

**FRANKLIN COUNTY  
PLANNING COMMISSION  
MINUTES  
March 1, 2011**

**MEMBERS PRESENT:**

Burl Booker, Gary Bosch, Melinda Didier, Lois Hanses, Brent Stenson and David Piovesan.

**MEMBERS ABSENT:**

Claude Pierret.

The Franklin County Planning Commission was called to order at 7:00 p.m. by Planning Commission Chairman David Piovesan. A quorum was present.

**APPROVAL OF MINUTES:**

**Lois Hanses** made a motion to approve February 1, 2011 minutes as written.

**Burl Booker** seconded the motion.

Motion carried

**APPROVAL OF AGENDA:**

**Burl Booker** made a motion to approve the agenda as written.

**Lois Hanses** seconded the motion.

Motion carried

**ITEM #1 – CUP 2011-02**, an application by Ted Tschirky, 260 Cemetery Road, Connell, WA 99326 for a Conditional Use Permit. Said application is for the placement of a modular office structure in the General Industrial I-2 Zoning District. The property size is approximately 2.5 acres. Chapter 41 of the County Zoning Ordinance requires the approval of a Conditional Use/Special Use Permit prior to the issuance of a permit for a mobile office structure. The land is located in the Basin City Industrial Park area, south of R-170, along the west side of Glade North Road near the southwest intersection of Second Street and Glade North Road (Parcel Number 121-261-625).

**APPLICANT:** Ted Tschirky, 260 Cemetery Road, Connell, WA 99326.

**OWNER:** Oscar Tschirky, 9122 West Whipple, Pasco, WA 99301.

**APPLICATION DESCRIPTION:**

This is a Conditional Use Permit (CUP) to place a modular office structure on 2.5 acres of land located in the General Industrial I-2 Zoning District.

The property is located in the Basin City Industrial Park (Lots 17-18), south of R-170, along the west side of Glade North Road near the southwest intersection of Second Street and Glade North Road (Parcel Number 121-261-625).

Chapter 41, Section 41.2.0 (19) of the County Zoning Ordinance requires the approval of a Conditional Use/Special Use Permit prior to the issuance of a permit for any *mobile* office structure.

**PUBLIC NOTICE:**

1. A Public Notice was published in the Herald and Graphic on February 10, 2011.
2. Property Owners within 500 feet were mailed notice during the 2<sup>nd</sup> week of February 2011.
3. The Planning Staff mailed out review packets to Technical Agencies on February 2, 2011.

**APPLICABLE STANDARDS/ORDINANCES:**

1. County Zoning--Chapter 27 General Industrial I-2 Zone
2. County Zoning--Chapter 41 Special Permits
3. County Comprehensive Plan

**AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:**

1. **AGENCY COMMENTS**

- a. **Public Works Department:** After reviewing the conditional use permit for Mr. Tschirky, we don't anticipate any impacts on the current infrastructure and 2<sup>nd</sup> Street in Basin City.
- b. **Franklin PUD:** No Comments.
- c. **Health Department:** This Department has reviewed the above mentioned Conditional Use Permit and has no objections provided the following:
  - i. The office must provide domestic drinking water by an approved public water supply in accordance with WAC 246-291.
  - ii. The property owner shall submit an application to this office for an evaluation of the existing septic system to determine the suitability of connecting an additional building to the septic system. A onsite sewage system may be required that is permitted, inspected, and approved by this office in accordance with Benton Franklin District Board of Health Rules and Regulations #2.

d. **Fire Code Official:**

- i. This property shall remain free of all fire hazards, including but not limited to weeds, debris, new or used tires, discarded vehicle parts, hazardous waste, fuel or oil storage.
- ii. If CUP 2011-02 is approved the proposed new Modular Office building, structure, it's use & occupancy classification(s) shall meet the adopted Building Codes, Fire Codes and Fire Life Safety codes in effect and as adopted by Franklin County. This will include ADA handicap requirements for facility parking, access and egress requirements.
- iii. If CUP 2011-02 is approved Parking requirements for ADA shall be required.

e. **Building Division:**

- i. A current access permit is required from the Public Works Department.
- ii. A current septic permit is required from the Benton Franklin Health Department.
- iii. A complete copy of the Water Availability Notification Form for proof of potable water.
- iv. Verification that the Factory Assembled Structure is rated for the proposed use.
- v. ADA compliant ramp access to structure and smooth hard surfaced parking is required.

f. **Planning Division:** Staff has determined the following findings and conditions for the application request.

- i. The site is zoned General Industrial (I-2) and is approximately 2.5 acres in size.
- ii. The land is located in the Basin City Industrial Park area, south of R-170, along the west side of Glade North Road near the southwest intersection of Second Street and Glade North Road (Parcel Number 121-261-625).
- iii. The site is currently used for farm equipment storage and is improved with a farm shop on the site. The proposed office structure would be considered an appropriate subordinate and/or accessory use.
- iv. The use of the mobile/modular structure is for office space. Applicant plans to purchase/lease the mobile or modular building through Pacific

Mobile (or similar sales/lease company). The exact size of the modular unit is unknown at this time. Applicant is looking at modular units(s) that range in size from 12' x 40' to 14' x 66'.

- v. Compliance with County Building Division standards is required for the placement of the office structure. This includes obtaining a placement permit with the County within 6 months of Conditional Use Permit approval.

