

**FRANKLIN COUNTY  
PLANNING COMMISSION  
MINUTES  
June 7, 2011**

**MEMBERS PRESENT:**

Gary Bosch, Melinda Didier, Claude Pierret, Brent Stenson, and Lois Hanses.

**MEMBERS ABSENT:**

Burl Booker and David Piovesan.

The Franklin County Planning Commission was called to order at 7:00 p.m. by Planning Commission Vice-Chairman Claude Pierret. A quorum was present.

**APPROVAL OF MINUTES:**

**Lois Hanses** made a motion to approve May 3, 2011 minutes as written.

**Brent Stenson** seconded the motion.

Motion carried

**APPROVAL OF AGENDA:**

**Lois Hanses** made a motion to approve the agenda as written.

**Brent Stenson** seconded the motion.

Motion carried

**ITEM #1 – SUB 2011-04**, an application by EL and JH Ray Farms, LLC, 4114 Riverhaven St., Pasco, WA 99301 for a preliminary plat subdivision. Said application is to subdivide approximately 14.71 acres into 10 single-family residential lots. The average lot size in the development is approximately 1.5 acres in size. The site is zoned Rural Community 1 (RC-1). The land is located within the Columbia River West Rural Shoreline Development Area as designated in the Franklin County Comprehensive Plan. This area allows for a mixture of residential lot sizes. The land is located north of Helm Drive, south of Sagemoor Road, along the east side of Columbia River Road (Parcel Number 126-190-363).

**APPLICANT:** EL and JH Ray Farms, LLC (Ed Ray), 4114 Riverhaven St., Pasco, WA 99301.

**OWNER:** Same as above.

### **APPLICATION DESCRIPTION:**

The applicant has submitted a preliminary plat, known as Columbia Ray Estates, to subdivide approximately 14.71 acres into ten (10) single-family residential lots. The average lot size in the development is approximately 1.5 acres. The site is zoned Rural Community 1 (RC-1).

The land is located within the Columbia River West Rural Shoreline Development Area as designated in the Franklin County Comprehensive Plan. This area allows for a mixture of residential lot sizes.

The land is located north of Helm Drive, south of Sagemoor Road, along the east side of Columbia River Road (126-190-363).

### **PUBLIC NOTICE:**

1. A Public Notice was published in the Herald and Graphic on May 12, 2011.
2. Property Owners within 1 mile were mailed notice during the 2<sup>nd</sup> week of May 2011.
3. The Planning Staff mailed out review packets to Technical Agencies on May 6, 2011.

### **APPLICABLE STANDARDS/ORDINANCES:**

1. County Development Regulations, Chapter 9, RC-1.
2. County Subdivision Ordinance #2-2008.
3. Franklin County Comprehensive Plan.

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

1. **County Public Works Department.** The proposed subdivision will be accessed from Columbia River Road. Columbia River Road is classified as a rural minor collector and has an average daily traffic volume of 425 vehicles. In reviewing the last ten years regarding traffic accidents, there have been no recorded accidents in the area of the access points for the proposed development.

The developer has located the access points in locations to achieve the greatest sight distance in both directions. The developer has also proposed dedicating additional right of way to accommodate a new lane along Columbia River Road to improve safety of the owners and motorists accessing lot approaches. 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 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 Columbia River Road shall be shown as dedicated on the final plat.

The County is willing to accept the developer's proposal to construct an additional lane along Columbia River Road to the current county standards 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 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. All lots shall be accessed from the new proposed lane on Columbia River Road. Limited access will be allowed by sharing approaches between every two lots.
  - b. Approach permits are required for any new approaches onto county roads.
  - 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).
2. **Benton-Franklin Health District:** Applicant shall meet and comply with the standards of the Benton-Franklin Health Department (See letter dated May 23, 2011).
  3. **Big Bend REA:** Applicant shall meet and comply with standards of the Big Bend REA.
  4. **South Columbia Basin Irrigation District:** Comply with the requirements of the SCBID. If project water will be used for irrigation, the water allotment must be released, and an M&I contract must be obtained by the Bureau of Reclamation.
  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 17, 2011).
  6. **Fire District # 3/Fire Code Official:**
    - a. The placement of a 20,000 gallon on-site water storage tank is required for this development which may be above ground, below ground, or stored in some other alternative form/method as approved by the Fire Code Official (per Section 8 of Ordinance 6-2010-Fire Code).

