. A five-acre site could house 20 horses or any combination of cows and horses up to 20; or 60 sheep). City limits number of chickens, fowl or rabbits to two animal units (40) in RS-12 zone but had no limit in RS-20 zones.

Annual license required (\$10 altered; \$45 unaltered); limits number of dogs to three (unless licensed as a kennel); has leash law (when off owner's property); "potentially dangerous dog" is one which bites human (regardless of need for stitches) or any pit bull and is required to get special annual license, provide proof of insurance and provide certain enclosure for dog. Enforcement under direction of Tri-Cities Animal Control Authority with regular patrol by animal control officers.

Existing wells may continue to be used, maintained and repaired per health department and Department of Ecology requirements. No new wells allowed for new development.

Domestic Wells

Existing wells may continue to be used, maintained and repaired, per health department and Department of Ecology requirements.

City Water

If property desires connection to city water, owner must pay proportionate share of city waterline extension. A \$23.75 base fee per month is charged outside city, with a use charge of \$1.24 per 100 cubic feet of water used.

Connection to city water is not required if well exists or property does not contain habitable building. At time of building permit (habitable building), owner may elect to continue to use well, but must pay proportionate share of city water line extension. A \$12.50 base fee per month is charged inside the city, with a use charge of \$0.65 per 100 cubic feet of water used.

Irrigation Water

Franklin County Irrigation District (FCID) water is available to properties that are within the district boundaries.

Franklin County Irrigation District (FCID) water is available to properties that are within the district boundaries.

Septic Tanks

State law (WAC 246-272A-0025) requires connection to sewer if sewer line is within 200 feet of house served by failed septic system and is deemed necessary by local health officer. Installation of new septic tank is allowed on property over 1 acre in size regardless of water source and on 1/2 acre site if property connected to city water system (per health department). Existing septic tanks can continue to be used in compliance with health department rules

State law (WAC 246-272A-0025) requires connection to sewer if sewer line is within 200 feet of house served by failed septic system and is deemed necessary by local health officer. Installation of new septic tank is allowed per health department rules if sewer is not available and city grants waiver from sewer connection requirement. Existing septic tanks can continue to be used in compliance with health department rules.

Sewer

If property desires connection to city sewer, owner must pay proportionate share of city sewer line extension. Sewer use rate is \$37.20 per month.

Connection to city sewer is not required if septic system is operational or property does not contain habitable building. At time of building permit (new habitable building), must connect to sewer if within 200 feet of sewer line and no operational septic system. City code allows waivers for extenuating circumstances.

RID/LID

Road Improvement District (RID) is a method of financing local street improvements in unincorporated neighborhoods. A RID occurs only when qualified improvements are proposed and, after a public hearing, the proposed street financing plan is approved by the Board of County Commissioners. There is no public vote in an RID.

Solid waste service is provided by Basin Disposal but subscription is optional to resident. The service option is one 96 gallon can weekly for \$17.85; each additional can is \$17.85. This rate excludes any "extra" bags or bundles; each bag or bundle not in a can costs \$2.27. Pick up of appliances with Freon cost \$15.00 each. Pick up of old tires cost \$2.72 each.

Fire Services

Fire District No. 3 currently serves the donut hole as well as the rest of Fire District No. 3 from six stations, two of which are located in the donut hole. Average response time district-wide is just over 11 minutes.

Ambulance Service

City fire department currently provides first-response ambulance service to district under contract with Fire District #3. No monthly or annual fee. Transport charge is \$990.

Police

Sheriff (27 commissioned officers) provides law enforcement on the island. The "island" is part of the south county patrol zone; the zone is about 380 square miles in size and usually has 2-3 officers on duty.

Local Improvement District (LID) is a method of financing local public improvements like streets, water lines, sewer lines, etc., in city neighborhoods. An LID can be proposed by affected property owners or the City of Pasco. There is no public vote on an LID.

All households/businesses are obligated to subscribe to the solid waste service provided by Basin Disposal Inc (BDI). The service provides a 96 gallon can for weekly automated pickup at the street edge for \$15.00/month; each additional can is \$2.00. Pick-up of appliances and four tires each year are free. This rate includes "unlimited" pickup service so long as the extra waste is bundled or bagged and at the street edge. In addition, each household can use the BDI transfer station twice each year at no charge. Pasco fire department would become first responder to fire calls. The city's fire stations at Road 68 and at the Tri-Cities airport will respond to the area. Average response time with a four-person city crew is under 6 minutes city wide.

City fire department provides first response ambulance service to city. Monthly 2012 fee is \$5.85. Transport charge is \$660.

Police department (73 commissioned officers) provides law enforcement in the city. The "island" would be part of two city patrol zones, each about 6 square miles in size, each zone containing at least one officer on duty for a minimum of 2 officers on duty on the "island" at all times.

EXHIBIT 1

Building Permits

County uses International Building Code (IBC) same cost rate wide. County requires dedication of half standard right-of-way (30 feet) for residential street adjacent subject property. County requires source of potable water for habitable buildings per health department (well or city water) and provision for sanitary waste water per health department (on-site septic system or city sewer connection).

City uses International Building Code (IBC) same cost rate wide. City requires dedication of half standard right-of-way (30 feet) for residential street adjacent subject property. (See also Domestic Wells; City Water; Septic Tanks; Sewer).

Property Tax

(See also Domestic Wells; City Water; Septic Tanks; Sewer).

See Exhibit A: 2012 Property Tax Levies

See Exhibit A: 2012 Property Tax Levies
City will not require annexed properties to pay tax for voter-approved bonds issued prior to annexation.