**RECOMMENDATION : (CUP-2011-02)**

According to **Chapter 41 (Special/Conditional Use)** of the Franklin County Development Regulations, the Planning Commission shall:

1. Make and enter findings of fact from the record and conclusions thereof;
2. Shall render a recommendation to the Board of Commissioners as to whether the proposal be denied, approved, or approved with modifications and/or conditions.

**Findings of Fact Criteria by Planning Commission:** The planning commission shall make and enter findings from the record and conclusions thereof as to whether or not:

- (1) The proposal is in accordance with the goals, policies, objectives, maps and or narrative text of the comprehensive plan;
- (2) The proposal will adversely affect public infrastructure;
- (3) The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;
- (4) The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;
- (5) The operation in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;
- (6) The proposal will endanger the public health or safety if located and developed where proposed, or in anyway will become a nuisance to uses permitted in the district.

**Staff:** Planning Staff will assist the Planning Commission with the determination of findings and conditions for CUP-2011-02.

**RECOMMENDATION:**

The Franklin County Planning Department recommends that the Planning Commission forward a **POSITIVE** recommendation to the Franklin County Board of Commissioners for Application #CUP-2011-02, with the following suggested findings of fact and suggested conditions of approval:

**Suggested Findings of Fact:**

1. The placement of a mobile office structure in the I-2 Zoning District **IS** in accordance with goals and policies of the County Comprehensive Plan.
  - a. The property is zoned I-2 General Industrial.
  - b. As described in Chapter 41.2.0 (19) of the County Zoning Ordinance, the placement of a mobile office structure in the I-2 Zoning District requires the approval of a Conditional Use Permit/Special Use Permit.
  - c. The modular office is being located within the plat known as the Basin City Industrial Park No.1. This area located south of R-170 and is surrounded by Agricultural Production 20 (AP-20) Zoning and Rural Service Commercial (C-2) Zoning. This property is not near or adjacent to any residential zoning designations. The nearest residential zoning is north of R-170.
2. The proposal **WILL NOT** adversely affect public infrastructure.
  - a. Access to the property is via Glade North Road and Second Avenue.
  - b. Vehicle traffic volumes due to the placement of the office will have minimal impact on the road and associated roadway systems.
3. The proposal **WILL BE** constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity.
  - a. The existing and intended character of the general area is Industrial.
  - b. The site is located within the plat known Basin City Industrial Park No.1.
4. The location and height of proposed structures and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
  - a. The location of the modular office building will not discourage the development of permitted uses in the surrounding area. The area is generally developed with Industrial and Agricultural activities.
5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
  - a. The placement of the modular office at this location is less obtrusive to nearby properties than those uses allowed as permitted in the I-2 Zoning District.
6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.

- a. Operations at the site are to be in compliance with the standards and requirements of the Benton Franklin Health Department at all times.

**Suggested Conditions of Approval:**

1. Approval grants the applicant the ability to place a mobile/modular office structure on approximately 2.5 acres of land located in the General Industrial I-2 Zoning District.

The property is located in the Basin City Industrial Park (Lots 17-18), south of R-170, along the west side of Glade North Road near the southwest intersection of Second Street and Glade North Road (Parcel Number 121-261-625).

Chapter 41, Section 41.2.0 (19) of the County Zoning Ordinance requires the approval of a Conditional Use/Special Use Permit prior to the issuance of a permit for any mobile office structure.

2. Applicant must meet the requirements of the **Benton-Franklin Health Department**. This Department has reviewed the above mentioned Conditional Use Permit and has no objections provided the following:

- a. The office must provide domestic drinking water by an approved public water supply in accordance with WAC 246-291.
- b. The property owner shall submit an application to this office for an evaluation of the existing septic system to determine the suitability of connecting an additional building to the septic system. A onsite sewage system may be required that is permitted, inspected, and approved by this office in accordance with Benton Franklin District Board of Health Rules and Regulations #2.

3. The **County Fire Code Official** requests the following:

- a. This property shall remain free of all fire hazards, including but not limited to weeds, debris, new or used tires, discarded vehicle parts, hazardous waste, fuel or oil storage.
- b. The new modular office structure (use & occupancy classification(s)) shall meet the adopted Building Codes, Fire Codes and Fire Life Safety codes as adopted by Franklin County. This will include ADA handicap requirements for facility parking, access and egress requirements.

4. The **County Planning and Building Department** has made the following findings and conditions for this application:

- a. Applicant shall apply for a building/placement permit for the new structure. This shall be applied for, with a complete application, within 6 months of CUP approval. Application requirements include, but are not limited to:
  - i. A current access permit is required from the Public Works Department.

- ii. A current septic permit is required from the Benton Franklin Health Department.
  - iii. A complete copy of the Water Availability Notification Form for proof of potable water.
  - iv. Verification that the Factory Assembled Structure is rated for the proposed use.
  - v. ADA compliant ramp access to structure and smooth hard surfaced parking is required.
- b. The site is currently used for farm equipment storage and is improved with a farm shop on the site. The proposed office structure would be considered an appropriate subordinate and/or accessory use.
  - c. The use of the mobile/modular structure is for office space. Applicant plans to purchase/lease the mobile or modular building through Pacific Mobile (or similar sales/lease company). The exact size of the modular unit is unknown at this time. Applicant is looking at modular units(s) that range in size from 12' x 40' to 14' x 66'.
5. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
6. This permit applies to the described lands and shall be for the above named individual and/or his heirs and/or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning Department or the permit will be cancelled. It cannot be transferred to another site.

**PROPONENTS:**

Charles Landels, 22311 Glade North Road, Mesa, WA 99343.  
Mary Tschirky, 260 Cemetery Road, Connell, WA 99326.