- b. At the time Road A is constructed as shown on the plat, an approved turn around that is in compliance with Appendix D of the 2009 International Fire Code shall be provided.
7. **Washington State Department of Ecology:** Applicant shall meet and comply with the standards of the Department of Ecology (See letter dated May 26, 2011).
8. **Pasco School District:** See letter dated May 24, 2011 from the Pasco School District (Marnie Allen, Special Legal Counsel for the Pasco School District) and associated documentation (Resolution 809 Adoption of Capital Facilities Plan and Impact Fees, Capital Facilities Plan, and a Memorandum discussing Student Generation Rate Methodology).
9. **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 the Columbia River West Rural Shoreline Development Area as designated in the County Comprehensive Plan.
  - 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. Applicant shall provide verification that an approved irrigation source will be provided to the lots. This shall be completed prior to final plat approval.
  - e. **The following language shall be put on the face of the plat:**
    - i. 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.
    - ii. 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.
    - iii. A Critical Area Ordinance (3-2009, as amended) review shall occur for all new development that may occur on property that is within or adjacent to

geologically hazardous areas. These areas include steep slopes or hillsides that have a slope of fifteen (15) percent or more.

f. **Prior to Final Plat approval, the following must be completed:**

- i. Lot numbers shall be assigned to each lot.
  - ii. 'Road A' shall be re-named. Coordination with the Planning and Building Department and E911 shall occur to ensure the name complies with E911 requirements.
  - iii. A boundary line adjustment process between Parcel Number 126-190-363 and 126-190-354 shall be reviewed, approved, and recorded.
  - iv. The 60' easement reserved for future road (SP 88-01) and the 25' emergency access easement (AF 1752535) as shown on Parcel Number 126-190-354 and Parcel Number 126-190-363 (near the southern proposed parcel and new Road A) shall be realigned within Parcel number 126-190-354 to connect into the east end of new Road A. The 25' easement shall be recorded with the revised alignment changes.
  - v. The 3' utility easement from SP 88-01, located near the east side of the new parcels, is to be relocated in accordance with Big Bend Electric standards and specifications.
  - vi. Prior to final plat approval, the applicant shall coordinate with the County Planning and Building Department to have addresses created and placed on the final plat. The addresses will be created and approved by the Franklin County Emergency E911.
  - vii. A fire protection plan shall be submitted to and approved by the Fire Code Official prior to final plat approval. This plan shall at a minimum specify the location of the required tank/reservoir, description of its use, and connection acceptance by Fire District #3.
- g. New Road A shall be built to county standards for hard surfaced roads. This shall be completed prior to final plat approval or if the applicant wishes, a statement may be placed on the plat that no building permits be issued for the most southern new lot until the new Road A is constructed.
- h. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- i. All lots in the development 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 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.

- j. 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.
- k. Preliminary plat approval is valid for a five (5) year period following approval by the Board of County Commissioners.
- l. 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.

- m. As proposed by the applicant this project will occur in one (1) Phase and is not a Phased development.
- n. A State Environmental Policy Act (SEPA) review has been completed for this project. A Determination of Non-Significance (DNS) was issued on May 6, 2011. Interested public and agencies were allowed to submit comments up to 5:00 pm on Friday May 26, 2011. The Pasco School District supplied comment within the required timeline.
- o. The property is not located within the 100 year flood zone area. The Floodplain Panel Number is 530044-0675 and is property is designated Zone C.
- 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: Big Bend Electric; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; South Columbia Basin Irrigation District; United States Bureau of Reclamation; 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 2011-04)**

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-2011-04. 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 Comprehensive Plan as a Rural Shoreline Development Area. The rural development will involve lots that are no less than 1 acre in size.

b. Health:

The development shall comply with all local Health Department Standards.

c. Water Supplies:

Landowners are eligible to drill a well on each lot to provide domestic water.

d. Roads/Access:

The proposed subdivision will be accessed from Columbia River Road. Columbia River Road is classified as a rural minor collector and has an average daily traffic volume of 425 vehicles. In reviewing the last ten years regarding traffic accidents, there have been no recorded accidents in the area of the access points for the proposed development. The developer has located the access points in locations to achieve the greatest sight distance in both directions. A total of 5 access points (shared access) will be allowed for the development. The developer has also proposed dedicating additional right of way to accommodate a new lane along Columbia River Road to improve safety of the owners and motorists accessing lot approaches.

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.

More specifically the above described funding mechanisms have allowed the School District in 2011 the ability to make appropriate provisions by placing new

and modified portables for the following schools: Longfellow, Robinson, Captain Gray, Whittier, Ochoa, Ruth Livingston, and McLoughlin.

Additionally, the City of Pasco has approved a special permit for the construction of a new elementary school at Road 60 and Sandifur Parkway and a new middle school at Road 52 and Powerline Road.

The School District has determined that this proposed subdivision will generate just under 5 student units (2.7 elementary, 1.08 middle school, and 1.14 high school). The 2010 District enrollment is 15,000.