Utility Tax

See Exhibit B: Household Fees and Taxes Comparison

See Exhibit B: Household Fees and Taxes Comparison

Non-Conforming Property Uses

Any lawfully existing land use/structure which does not conform to applicable development regulations may continue to exist and be maintained but not expanded. Can be transferred to a new owner. Cannot be rebuilt if destroyed more than 50% of tax assessed value by fire, etc.

Any lawfully existing land use/structure prior to annexation which does not conform to applicable development regulations may continue to exist and be maintained but not expanded. Can be transferred to a new owner. Cannot be rebuilt if destroyed more than 50% of tax assessed value by fire, etc.

Park Impact Fee

\$300 for new residential lots in a short plat or subdivision. No park fee for a new home on a lot platted to prior to start of Park Impact Fees.

\$687 per lot assessed at time of building permit issuance for each new residential unit, regardless of when the vacant lot was created.

Fee assessed per residential unit. For example a four plex would pay the fee four times.

Traffic Impact Fee

None.

\$709 per lot assessed at time of building permit issuance for each new residential unit, regardless of when the vacant lot was created.

Fee assessed per residential unit. For example a four plex would pay the fee four times.

School Impact Fee

None.

\$4,700 per single-family unit and \$4,525 per multi-family unit at time of building permit issuance regardless of when lot was created.

Road Standards

Hard surface road standards require a minimum of 28 feet width (no parking). 32 feet width (one-side parking), or 38 feet width (both sides parking). Wider streets, sidewalks, curbs, gutters, and street lights are not required but some or all may be installed at developer discretion.

Hard surface street standards require minimum of 38 feet width (both sides parking). Curb, gutter, sidewalks and street lights are not required for residential but some or all may be installed at developer discretion. City may require school district or developer to install sidewalks in school zones and commercial or other high traffic areas.

See Exhibit C: Residential Zoning Comparison Chart

See Exhibit C: Residential Zoning Comparison Chart

Zoning, Development Density, Set Back Distances, Other Development Standards

2012 Property Tax Levies

	County	City
State Schools	\$2.293	\$2.293
County Regular Levy ¹	\$1.439	\$1.439
City Regular Levy ²	---	\$1.968
TRAC Bonds (expire 12/1/2013)	\$0.065	\$0.065
Courthouse Remodel Bond (expire 12/1/2022)	\$0.149	\$0.149
City Library Bond (expire 12/1/2019)	---	Included in City Regular Levy
City Fire Station Bond (expire 12/1/2019)	---	Included in City Regular Levy
City Unlimited Refund Bond (expire 12/1/2013)	---	Included in City Regular Levy
Fire District No. 3	\$1.035	---
County Road	\$1.441	---
Mid-Columbia Library ³	\$0.380	---
School	\$6.602	\$6.602
Port of Pasco	\$0.332	\$0.332
Mosquito Control	\$0.178	\$0.178
Miscellaneous Assessments ⁴	---	---
TOTAL	\$13.914	\$13.026

Notes

- ¹ County's Regular Levy rate is \$1.439, but can go up to a statutory maximum of \$1.80 depending on the overall assessed value of the County.
- ² City's Regular Levy rate is \$1.968, but can go up to a statutory maximum of \$3.60 depending on the overall assessed value of the City. Effective maximum rate for 2012 is \$2.37.
- ³ Paid with City General Funds by contract with the Mid-Columbia Library.
- ⁴ Miscellaneous Assessments apply as follows:
- ▶ Weed Assessment: Paid by both County and City - \$5.00 per parcel and \$0.30 per acre.
 - ▶ Pest Assessment: Paid by both County and City - \$1.50 per parcel.
 - ▶ Ground Water Management Area Assessment: Paid by the County only - \$5.00 per parcel and \$0.10 per acre

2012 Fees and Taxes Comparison *

The table below compares the annual taxes and fees for the MEDIAN VALUE improved residential property in the "Island" (doughnut hole). The median value is the mid-point where there are the same number of improved residential properties valued higher than the median value, as there are valued lower than the median value. The median value in the Island as of April 2012 is \$212,900.

	County	City
Property Tax	\$2,962.29	\$2,816.03
Water	City Water \$285 -- or -- Personal Well Costs	\$150
Sewer	\$297.60 -- or -- Septic System Costs	\$297.60
Ambulance (Note 1)	\$0	\$43
Stormwater	\$0	\$36
Solid Waste	\$219	\$180
Tax on Cable TV (Note 2)	\$0	\$40.80
Tax on Phone (Note 3)	\$0	\$40.80
Tax on Electricity/Gas (Note 4)	\$0	\$138.47
	Septic System & Personal Well	\$3,181.29
	Septic System & City Water	\$3,466.29
TOTAL	City Sewer & Personal Well	\$3,478.89
	City Sewer & City Water	\$3,763.89
		\$3,742.70

Notes

- 1 City ambulance fee goes to \$75 per year on Jan. 1, 2013.
- 2 8.5% City Tax. Assumes expanded basic cable rate (\$40/month); utility tax does not apply to internet service.
- 3 8.5% City Tax. Assumes the monthly taxable phone charge is \$40; utility tax does not apply to internet service.
- 4 8.5% City Tax. Assumes median residential electricity bill per the Franklin PUD (2011).

April 2012 Improved Residential Property Values

	MEAN VALUE	MEDIAN VALUE*	DESCRIPTION
Franklin County	\$157,400	\$140,200	This takes in all residential parcels within Franklin County that are improved (buildings on them)
Pasco	\$150,800	\$138,600	This includes all improved parcels within the city limits of Pasco that are residential.
The Island (Doughnut Hole)	\$225,800	\$212,900	All parcels that are improved within the Island (doughnut hole) area.

*The MEDIAN VALUE is the mid-point where there are the same number of homes valued higher than the MEDIAN VALUE as there are homes valued lower than the MEDIAN VALUE.