**OPPONENTS:**

None.

**CLARIFICATION OF PUBLIC STATEMENTS:**

None.

**PLANNING COMMISSION DISCUSSION:**

There was discussion amongst the planning commission, staff, the applicant, and members in the audience in regards to the ADA hard surfaced parking area requirement, Basin City Water and

Sewer availability, the location of the previous caretakers residence that has been removed, looks like it would fit the area pretty well, no problems with proposal, etc.

**MOTION:**

**Burl Booker** made a motion for the *approval* of the conditional use permit application (CUP 2011-02) with the findings of fact and conditions of approval as specified in the staff report.

**Melinda Didier** seconded the motion.

**ROLL CALL:**

Lois Hanses	Yes	David Piovesan	Yes
Melinda Didier	Yes	Claude Pierret	Absent
Gary Bosch	Yes	Brent Stenson	Yes
Burl Booker	Yes		

Motion carried (6 - 0) for the *approval* of this application – CUP 2011-02.

**ITEM #2 – SUB 2011-01**, an application by Ismo and Christian Kotilainen, 2515 Road 72, Pasco, WA 99301, for a preliminary plat subdivision. Said application is to subdivide approximately 4.80 acres into eight (8) single-family residential lots. The average lot size in the development is approximately 21,790 square feet in size. The site is zoned Residential Suburban 20,000 (RS-20) and is located within the City of Pasco’s Urban Growth Area Boundary. The land is located south of Argent Road, north of Wernett Road, along the east side of Road 72 near site address 2515 Road 72 (Parcel Number 118-582-035).

**APPLICANT:** Ismo and Christian Kotilainen, 2515 Road 72, Pasco, WA 99301.

**OWNER:** Same as above.

\* Brent Stenson excused himself from the meeting chambers and did not participate due to a conflict of interest.

**APPLICATION DESCRIPTION:**

The applicant has submitted a preliminary plat, known as Fieldstone, to subdivide approximately 4.80 acres into eight (8) single-family residential lots. The average lot size in the development is approximately 21,790 square feet in size.

The site is zoned Residential Suburban 20,000 (RS-20) and is located within the City of Pasco’s Urban Growth Area Boundary.

The property, along with an existing home, is located south of Argent Road, north of Wernett Road, along the east side of Road 72 near site address 2515 Road 72 (Parcel Number 118-582-035).

**PUBLIC NOTICE:**

1. A Public Notice was published in the Herald and Graphic on February 10, 2011.
2. Property Owners within 500 feet were mailed notice during the 2<sup>nd</sup> week of February 2011.
3. The Planning Staff mailed out review packets to Technical Agencies on February 2, 2011.

**APPLICABLE STANDARDS/ORDINANCES:**

1. County Development Regulations, Chapter 14, RS-20.
2. County Subdivision Ordinance #2-2008.
3. Pasco Urban Area Comprehensive Plan.

**AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:**

1. **County Public Works Department:** The following are our comments regarding the above referenced subdivision:

The proposed subdivision will be accessed from Road 72. Road 72 is classified as an urban local access road and has a average daily traffic volume of approximately 400 vehicles. In reviewing the last ten years regarding traffic accidents, there have been no recorded accidents in the area of the proposed new road access points. We do not foresee any major impacts resulting from this development regarding the increase in projected traffic volumes.

**The following are our comments regarding the above referenced subdivision:**

In accordance with Franklin County's Subdivision Ordinance section 7.10 (c), the final plat shall be accompanied with closure notes showing that the closure meets the requirements of WAC 332-130-090. The notes or the plat shall show at least two ties to permanent monuments, which shall include the State Plane Coordinates in accordance with WAC 332-130-060. The coordinates submitted shall conform to standards set forth by state statues for recording coordinates as described in RCW 58.20.180.

The plat is missing all of the standard signature blocks, dedications, title blocks, notes and etc. that are found on a standard plat of a subdivision.

The right of way for the new proposed interior road serving the plat and the right of way for Road 72 shall be shown as dedicated on the final plat including the triangle portion of Lots 3 and 4.

The owner(s) shall construct the proposed interior road to the current county standards for hard surfacing roads including the cul-de-sac.

The owner(s) shall also widen the east half of Road 72 along the west border of the plat approximately 4 feet to the current county standard for hard surfaced roads.

Design and Construction plans certified and stamped by a licensed professional engineer shall be submitted to the county engineer for approval prior to construction beginning.

The plans shall include drainage notes, calculations or statements on how the drainage will be taken care of. These drawings shall be as-built after construction and a Mylar copy submitted to the Public Works Department for their records prior to being accepted into the county road system.

The Public Works Department also recommends that the new road be named something different than Richardson Road due to the fact that the new road is offset and not in alignment with other existing sections of Richardson Road.

Permanent control monuments shall be installed at the intersection point of the new road and Road 72 and at the center point of the cul-de-sac.

The owner(s) contractor shall work closely with the county engineer/public works office before construction concerning approved plans, pre-construction meetings and the testing requirements of Franklin County.

**The following notes shall be added to the plat:**

\*Lot owners shall agree to participate in future L.I.D./R.I.D. for roads, drainage, curb and gutters, streetlights, storm sewers, water and/or sanitary sewers.

\*All lots shall be accessed from the new proposed interior road with the exception of Lot 1 which accesses onto Road 72 currently.

\*Approach permits are required for any new approaches onto county roads.

