

**FRANKLIN COUNTY
PLANNING COMMISSION
MINUTES
June 2, 2009**

MEMBERS PRESENT:

Burl Booker, David Piovesan, Lois Hanses, Flo Sayre, and Claude Pierret.

MEMBERS ABSENT:

Gary Bosch, and Bruce Flippo.

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:

Claude Pierret made a motion to approve the May 5, 2009 minutes as written.

Lois Hanses seconded the motion.

Motion carried

APPROVAL OF AGENDA:

Flo Sayre made a motion to approve the agenda as written.

Claude Pierret seconded the motion.

Motion carried

ITEM #1 – **SUB 2009-02**, an application by EL and JH Ray Farms, Inc., 4114 West Riverhaven, Pasco, WA 99301 for a preliminary plat subdivision. Said application is to subdivide approximately 36.72 acres into thirteen (13) single-family residential lots. The average lot size in the development is approximately 2.58 acres in size. The 36.72 acres is zoned Rural Community 1 (RC-1) and is located within a Rural Shoreline Development Area as described in the Franklin County Comprehensive Plan. The land is located east of the Columbia River Road/Sagemoor Road intersection, east of Larkspur Road, and is situated along the south side of Sagemoor Road (Parcel Number 126-190-431).

APPLICANT: EL and JH Ray Farms, Inc., 4114 West Riverhaven, Pasco, WA 99301.

OWNER: Same.

OPEN PUBLIC HEARING/STAFF REPORT:

Greg Wendt presented the staff report for the subdivision application (SUB 2009-02).

APPLICATION DESCRIPTION:

The applicant has submitted a preliminary plat, known as Sun Ray Estates, to subdivide approximately 36.72 acres into thirteen (13) single-family residential lots.

The land is zoned Rural Community 1 (RC-1) and is within a Rural Shoreline Development Area as designated in the County Comprehensive Plan.

The 36.72 acre property was rezoned from Rural Community 5 (RC-5) to Rural Community 1 (RC-1) in November 2008. As a requirement of zoning approval, the applicant recorded a Declaration of Covenant Regarding a Concomitant Zoning Agreement for the land. This agreement requires the following for a new development on this property:

1. All newly created parcels in the rezone area **shall not be less than 2.0 acres in size** (net acreage).
2. At the time of preliminary plat submittal for land in this rezone area, the applicant shall provide:
 - a. An **Aquifer Impairment Analysis** shall be completed to evaluate potential well impairment in the area;
 - b. The County's **Right to Farm language** shall be placed on the preliminary and final plats.

The land is located east of the Columbia River Road/Sagemoor Road intersection, east of Larkspur Road, and is situated along the south side of Sagemoor Road (Parcel Number 126-190-431).

PUBLIC NOTICE:

1. A Public Notice was published in the Herald and Graphic on May 14, 2009.
2. Property Owners within 500 feet were mailed notice during the 2nd week of May 2009.
3. The Planning Staff mailed out review packets to Technical Agencies on May 5, 2009.

APPLICABLE STANDARDS/ORDINANCES:

1. County Development Regulations, Chapter 9, Rural Community 1.
2. County Subdivision Ordinance #2-2008.
3. County 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 Sagemoor Road. Sagemoor Road is classified as a rural minor collector and has an average daily traffic volume of 896 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 point. The developer has located the access point in a location to achieve the greatest sight distance in both directions. We do not foresee any major impacts resulting from this development regarding the increase in projected traffic volumes. Cul-de-sacs over 600 feet in length are normally not allowed in new subdivisions. With the possibility of future development extending from this proposed subdivision and the developer willing to construct a temporary emergency access road from the proposed cul-de-sac to Sagemoor Road justifies allowing the proposed road to be greater than 600 feet in length.

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.

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.

All right of ways for Giesler Road shall be shown as dedicated on the final plat.

The owner(s) shall construct Giesler Road to the current county standards for hard surfacing roads including the cul-de-sac at the end of Lots 7 and 8. 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.

Permanent control monuments shall be installed at the PC's and PT's of all horizontal curves and at the center point of the cul-de-sac.

The owner(s) shall also construct an Emergency Access Road within the private access easement shown on the plans from the south end of Giesler Road to Columbia River Road.

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:

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

All lots shall be accessed from the new proposed road (Giesler Rd). Access will not be allowed from Sagemoor Road or the S.C.B.I.D.'s canal road.

Franklin County is not responsible for the maintenance of private roads including snow removal nor shall such road be accepted as a County road until it is

improved to Current County Standards. All costs to improve to Current County Standards shall be the responsibility of the lot owner(s).

