

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: February 3, 2009 - 7:00 P.M.
COMMISSIONER'S MEETING ROOM
Franklin County Courthouse
CALL TO ORDER **Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA**

ROLL CALL

DECLARATION OF QUORUM

APPROVAL OF MINUTES

ADOPTION OF AGENDA

OPEN PLANNING COMMISSION

ITEM #1 – CUP 2007-15 (Franklin County Superior Court Remand), an application by Thomas Kay, 1023 Riverside Drive, West Richland, WA 99353 for a conditional use permit. Said application is to operate a garden nursery establishment (flowers, shrubs, grasses, etc.) in the Residential Suburban 20,000 (RS-20) Zoning District. The property in question has a total land size of approximately 10 acres. The site location is north of Court Street, south of Argent Road, along the west side of Road 68 near site address 1904 Road 68, Pasco, WA 99301. In review of a Conditional Use Permit (CUP), the Planning Commission is required to evaluate and make six (6) findings of fact. The Board remanded this application back to the Planning Commission to gather facts and make analysis to support Findings of Fact #5 and #6. The public hearing will be limited to the gathering of facts and analysis for Findings of Fact #5 and #6.

APPLICANT: Thomas Kay, 1023 Riverside Drive, West Richland, WA 99353.

OWNER: Frankie Erickson, 1904 Road 68, Pasco, WA 99301.

- A. Open Public Hearing
 - 1. Staff Report
 - 2. Proponents
 - 3. Opponents
 - 4. Clarification of Public Statements/Questions
- B. Close Public Hearing
- C. Planning Commission Discussion
- D. Recommendation/Motion/Finding of Fact

ITEM #2 – ZC 2009-01, an application by Drew Vincent, 9551 W. Sagemoor, Pasco, WA 99301 for a zoning designation change. Said application is to rezone approximately 12.27 acres (consisting of 3 parcels) from the current designation of Rural Community 5 (RC-5) to Rural Community 1 (RC-1). The rezone request is for property located within the Rural Shoreline Area designation as identified in the Comprehensive Plan (Columbia River West). Also, the land is located south of Birch Road, east of Columbia River Road, along the south side of Sagemoor Road, near the Larkspur Road/Sagemoor Road intersection.

APPLICANT: Drew & Nadene Vincent, 9551 W. Sagemoor, Pasco, WA 99301.
OWNER: Drew & Nadene Vincent, 9551 W. Sagemoor, Pasco, WA 99301.
 Jeff & Marsha Rau, 91 Larkspur Drive, Pasco, WA 99301.
 Sam & Anna DeJong, 10121 67th Ave. NE, Marysville, WA 98270.

- A. Open Public Hearing
 - 1. Staff Report
 - 2. Proponents
 - 3. Opponents
 - 4. Clarification of Public Statements/Questions
- B. Close Public Hearing
- C. Planning Commission Discussion
- D. Recommendation/Motion/Finding of Fact

ITEM #3 – SUB 2009-01, an application by Big Sky Developers, 12406 Eagle Reach Court, Pasco, WA 99301 for a preliminary plat subdivision. Said application is to subdivide approximately 9.42 acres into fourteen (14) single-family residential lots. The north half of the property is zoned Medium Density Residential (R-2) while the south half of the property is zoned Residential Suburban 20,000 (RS-20). Both zoning designations allow half acre residential lots. The average lot size in the development is approximately 24,709 sq. ft. in size and the largest lot is approximately 27,429 sq. ft. The land is located within the City of Pasco’s UGAB, and is along the south side of Court street, between Roads 52 and 54 in West Pasco.

APPLICANT: Big Sky Developers, 12406 Eagle Reach Court, Pasco, WA 99301.
OWNER: Same.

- A. Open Public Hearing
 - 1. Staff Report
 - 2. Proponents
 - 3. Opponents
 - 4. Clarification of Public Statements/Questions
- B. Close Public Hearing
- C. Planning Commission Discussion
- D. Recommendation/Motion/Finding of Fact

OTHER BUSINESS

- 1. Results from Planning Commission Case Files of January 6, 2009.
- 2. Potential Planning Commission Workshop for March of 2009.
- 3. Current Planning Commission Members/Districts/Terms:

| | Member | District | Term Expires |
|----|----------------|----------------------------------|---------------------|
| a. | Lois Hanses | Columbia River West Area | 6/12/2009 |
| b. | Gary Bosch | Riverview/Pasco UGAB | 12/11/2012 |
| c. | Burl Booker | Connell/Kahlotus Area (Combined) | 12/07/2011 |
| d. | Claude Pierret | Snake River Area | 5/04/2011 |
| e. | Bruce Flippo | Riverview/Pasco UGAB | 12/1/2010 |
| f. | Dave Piovesan | Basin City Area | 4/22/2010 |
| g. | Flo Sayre | Eltopia Area | 3/1/2010 |

ADJOURN PLANNING COMMISSION