2. **Benton-Franklin Health District:** Applicant shall meet and comply with the standards of the Benton-Franklin Health Department (See BFHD letter to the Planning and Building Department dated February 15, 2011).
3. **Franklin PUD:** Applicant shall meet and comply with the standards of the Franklin PUD.
4. **Franklin County Assessor's Office:** Prior to final review and approval the applicant shall submit a copy of the Final Plat to the Assessor's Office for Cartographer review of the Final Plat Survey. The Plat shall be reviewed for legal descriptions, signature blocks, dedications, etc.
5. **Franklin County Irrigation District:** The applicant has been in contact with the FCID and inquired about the plat requirements. Piping and service valves shall be required to all lots of the subdivision. There have been some changes associated with FCID fees as they relate to plats. The applicant may not be aware of these changes and should contact the FCID as the process continues.
6. **Fire Code Official and Fire District #3:**
  - a. This area is located in Fire District 3 of Franklin County – State of Washington.

- b. Because this area is covered by Volunteer Fire District # 3 for fire suppression in this area, and that since water is available from the City of Pasco – Fire Hydrants will be needed for this subdivision as per the 2009 International Fire Code adopted by Franklin County under Ordinance # 6-2010.
  - c. The developer is to comply with the Adoption of the 2009 International Fire Codes for placement of Fire hydrants within this proposed subdivision.
  - d. It is recommended that (1) Fire hydrant be placed and installed at the following location: 1) at the NW Corner of Proposed Lot # 6, facing north toward Lot #3.
  - e. If this Subdivision 2011-01 is approved or denied, the property owner is still responsible for maintenance of this property and it shall remain free of any fire hazards, including but not limited to weeds, debris, and or other nuisances.
7. **City of Pasco:** The proposed plat is located in the Pasco UGA. As such development of this plat is to conform to the development standards of the City. County Planning policies (pg 11 of the County Plan) indicate developments within the UGA should be developed so as to avoid substandard conditions that would later burden the public with unnecessary costs to correct. Improvements for the proposed plat necessary to avoid future costs to tax payers are listed as follows:
- a. **Water:**
    - i. Water utilities will need to be installed per City of Pasco standards.
    - ii. All fire hydrants shall be installed per City of Pasco Construction Standards.
    - iii. Annexation agreements will be required for all existing & proposed lots. No water service will be provided until such time as any existing residence has signed an annexation agreement with the City of Pasco. No construction plan approval will be provided by the City of Pasco until an annexation agreement has been properly signed and accepted by the City.
    - iv. In addition to the water lines within the subdivision the developer shall install an 8-inch ductile iron waterline connecting the existing stub at the intersection of Richardson Road and Road 72 to the water line in Argent Road. The connection will need to conform to city standards as stated in item “A” above.
    - v. The developer shall be responsible for the creation of record drawings. All record drawings shall be created in accordance with the requirements detailed in the Record Drawing Requirements and Procedure form provided by the City Engineering Division. The form must be signed by the developer prior to plan approval.
    - vi. The City of Pasco charges a fee for all plan reviews and inspections related to the water line. All fees will be based on the prevailing engineering hourly rate as determined by the Pasco Municipal Code (PMC 3.07.100).

- b. **Access & Roadways:** Per the joint development standards Road 72 and Richardson Road are local access streets. These streets should be improved to as per the joint development standards (see attachment).
  - c. **Monuments:** All monuments are to be installed as per the WAC & RCW standards.
  - d. **Traffic Impacts:** Development of the lots within the proposed plat will increase daily traffic on City & County streets. The cumulative impacts of proposed subdivisions within the Pasco UGA are noticeable at major intersections. To accommodate subdivision growth in West Pasco including the unincorporated areas the City has been and will continued to upgrade major intersections with signals and other improvements. All development in the UGA including development in the unincorporated areas is impacting our transportation level of service. To ensure transportation needs are met this plat should participate in the standard traffic impact fee of \$709 a lot at the time permits are issued. Per County Development Standard Policy 1 (16) (pg 12 of Comp. Plan) approval of the plat should be conditioned with the \$709 a lot traffic impact fee.
  - e. **Park Impacts:** Development of the lots within the proposed plat will increase demand for park and recreation services. The County no longer maintains Chiawana Park for the benefit of existing and future County residents. Additionally the County currently makes no provisions to ensure additional neighborhood parks are developed to serve the growth that the County is approving. To ensure UGA park needs are met the County should be requiring the dedication of park land or assessing park development fees with approval of all new developments. To ensure park needs are met this plat should participate in the standard park impact fee of at \$665 a lot at the time permits are issued. Per County Development Standard Policy 1 (16) (pg 12 of Comp. Plan) approval of the plat should be conditioned with the \$665 a lot park impact fee.
  - f. **School Impacts:** It is the City's understanding that Pasco School District # 1 has requested review of Environmental Checklist's associated with new residential development.
8. **Pasco School District #1.** See letter dated February 18, 2011 from the Pasco School District.
9. **County Planning Department:** The County Planning Department has determined the following for this application:
- a. The land to be subdivided is zoned RS-20.
  - b. All lots comply with the required width/depth standards for new lots within the Urban Growth Boundary.
  - c. The land is located within the City of Pasco's Urban Growth Area Boundary.