2. **Benton-Franklin Health District:** Applicant shall meet and comply with the standards of the Benton-Franklin Health Department (See letter dated May 19, 2009).
3. **Big Bend Electric:** Applicant shall meet and comply with standards of Big Bend Electric.
4. **South Columbia Basin Irrigation District:** Approval of the plat is contingent upon release of irrigation water allotment and obtaining a Municipal and Industrial (M&I) contract with the Reclamation. Said actions do not require inclusion of Irrigation Easements. The landowner needs to contact Reclamation and South Columbia Basin Irrigation District to release the water allotment and obtain the M&I contract.
5. **United States Bureau of Reclamation:** Applicant shall meet and comply with the standards of the United States Bureau of Reclamation (See letter dated May 19, 2009).
6. **Fire District # 3/Fire Code Official:** After coordination with Fire District #3, lots that are 2 acres and larger do not require on-site water. Increased setbacks (separations) are required.

The following shall be placed on the plat: Because this area is covered by volunteer Fire District #3 for fire suppression, the following separation standards shall be required for all new structures on each lot or parcel. Unless there is a fire hydrant, meeting fire flow requirements, located within 500 feet of the proposed structures. The following shall apply:

- a. **Front Yard setback:** Twenty-five (25) feet from a road right-of way and/or a dedicated roadway/easement, and/or fifty-five (55) feet from the centerline of such road right-of way and/or roadway/easement which ever is greater.
 - b. **Rear yard setback:** Twenty-five (25) feet.
 - c. **Side yard setback:** Twenty (20) feet.
 - d. A minimum fifteen foot (15') separation distance is required between structure/buildings. The building/structure separation distance could be adjusted with an approved firewall construction. The above separation distances may increase based on the type of Construction, Zoning, Occupancy and Use Classification of the structure/building.
8. **County Planning Department:** The County Planning Department has determined the following for this application:
- a. The land is zoned Rural Community 1 (RC-1) and is within a Rural Shoreline Development Area as designated in the County Comprehensive Plan.

The 36.72 acre property was rezoned from Rural Community 5 (RC-5) to Rural Community 1 (RC-1) in November 2008. As a requirement of zoning approval,

the applicant recorded a Declaration of Covenant Regarding a Concomitant Zoning Agreement for the land. This agreement requires the following for a new development on this property:

1. All newly created parcels in the rezone area shall not be less than 2.0 acres in size (net acreage);
2. At the time of preliminary plat submittal for land in this rezone area, the applicant shall provide:
 - i. An Aquifer Impairment Analysis identifying the potential impact the development will have on surrounding recorded wells;
 - ii. The County's Right to Farm language shall be placed on the preliminary and final plats.
- b. The developer is proposing that the development be provided with irrigation water and ensure that each lot will be eligible for a septic tank and single-family well.
- c. The Final Plat shall be developed by a licensed Surveyor.
- d. Applicant has stated that an **approved irrigation source** (separate from an individual lot owner's exempt single family well) will be provided. With this, the development shall be in accordance with Department of Ecology and Department of Health standards for the use of single-family wells with an outside irrigation source.
- e. Applicant shall provide verification that an **approved irrigation source** will be provided to the lots. This shall be completed prior to final plat approval. If this verification cannot be provided, re-application of the subdivision plat shall occur and compliance with the State Department of Health and Department of Ecology standards for single-family wells shall continue to apply.
- f. **The following language shall be put on the face of the plat:** 1) All lots within this development are collectively limited to **NO** more than 5,000 gallons a day of ground water withdrawal from the individual exempt wells; and 2) All lots within this development shall at all times have an outside irrigation source (separate from individual single-family wells) provided to them for the life of this development.
- g. 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 Plat.**
- h. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- i. The following shall be complied with for Enhanced 911 Emergency purposes: Address blocks shall be provided for all new lots. Addresses should be gained via

the Planning Department in coordination with the County's Enhanced 911 Coordinator.