The School District submitted a letter to the County during the comment period for the SEPA review. The District requested mitigation for the potential impacts this development will have on Pasco Schools. The applicant/developer and the School district have agreed to a voluntary mitigation plan.

g. Storm water:

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. The source for the water will be the South Columbia Basin Irrigation District.

j. Fire Protection:

The placement of a 20,000 gallon on-site water storage tank is required for this development which may be above ground, below ground, or stored in some other alternative form/method as approved by the Fire Code Official (per Section 8 of Ordinance 6-2010-Fire Code). 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 Rural Shoreline Development Area consists of both Rural Community 1 and Rural Community 5 Zoning classifications.

b. The development is designed to utilize the existing road known as Columbia River Road.

- c. The developer is proposing to utilize shared access points for driveway access onto Columbia River Road. The 10 lots will be allowed 5 access points. Driveways will connect directly to Columbia River Road.
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. 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.
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 is currently zoned Rural Community 1 (RC-1).
  - c. The average lot size in the new development is approximately 1.5 acres in size. The new lots comply with the minimum lot size requirement of the zoning district.
  - 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 1.5 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 proposed subdivision will be accessed from a County Road known as Columbia River Road. The developer has proposed dedicating additional right of way to accommodate a new lane along Columbia River Road to improve safety of the owners and motorists accessing lot approaches. Additionally, shared access approaches will be utilized for driveway access to Columbia River 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 are a minimum of one acre in size.

- 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 1 acre in size. Landowners are eligible to drill a well on each lot to provide domestic water. Each lot will be provided access via an existing County road known as Columbia River Road. 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.

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.

More specifically the above described funding mechanisms have allowed the School District in 2011 the ability to make appropriate provisions by placing new and modified portables for the following schools: Longfellow, Robinson, Captain Gray, Whittier, Ochoa, Ruth Livingston, and McLoughlin.

Additionally, the City of Pasco has approved a special permit for the construction of a new elementary school at Road 60 and Sandifur Parkway and a new middle school at Road 52 and Powerline Road.

The School District has determined that this proposed subdivision will generate just under 5 student units (2.7 elementary, 1.08 middle school, and 1.14 high school). The 2010 District enrollment is 15,000.

The School District submitted a letter to the County during the comment period for the SEPA review. The District requested mitigation for the potential impacts this development will have on Pasco Schools. The applicant/developer and the School district have agreed to a voluntary mitigation plan.

- vi. Provide for proper ingress and egress;

The proposed subdivision will be accessed from Columbia River Road. Columbia River Road is classified as a rural minor collector and has an average daily traffic volume of 425 vehicles. In reviewing the last ten years regarding traffic accidents, there have been no recorded accidents in the area of the access points for the proposed development. The developer has located the access points in locations to achieve the greatest sight distance in both directions. A total of 5 access points (shared access) will be allowed for the development. The developer has also proposed dedicating additional right of way to accommodate a new lane along Columbia River Road to improve safety of the owners and motorists accessing lot approaches.

- 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 10 lot development is located in an area zoned Rural Community 1 which has a residential neighborhood focus.

- ix. 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 1.5 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 Columbia Ray Estates, to subdivide approximately 14.71 acres into ten (10) single-family residential lots. The average lot size in the development is approximately 1.5 acres in size. The site is zoned Rural Community 1 (RC-1).

The land is located within the Columbia River West Rural Shoreline Development Area as designated in the Franklin County Comprehensive Plan. This area allows for a mixture of residential lot sizes.

The land is located north of Helm Drive, south of Sagemoor Road, along the east side of Columbia River Road (126-190-363).

- 2. **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.

- 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. Applicant shall provide verification that an approved irrigation source will be provided to the lots. This shall be completed prior to final plat approval.
- e. **The following language shall be placed on the Final Plat:**
  - i. 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 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.
  - ii. 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.
  - iii. A Critical Area Ordinance (3-2009, as amended) review shall occur for all new development that may occur on property that is within or adjacent to geologically hazardous areas. These areas include steep slopes or hillsides that have a slope of fifteen (15) percent or more.
- f. **Prior to Final Plat approval, the following shall be completed:**
  - i. Lot numbers shall be assigned to each lot.
  - ii. 'Road A' shall be re-named. Coordination with the Planning and Building Department and E911 shall occur to ensure the name complies with E911 requirements.
  - iii. A boundary line adjustment process between Parcel Number 126-190-363 and 126-190-354 shall be reviewed, approved, and recorded.
  - iv. The 60' easement reserved for future road (SP 88-01) and the 25' emergency access easement (AF 1752535) as shown on Parcel Number 126-190-354 and Parcel Number 126-190-363 (near the southern proposed parcel and new Road A) shall be realigned within Parcel number 126-190-354 to connect into the east end of new Road A. The 25' easement shall be recorded with the revised alignment changes.