- d. Applicant shall contact the **City of Pasco Engineering Department** for specifications and requirements for the extension of city water service to the proposed plat. **Prior to final plat approval** by the County Commissioners, the applicant shall provide an approval or acceptance letter from the **City of Pasco** as it relates to the required city water service improvements. This letter shall be submitted to the County Planning and Building Department.
- e. During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided. **(This statement shall be placed on the Final Plat).**
- f. All 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. This standard does not apply to lot frontage along Road 72. **(This statement shall be placed on the Final Plat).**
- g. All lots in the development are subject to **Park Dedication Fees** (\$300.00 per new lot/expected new dwelling unit). These fees may be paid prior to recording the final subdivision plat or at the time when a building permit is to be issued for the applicable lot(s). If the applicant chooses to not pay the fees prior to recording, then **a statement shall be placed on the final plat** stating that Park Dedication Fees apply to all lots in the development and shall be paid prior to building permit issuance for a new home on each applicable lot.
- h. All of the statements that are required to be on the face of the plat shall be either: **1)** recorded as a restrictive covenant on each applicable parcel with the County Auditor **OR 2)** described in detail in the developer's covenants that is recorded and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.
- i. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- j. The following addresses have been reviewed by Franklin County Emergency E911. The following shall be provided via address blocks on the final plat (*Please note a home is currently located on Lot#1*):  
  
**Lot 2- 7103, Lot 3- 7013, Lot 4- 7005, Lot 5- 7006, Lot 6- 7014, Lot 7- 7104, Lot 8- 7112**
- k. Applicant shall coordinate with the Planning and Building Department regarding the name for the new internal roadway. The preliminary plat identifies Richardson Road. It was advised through E911 **to have a new road name** proposed since the existing Richardson Road does not line up with new internal roadway. The new road name shall be verified by E911 before placement of the name on the final plat.

- l. Preliminary plat approval is valid for a five (5) year period following approval by the Board of County Commissioners.
- m. Prior to obtaining the County Treasurer's Signature on the final plat mylar, the applicant shall visit the County **Assessor's Office** to receive a Treasurer's Verification Form for the property.

Further, the applicant is encouraged to contact the **Assessor's Office and/or Treasurer's Office** to discuss potential property tax implications of the platting process. Items such as the removal of an open space designation and/or an advanced tax payment requirement for the property may be applicable.

- n. As proposed by the applicant this project will occur in one (1) Phase and is not a Phased development.
- o. A State Environmental Policy Act (SEPA) review has been completed for this project. A Determination of Non-Significance (DNS) was issued on February 2, 2011. Interested public and agencies may submit comments up to 5:00 pm on Friday February 25, 2011.
- p. The Final Plat:
  - i. The Final Plat shall be developed by a licensed Surveyor.
  - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 2-2008 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at: [http://www.co.franklin.wa.us/planning/subdivision\\_ordinance.html](http://www.co.franklin.wa.us/planning/subdivision_ordinance.html)
  - iii. The Final Plat Signature Blocks shall be provided for the following: Franklin PUD; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Franklin County Irrigation District; Benton Franklin Health Department; County Engineer; County Treasurer; County Assessor; and County Auditor.
  - iv. The final five (5) signatures (for final plat approval) to be obtained by the applicant are: #5 County Assessor; #4 County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040; #3 County Planning Commission Chair (See Planning and Building Department for assistance in obtaining signature) #2 Chairman of Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date); #1 County Auditor's Office (Recording of the final plat).

- q. After final plat recording, one (1) paper copy and one (1) electronic copy (disk, cd, or e-mail-pdf) of the recorded plat shall be distributed to the Planning Director and one (1) paper copy to the County Assessor.

**RECOMMENDATION: (SUB 2011-01)**

According to **Chapter 5 (Preliminary Plats)** of the Franklin County Development Regulations (Subdivisions), the Planning Commission shall:

1. Make and enter findings of fact from the record and conclusions thereof.
2. Shall render a recommendation to the Board of Commissioners as to whether the proposal be denied, approved, or approved with modifications and/or conditions.

**Findings of Fact Criteria by Planning Commission:** The planning commission shall make and enter findings from the record and conclusions thereof as to whether or not:

1. Adequate provisions are made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds and other public needs;
2. The proposed subdivision contributes to the orderly development and land use patterns in the area;
3. The public use and interest will be served by permitting the proposed subdivision;
4. The proposed subdivision conforms to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners;
5. The proposed subdivision conforms to the comprehensive plan and zoning requirements;
6. The proposed subdivision conforms to the general purposes of the Subdivision Ordinance.

**Staff:** The Franklin County Planning Department staff recommends that the Planning Commission forward a **POSITIVE RECOMMENDATION** to the Board of County Commissioners for application, SUB-2011-01. This **POSITIVE RECOMMENDATION** be forwarded with the following suggested findings of fact and suggested conditions of approval:

**Suggested Findings of Fact:**

1. Adequate provisions **have been** made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds and other public needs;

- a. Comprehensive Plan:

The development is located in an area designated by the City of Pasco's Urban Area Comprehensive Plan as an area for Low Density Residential Development.

- b. Health:

The development shall comply with all local Health Department Standards.

c. Water Supplies:

Landowners are required to connect to the City of Pasco water service for each lot as a means to provide domestic water.

d. Roads/Access:

Each lot will be provided access via a new County road. This road will be constructed to County Standards.

e. Septic System:

The applicant is required to comply with local Health Department standards as it relates to the sanitary wastes (i.e. septic systems).

f. School/School grounds:

The site is located within the Pasco School District. Appropriate provisions for schools/school grounds are provided through public approved levies and general obligation bond measures. These funding mechanisms fund property acquisitions, fulfill maintenance and operations obligations, and fund new school construction. Washington state capital construction funds are commonly available on a match basis for school related construction.

g. Storm water:

Landscaped drainage swales are required in the public right of way which will assist in compliance with storm water standards/requirements.

h. Parks:

Park dedication fees (Subdivision Ordinance #2-2008, Chapter 13 Dedication for Parks) are required for each new lot to assist in providing parks/playgrounds in the County.

i. Irrigation:

Irrigation water will be provided to each lot. If approved, the source for the water will be the Franklin County Irrigation District.

j. Fire Protection:

Fire hydrants placed in accordance with the applicable County Fire Code(s) will be available for fire protection purposes. The property is located within Fire District #3.