- j. The Final Plat shall be developed in accordance with the County Subdivision Ordinance, as amended. See Chapter 6 of Ordinance 2-2008 for specifications. Signature blocks and requirements shall be provided for the following: Big Bend REA; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; United States Bureau of Reclamation; South Columbia Basin Irrigation District; Benton Franklin Health Department; County Engineer; County Treasurer; County Assessor; and County Auditor.
- k. Lots 1-13 are subject to Park Dedication Fees (\$50.00 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 plat** stating that Park Dedication Fees apply to Lots 1-13 and shall be paid prior to building permit issuance for a new home on each applicable lot.
- l. Lot 13 shall not have access onto Sagemoor Road. All lots shall have legal access from the proposed internal roadway known as Giesler Road. **This statement shall be placed on the plat.**
- m. If the applicant plans to place fencing within the subdivision or have a development sign at the entrance to the development, coordination with the Planning Department staff shall occur to ensure the type and height of fencing and signage is in compliance with County Ordinance.
- n. 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.
- o. A SEPA review was not completed on this Subdivision application. County Ordinance #05-99, Chapter 3 (Categorical Exemptions and Threshold Determinations), Section 3.3 (1) (a) establishes an exempt level for applications including the standard of up to 20 dwelling units.
- p. Applicant shall ensure that the 25' temporary emergency access easement shown along the north side of Lot 2 of SP 88-01 be recorded in the County Auditor's Office prior to final subdivision approval.
- q. Preliminary plat approval is valid for a five (5) year period following approval by the Board of County Commissioners.
- r. 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 2009-02)

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-2009-02. This **POSITIVE RECOMMENDATION** be forwarded with the following suggested findings of fact/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. The development shall comply with all local Health Department Standards.
 - b. The development is located in an area designated by the Comprehensive Plan as a Rural Shoreline Development Area. The rural development will involve lots that are no less than 2 acres in size.
 - c. Landowners are eligible to drill a well on each lot to provide domestic water.
 - d. Each lot will be provided access via a new County road. This road will be constructed to County Standards.
 - e. The applicant is required to comply with local Health Department standards as it relates to the sanitary wastes (i.e. septic systems).

- f. Drainage swales are required in the public right of way which will assist in compliance with storm water standards/requirements.
 - g. Park dedication fees are required for each new lot to assist in providing parks, playgrounds and other public needs in the County.
 - h. Irrigation water will be provided to each lot. The source for the water will be the South Columbia Basin Irrigation District.
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 Rural Shoreline Development Area consists of both Rural Community 1 and Rural Community 5 Zoning classifications.
 - b. The development is designed to utilize a new internal roadway for access to the new lots. The new internal roadway will connect to Sagemoor Road.
 - c. Driveways which directly connect to Sagemoor Road are not proposed in this development and are discouraged by the County.
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 Rural Shoreline Development Area standards in the 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 Franklin County Comprehensive Plan.
 - d. The proposed subdivision conforms to the requirements of the Declaration of Covenant Regarding a Concomitant Zoning Agreement for the land. This agreement was required by Franklin County when the land was rezoned from RC-5 to RC-1.
5. The proposed subdivision **does** conform to the comprehensive plan and zoning requirements;

- a. The Franklin County Comprehensive Plan designates this area as a Rural Shoreline Development Area.
 - b. The land was rezoned in 2008 from Rural Community 5 to Rural Community 1. A concomitant agreement was required as part of zoning approval.
 - c. The average lot size in the new development is approximately 2.58 acres in size. The new lots comply with the minimum lot size requirement of the zoning district and the concomitant agreement.
 - d. The development conforms to both the current zoning designation and the Franklin County 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 2.58 acres which complies with the zoning ordinance and comprehensive plan.
 - ii. *Lessen congestion and promote safe and convenient travel by the public on roads and highways;*

The development is designed to utilize an internal roadway with a direct connection to Sagemoor Road.
 - iii. *Promote the effective use of land;*

The development utilizes the existing landscape and fulfills the intent of the Comprehensive Plan by encouraging lot sizes that range between 1 acre and 5 acres in size within this area.
 - 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 a Rural Shoreline Development Area. The rural development will

involve lots that are no less than 2 acres in size. Landowners are eligible to drill a well on each lot to provide domestic water. Each lot will be provided access via a new County road. This road 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). 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. Irrigation water will be provided to each lot. The source for the water will be the South Columbia Basin Irrigation District.

- vi. *Provide for proper ingress and egress;*

The County Public Works Department has limited direct access from the proposed lots to Sagemoor Road. Access points to the proposed lots shall be from the proposed internal roadway only. Limiting access points will assist in health and safety related traffic issues of the development.

- 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 13 lot development is located in an area zoned rural community 1 which has a residential neighborhood focus.

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

Development shall comply with the provision 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 Franklin County Comprehensive Plan designates this area for residential development with a designated Rural Shoreline Development Area. The Rural Shoreline Development Area consists of both Rural Community 1 and Rural Community 5 Zoning classifications. The average lot size in the new development is approximately 2.58 acres. 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 County Comprehensive Plan.