2. The proposed subdivision **does** contribute to the orderly development and land use patterns in the area;
  - a. The development is consistent with the land use patterns in the area. The Urban Area generally consists of properties zoned Residential Suburban 20,000 (RS-20) with a minimum lot size of ½ acre.
  - b. The development is designed to utilize Road 72 and a new internal roadway for access to the lots.
  
3. The public use and interest **will be** served by permitting the proposed subdivision;
  - a. The development complies with the County Development Regulations and furthers the implementation of the County Subdivision Ordinance and the standards in the Pasco Urban Area Comprehensive Plan.
  - b. Completion of public roadways and the payment of park dedication fees all benefit the public use and interest of this area.
  
4. The proposed subdivision **does** conform to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners;
  - a. The proposed subdivision conforms to the minimum lot size requirements of the Franklin County Zoning Ordinance.
  - b. The proposed subdivision conforms to the requirements of the Franklin County Subdivision Ordinance.
  - c. The proposed subdivision conforms to the general purposes of and the applicable policies of the County Comprehensive Plan and the Pasco Urban Area Comprehensive Plan.
  
5. The proposed subdivision **does** conform to the comprehensive plan and zoning requirements;
  - a. The Pasco Urban Area Comprehensive Plan designates this area for Low Density Residential Development.
  - b. The average lot size in the new development is approximately 21,780 square feet in size. The new lots comply with the minimum lot size requirement of the zoning district.
  - c. The development conforms to both the current zoning designation and the Pasco Urban Area Comprehensive Plan.
  
6. The proposed subdivision **does** conform to the general purposes of the Subdivision Ordinance.

a. This development does comply with the purpose of the subdivision code. The purpose of the code is to regulate the division of land within unincorporated Franklin County. This ordinance is to also further the purpose of promoting the health, safety, convenience, comfort, prosperity and general welfare of the present and future inhabitants of Franklin County, and to:

i. Prevent the overcrowding of land;

The average lot size in the development is 21,780 square feet which complies with the Zoning Ordinance and Urban Area Comprehensive Plan.

ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;

The development is designed to utilize Road 72 and a new internal roadway for access to the lots.

iii. Promote the effective use of land;

The development utilizes the existing landscape and fulfills the intent of the County Zoning Ordinance.

iv. Provide for adequate light and air;

The minimum lot size in the development is of a size to provide adequate light and air to new homes and the surrounding lands.

v. Facilitate adequate provision for water, sewerage, drainage, parks and recreational areas, and other public requirements;

The development shall comply with all local Health Department Standards. The land is located in an area designated by the Comprehensive Plan as an area for Low Density Residential Development. The development will involve lots that are less than 1 acre in size. Landowners are required to connect to City of Pasco water service for domestic water. Each lot will be provided access via a new County road or Road 72. The access for this development will be constructed to County Standards. The applicant is required to comply with local Health Department standards as it relates to the sanitary wastes (i.e. septic systems). Landscaped drainage swales are required in the public right of way which will assist in compliance with storm water standards/requirements. Park dedication fees are required for each new lot to assist in providing parks, playgrounds and other public needs in the County. If approved, irrigation water will be provided to each lot. The source for the water will be the Franklin County Irrigation District.

The site is located within the Pasco School District. Appropriate provisions for schools/school grounds are provided through public approved levies and general obligation bond measures. These funding mechanisms fund property acquisitions, fulfill maintenance and operations obligations, and fund new school construction. Washington state capital construction funds are commonly available on a match basis for school related construction

- vi. Provide for proper ingress and egress;

The proposed subdivision will be accessed from Road 72. Road 72 is classified as an urban local access road and has a average daily traffic volume of approximately 400 vehicles. In reviewing the last ten years regarding traffic accidents, there have been no recorded accidents in the area of the proposed new road access points. The County does not foresee any major impacts resulting from this development regarding the increase in projected traffic volumes.

- vii. Provide for the expeditious review and approval of proposed land divisions which comply with this Ordinance, the Franklin County Zoning Standards, other County Plans, policies and land use controls, and Chapter 58.17 R.C.W.;

The land development process for this project complies with all applicable County Ordinances, R.C.W.'s, and associated timelines for development review.

- viii. Adequately provide for the housing, commercial and industrial needs of the citizens of the State and County;

This 8 lot development is located in an area zoned Residential Suburban 20,000 (RS-20) which has a residential neighborhood focus.

- ix. Require uniform monumenting of land divisions and conveyance by accurate legal descriptions;

Development shall comply with the provisions of the County Subdivision Ordinance as it relates to monumenting and legal description development.

- x. Implement the goals, objectives and policies of the Comprehensive Plan;

The Pasco Urban Area Comprehensive Plan designates this area for residential development with a designation of Low Density Residential. The new lots comply with the minimum lot size requirement of the zoning district. The development conforms to both the current zoning designation and the Comprehensive Plan.

### **Suggested Conditions of Approval:**

1. The applicant has submitted a preliminary plat, known as Fieldstone, to subdivide approximately 4.80 acres into eight (8) single-family residential lots. The average lot size in the development is approximately 21,790 square feet.

The site is zoned Residential Suburban 20,000 (RS-20) and is located within the City of Pasco's Urban Growth Area Boundary.

The property, along with an existing home, is located south of Argent Road, north of Wernett Road, along the east side of Road 72 near site address 2515 Road 72 (Parcel Number 118-582-035).

2. **County Public Works Department:** The following are our comments regarding the subdivision proposal:

- a. In accordance with Franklin County's Subdivision Ordinance section 7.10 (c), the final plat shall be accompanied with closure notes showing that the closure meets the requirements of WAC 332-130-090. The notes on the plat shall show at least two ties to permanent monuments, which shall include the State Plane Coordinates in accordance with WAC 332-130-060. The coordinates submitted shall conform to standards set forth by state statutes for recording coordinates as described in RCW 58.20.180.
- b. The plat is missing all of the standard signature blocks, dedications, title blocks, notes and etc. that are found on a standard plat of a subdivision.
- c. The right of way for the new proposed interior road serving the plat and the right of way for Road 72 shall be shown as dedicated on the final plat including the triangle portion of Lots 3 and 4.
- d. The owner(s) shall construct the proposed interior road to the current county standards for hard surfacing roads including the cul-de-sac.
- e. The owner(s) shall also widen the east half of Road 72 along the west border of the plat approximately 4 feet to the current county standard for hard surfaced roads.
- f. Design and Construction plans certified and stamped by a licensed professional engineer shall be submitted to the county engineer for approval prior to construction beginning. The plans shall include drainage notes, calculations or statements on how the drainage will be taken care of. These drawings shall be as-built after construction and a Mylar copy submitted to the Public Works Department for their records prior to being accepted into the county road system.
- g. The Public Works Department also recommends that the new road be named something different than Richardson Road due to the fact that the new road is offset and not in alignment with other existing sections of Richardson Road.

- h. Permanent control monuments shall be installed at the intersection point of the new road and Road 72 and at the center point of the cul-de-sac.
  - i. The owner(s) contractor shall work closely with the county engineer/public works office before construction concerning approved plans, pre-construction meetings and the testing requirements of Franklin County.
  - j. **The following notes shall be added to the plat:**
    - i. Lot owners shall agree to participate in future L.I.D./R.I.D. for roads, drainage, curb and gutters, streetlights, storm sewers, water and/or sanitary sewers.
    - ii. All lots shall be accessed from the new proposed interior road with the exception of Lot 1 which accesses onto Road 72 currently.
    - iii. Approach permits are required for any new approaches onto county roads.
3. **Benton-Franklin Health District:** Applicant shall meet and comply with the standards of the Benton-Franklin Health Department (See BFHD letter to the Planning and Building Department dated February 15, 2011).
4. **Franklin PUD:** Applicant shall meet and comply with the standards of the Franklin PUD.
5. **Franklin County Assessor's Office:** Prior to final review and approval the applicant shall submit a copy of the Final Plat to the Assessor's Office for Cartographer review of the Final Plat Survey. The Plat shall be reviewed for legal descriptions, signature blocks, dedications, etc.
6. **Franklin County Irrigation District:** The applicant has been in contact with the FCID and inquired about the plat requirements. Piping and service valves shall be required to all lots of the subdivision. There have been some changes associated with FCID fees as they relate to plats. The applicant may not be aware of these changes and should contact the FCID as the process continues.
7. **Fire Code Official and Fire District #3:**
- a. This area is located in Fire District 3 of Franklin County – State of Washington.
  - b. Because this area is covered by Volunteer Fire District # 3 for fire suppression in this area, and that since water is available from the City of Pasco – Fire Hydrants will be needed for this subdivision as per the 2009 International Fire Code adopted by Franklin County under Ordinance # 6-2010.
  - c. The developer is to comply with the Adoption of the 2009 International Fire Codes for placement of Fire hydrants within this proposed subdivision.

- d. It is recommended that (1) Fire hydrant be placed and installed at the following location: 1) at the NW Corner of Proposed Lot # 6, facing north toward Lot #3.
  - e. If this Subdivision 2011-01 is approved or denied, the property owner is still responsible for maintenance of this property and it shall remain free of any fire hazards, including but not limited to weeds, debris, and or other nuisances.
8. **County Planning Department:** The County Planning Department has determined the following for this application:
- a. The land to be subdivided is zoned RS-20.
  - b. All lots comply with the required width/depth standards for new lots within the Urban Growth Boundary.
  - c. The land is located within the City of Pasco's Urban Growth Area Boundary.
  - d. Applicant shall contact the **City of Pasco Engineering Department** for specifications and requirements for the extension of city water service to the proposed plat. **Prior to final plat approval** by the County Commissioners, the applicant shall provide an approval or acceptance letter from the **City of Pasco** as it relates to the required city water service improvements. This letter shall be submitted to the County Planning and Building Department.
  - e. During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided. **(This statement shall be placed on the Final Plat).**
  - f. All 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. This standard does not apply to lot frontage along Road 72. **(This statement shall be placed on the Final Plat).**
  - g. All lots in the development are subject to **Park Dedication Fees** (\$300.00 per new lot/expected new dwelling unit). These fees may be paid prior to recording the final subdivision plat or at the time when a building permit is to be issued for the applicable lot(s). If the applicant chooses to not pay the fees prior to recording, then **a statement shall be placed on the final plat** stating that Park Dedication Fees apply to all lots in the development and shall be paid prior to building permit issuance for a new home on each applicable lot.
  - h. All of the statements that are required to be on the face of the plat shall be either: **1)** recorded as a restrictive covenant on each applicable parcel with the County Auditor **OR 2)** described in detail in the developer's covenants that is recorded

and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.