Suggested Conditions of Approval:

1. The applicant has submitted a preliminary plat, known as Sun Ray Estates, to subdivide approximately 36.72 acres into thirteen (13) single-family residential lots. The land is zoned Rural Community 1 (RC-1) and is within a Rural Shoreline Development Area as designated in the County Comprehensive Plan.

The 36.72 acre property was rezoned from Rural Community 5 (RC-5) to Rural Community 1 (RC-1) in November 2008.

The land is located east of the Columbia River Road/Sagemoor Road intersection, east of Larkspur Road, and is situated along the south side of Sagemoor Road (Parcel Number 126-190-431).

2. As a requirement of zoning approval for this land in 2008, the applicant recorded a **Declaration of Covenant regarding a Concomitant Zoning Agreement**. This agreement requires the following for a new development on this property:

- a. All newly created parcels in the rezone area shall not be less than 2.0 acres in size (net acreage). **This statement shall be placed on the Plat**
- b. Applicant shall comply with the submitted **Aquifer Impairment Analysis**. This analysis shall be maintained in the case file for this application.
- c. This property is adjacent to a **Franklin County Right to Farm** area. The Franklin County Right to Farm Ordinance, as amended, shall apply to activities in this area. **This statement shall be placed on the Plat**

3. Applicant shall meet and comply with the standards of the **County Planning and Building Department:**

- a. As proposed, the development is to be provided with irrigation water and each lot will be eligible for a septic tank and single-family well.
- b. The Final Plat shall be developed by a licensed Surveyor.
- c. Applicant has stated that an **approved irrigation source** (separate from an individual lot owner's exempt single family well) will be provided. With this, the development shall be **in accordance with Department of Ecology and Department of Health standards for the use of single-family wells with an outside irrigation source**.
- d. Applicant shall provide verification that an **approved irrigation source** will be provided to the lots. This shall be completed prior to final plat approval. If this verification cannot be provided, re-application of the subdivision plat shall occur and compliance with the State Department of Health and Department of Ecology standards for single-family wells shall continue to apply.

- e. **The following language shall be put on the face of the plat:** 1) All lots within this development are collectively limited to **NO** more than 5,000 gallons a day of ground water withdrawal from the individual exempt wells; and 2) All lots within this development shall at all times have an outside irrigation source (separate from individual single-family wells) provided to them for the life of this development.
- f. 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 Plat.**
- g. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- h. The following shall be complied with for Enhanced 911 Emergency purposes: Address blocks shall be provided for all new lots. Addresses should be gained via the Planning Department in coordination with the County's Enhanced 911 Coordinator.
- i. The Final Plat shall be developed in accordance with the County Subdivision Ordinance, as amended. See Chapter 6 of Ordinance 2-2008 for specifications. Signature blocks and requirements shall be provided for the following: Big Bend REA; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; United States Bureau of Reclamation; South Columbia Basin Irrigation District; Benton Franklin Health Department; County Engineer; County Treasurer; County Assessor; and County Auditor.
- j. Lots 1-13 are subject to Park Dedication Fees (\$50.00 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 plat** stating that Park Dedication Fees apply to Lots 1-13 and shall be paid prior to building permit issuance for a new home on each applicable lot.
- k. Lot 13 shall not have access onto Sagemoor Road. All lots shall have legal access from the proposed internal roadway known as Giesler Road. **This statement shall be placed on the plat.**
- l. Applicant shall ensure that the 25' temporary emergency access easement shown along the north side of Lot 2 of SP 88-01 be recorded in the County Auditor's Office prior to final plat approval.
- m. If the applicant plans to place fencing within the subdivision or have a development sign at the entrance to the development, coordination with the Planning Department staff shall occur to ensure the type and height of fencing and signage is in compliance with County Ordinances.

- n. **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.
 - o. A SEPA review was not completed on this Subdivision application. County Ordinance #05-99, Chapter 3 (Categorical Exemptions and Threshold Determinations), Section 3.3 (1) (a) establishes an exempt level for applications including the standard of up to 20 dwelling units.
4. Applicant shall comply with the **County Public Works** requirements including the following:

The proposed subdivision will be accessed from Sagemoor Road. Sagemoor Road is classified as a rural minor collector and has an average daily traffic volume of 896 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 point. The developer has located the access point in a location to achieve the greatest sight distance in both directions. We do not foresee any major impacts resulting from this development regarding the increase in projected traffic volumes. Cul-de-sacs over 600 feet in length are normally not allowed in new subdivisions. With the possibility of future development extending from this proposed subdivision and the developer willing to construct a temporary emergency access road from the proposed cul-de-sac to Sagemoor Road justifies allowing the proposed road to be greater than 600 feet in length.