- i. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- j. The following addresses have been reviewed by Franklin County Emergency E911. The following shall be provided via address blocks on the final plat (*Please note a home is currently located on Lot#1*):

**Lot 2-** 7103, **Lot 3-** 7013, **Lot 4-** 7005, **Lot 5-** 7006, **Lot 6-** 7014, **Lot 7-** 7104, **Lot 8-** 7112

- k. Applicant shall coordinate with the Planning and Building Department regarding the name for the new internal roadway. The preliminary plat identifies Richardson Road. It was advised through E911 **to have a new road name** proposed since the existing Richardson Road does not line up with new internal roadway. The new road name shall be verified by E911 before placement of the name on the final plat.
- l. Preliminary plat approval is valid for a five (5) year period following approval by the Board of County Commissioners.
- m. Prior to obtaining the County Treasurer's Signature on the final plat mylar, the applicant shall visit the County **Assessor's Office** to receive a Treasurer's Verification Form for the property.

Further, the applicant is encouraged to contact the **Assessor's Office and/or Treasurer's Office** to discuss potential property tax implications of the platting process. Items such as the removal of an open space designation and/or an advanced tax payment requirement for the property may be applicable.

- n. As proposed by the applicant this project will occur in one (1) Phase and is not a Phased development.
- o. A State Environmental Policy Act (SEPA) review has been completed for this project. A Determination of Non-Significance (DNS) was issued on February 2, 2011.
- p. The Final Plat:
  - i. The Final Plat shall be developed by a licensed Surveyor.
  - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 2-2008 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at: [http://www.co.franklin.wa.us/planning/subdivision\\_ordinance.html](http://www.co.franklin.wa.us/planning/subdivision_ordinance.html)

- iii. The Final Plat Signature Blocks shall be provided for the following: Franklin PUD; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Franklin County Irrigation District; Benton Franklin Health Department; County Engineer; County Treasurer; County Assessor; and County Auditor.
- iv. The final five (5) signatures (for final plat approval) to be obtained by the applicant are: #5 County Assessor; #4 County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040; #3 County Planning Commission Chair (See Planning and Building Department for assistance in obtaining signature) #2 Chairman of Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date); #1 County Auditor Office (Recording of the final plat).
- q. After final plat recording, one (1) paper copy and one (1) electronic copy (disk, cd, or e-mail-pdf) of the recorded plat shall be distributed to the Planning Director and one (1) paper copy to the County Assessor.

**PROPONENTS:**

John Haugen, 2641 Road 72, Pasco, WA 99301.  
Ismo Kotilainen, 2515 Road 72, Pasco, WA 99301.  
Rick Russum, 501 N. Quibec Street, Kennewick, WA 99336.

**OPPONENTS:**

Mike Novakavich, 2421 Road 72, Pasco, WA 99301.  
Mary Beltran, 2316 Road 72, Pasco, WA 99301.  
John Morgan (Pasco School District # 1), 1215 West Lewis, Pasco, WA 99301.  
Shanna Novakavich, 2421 Road 72, Pasco, WA 99301.  
Jesse Rodgers, 7309 Wernett Road, Pasco, WA 99301.  
Rob Blundin, 2602 Road 72, Pasco, WA 99301.

\* One letter of opposition from Roger Lenk was read and entered into the record as exhibit "A".

**CLARIFICATION OF PUBLIC STATEMENTS:**

There was clarification amongst the planning commission, staff, the applicant, and members in the audience in regards to where the four foot of required Road 72 improvement area is located, overall road improvement plans for the general area, City vs. County road requirements, the road is improved as land is developed, irrigation water from FCID, future road in the area, CRID vs. LID, Road 72 is too narrow and not in very good shape, etc.

**PLANNING COMMISSION DISCUSSION:**

There was discussion amongst the planning commission, staff, the applicant, and members in the audience in regards to when the ½ acre zoning came about, State mandates if it were in the City

could provide 16 lots vs. 8 lots, faced with growth in the area, ½ acre vs. 1 acre, UGAB, density, road improvements occur as property is developed, LID/CRID, SEPA mitigation, traffic impacts, density – “brightline” rule, irrigation problems – volume, amount of taxes that goes to the School District, growing pains, fastest growing County in the State, cost is driving ½ acre lots, ½ acre vs. 1 acre, road department requirements, speed limits for Road 72 is 25 mph, speed is a problem in the landowners opinion, etc.

**MOTION:**

**Gary Bosch** made a motion for the *approval* of the preliminary plat subdivision application (SUB 2011-01) with the findings of fact and conditions of approval as specified in the staff report.

**Lois Hanses** seconded the motion.

**ROLL CALL:**

Lois Hanses	Yes	David Piovesan	Yes
Melinda Didier	No	Claude Pierret	Absent
Gary Bosch	Yes	Brent Stenson	Did Not Participate
Burl Booker	No		

Motion carried (3 - 2) for the *approval* of this application – SUB 2011-01.

**OTHER BUSINESS**

1. Results from Planning Commission Case Files of February 1, 2011.
2. Planning Commission Agenda Items for April 12, 2011.
3. Current listing of Planning Commission members/districts/terms.

**ADJOURN**