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.

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.

All right of ways for Giesler Road shall be shown as dedicated on the final plat.

The owner(s) shall construct Giesler Road to the current county standards for hard surfacing roads including the cul-de-sac at the end of Lots 7 and 8. 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.

Permanent control monuments shall be installed at the PC's and PT's of all horizontal curves and at the center point of the cul-de-sac.

The owner(s) shall also construct an Emergency Access Road within the private access easement shown on the plans from the south end of Giesler Road to Columbia River Road.

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:

- a. Approach permits are required for any new approaches onto county roads.
 - b. All lots shall be accessed from the new proposed road (Giesler Rd). Access will not be allowed from Sagemoor Road or the S.C.B.I.D.'s canal road.
 - c. Franklin County is not responsible for the maintenance of private roads including snow removal nor shall such road be accepted as a County road until it is improved to Current County Standards. All costs to improve to Current County Standards shall be the responsibility of the lot owner(s).
5. Applicant shall meet and comply with the standards of the **Benton-Franklin Health Department (See letter dated May 19, 2009).**
 6. Applicant shall meet and comply with the standards of the **Big Bend Electric.**
 7. Prior to final plat approval by the County Commissioners, 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.
 8. Fire Code Official: After coordination with Fire District #3, lots that are 2 acres and larger do not require on-site water. With this, increased setbacks (separations) are required for this development. **The following shall be placed on the plat:** Because this area is covered by volunteer Fire District #3 for fire suppression, the following separation standards shall be required for all new structures on each lot or parcel. Unless there is a fire hydrant, meeting fire flow requirements, located within 500 feet of the proposed structures. The following shall apply:
 - a. **Front Yard setback:** Twenty-five (25) feet from a road right-of way and/or a dedicated roadway/easement, and/or fifty-five (55) feet from the centerline of such road right-of way and/or roadway/easement which ever is greater.
 - b. **Rear yard setback:** Twenty-five (25) feet.
 - c. **Side yard setback:** Twenty (20) feet.
 - d. A minimum fifteen foot (15') separation distance is required between structure/buildings. The building/structure separation distance could be adjusted with an approved firewall construction. The above separation distances may

increase based on the type of Construction, Zoning, Occupancy and Use Classification of the structure/building

9. **South Columbia Basin Irrigation District:** Approval of the plat is contingent upon release of irrigation water allotment and obtaining a Municipal and Industrial (M&I) contract with the Reclamation. Said actions do not require inclusion of Irrigation Easements. The landowner needs to contact Reclamation and South Columbia Basin Irrigation District to release the water allotment and obtain the M&I contract.
10. **United States Bureau of Reclamation:** Applicant shall meet and comply with the standards of the United States Bureau of Reclamation. (See letter dated May 19, 2009).
11. Preliminary plat approval is valid for a five (5) year period following approval by the Board of County Commissioners.
12. 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:

Ed Ray, 4114 West Riverhaven, Pasco, WA 99301.
Wayne Burke, 8700 Whipple Avenue, Pasco, WA 99301.

OPPONENTS:

None.

CLARIFICATION OF PUBLIC STATEMENTS:

There was clarification amongst the planning commission, staff, the applicant, and members in the audience in regards to the M & I contract, USBR, SCBID, pressure distribution system or gravity fed system, homeowners association, etc.

PLANNING COMMISSION DISCUSSION:

There was discussion amongst the planning commission, staff, the applicant, and members in the audience in regards to future development of Larkspur Road, exempt wells, the outside irrigation source, 5,000 gpd, zoning changes, hard surfaced county roads, DOE and DOH water regulations, and staff received inquiry one phone call with questions, etc.

MOTION:

Flo Sayre made a motion for the *approval* of the subdivision application (SUB 2009-02) with the findings of fact and conditions of approval as specified in the staff report.

Burl Booker seconded the motion.

ROLL CALL:

Lois Hanses	Yes	David Piovesan	Yes
Flo Sayre	Yes	Claude Pierret	Yes
Gary Bosch	Absent	Bruce Flippo	Absent
Burl Booker	Yes		
Burl Booker	Yes		

Motion carried (unanimous) for the ***approval*** of this application – SUB 2009-02.

OTHER BUSINESS

1. Results from Planning Commission Case Files of May 5, 2009.
2. Potential Planning Commission workshop for July of 2009.
3. Current listing of Planning Commission members/districts/terms.

ADJOURN