- v. The 3' utility easement from SP 88-01, located near the east side of the new parcels, is to be relocated in accordance with Big Bend Electric standards and specifications.
- vi. Prior to final plat approval, the applicant shall coordinate with the County Planning and Building Department to have addresses created and placed on the final plat. The addresses will be created and approved by the Franklin County Emergency E911.
- vii. A fire protection plan shall be submitted to and approved by the Fire Code Official prior to final plat approval. This plan shall at a minimum specify the location of the required tank/reservoir, description of its use, and connection acceptance by Fire District #3.
- g. New Road A shall be built to county standards for hard surfaced roads. This shall be completed prior to final plat approval or if the applicant wishes, a statement may be placed on the final plat that no building permits be issued for the most southern new lot until the new Road A is constructed.
- h. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- i. All lots in the development 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 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.
- j. 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.
- k. Preliminary plat approval is valid for a five (5) year period following approval by the Board of County Commissioners.
- l. 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.

- m. As proposed by the applicant this project will occur in one (1) Phase and is not a Phased development.
  - n. A State Environmental Policy Act (SEPA) review has been completed for this project. A Determination of Non-Significance (DNS) was issued on May 6, 2011.
  - o. The property is not located within the 100 year flood zone area. The Floodplain Panel Number is 530044-0675 and is property is designated Zone C.
  - 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: Big Bend Electric; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; South Columbia Basin Irrigation District; United States Bureau of Reclamation; 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.
3. Applicant shall comply with the **County Public Works Department** requirements including:
- 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 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 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. All right of ways for Columbia River Road shall be shown as dedicated on the final plat.
  - d. The County is willing to accept the developer's proposal to construct an additional lane along Columbia River Road to the current county standards for hard surfacing 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.
  - e. 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.
  - f. **The following notes shall be added to the plat:**
    - i. All lots shall be accessed from the new proposed lane on Columbia River Road. Limited access will be allowed by sharing approaches between every two lots.
    - ii. Approach permits are required for any new approaches onto county roads.
    - iii. 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).
4. **Benton-Franklin Health District:** Applicant shall meet and comply with the standards of the Benton-Franklin Health Department (See letter dated May 23, 2011).
5. **Big Bend REA:** Applicant shall meet and comply with standards of the Big Bend REA.
6. **South Columbia Basin Irrigation District:** Comply with the requirements of the SCBID. If project water will be used for irrigation, the water allotment must be released, and an M&I contract must be obtained by the Bureau of Reclamation.

7. **United States Bureau of Reclamation:** Applicant shall meet and comply with the standards of the United States Bureau of Reclamation (See letter dated May 17, 2011).
8. **Fire Code/Fire Prevention:**
  - a. The placement of a 20,000 gallon on-site water storage tank is required for this development which may be above ground, below ground, or stored in some other alternative form/method as approved by the Fire Code Official (per Section 8 of Ordinance 6-2010-Fire Code).
  - b. At the time Road A is constructed as shown on the plat, an approved turn around that is in compliance with Appendix D of the 2009 International Fire Code shall be provided.
9. **Washington State Department of Ecology:** Applicant shall meet and comply with the standards of the Department of Ecology (See letter dated May 26, 2011).
10. 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.

**PROPONENTS:**

Roger Wright (RGW Enterprises), 3100 George Washington Way, Richland, WA 99354.  
Ed Ray, 4114 Riverhaven Street, Pasco, WA 99301.

**OPPONENTS:**

None.

\* 1 letter of opposition read into the record and marked 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 shared access points are located, critical area review, steep slopes, geo-technical engineering, school impact fees, voluntary mitigation agreement, and boundary line adjustment requirements, etc.

**PLANNING COMMISSION DISCUSSION:**

There was discussion amongst the planning commission, staff, the applicant, and members in the audience in regards to the access lane proposal, striping of the access lane, access points being shared, signage, grade issues, ADT, speed limit, access pads, internal access issues, MPH, Esquatzel guard rails improvements to be completed in 2011 or 2012, easement road alignment,

access pads will be flat and level, rezoning, lot sizes, will the well location conflict with existing easements, boundary line adjustment timing, etc.

**MOTION:**

**Lois Hanses** made a motion for the *approval* of the subdivision application (SUB 2011-04) with the findings of fact and conditions of approval as specified in the staff report.

**Brent Stenson** seconded the motion.

**ROLL CALL:**

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

Motion carried (4 – 0 with 1 abstention) for the *approval* of this application – SUB 2011-04.

**ITEM #2 – TC 2011-01**, an application by Franklin County, 1016 North 4<sup>th</sup> Avenue, Pasco, WA 99301 for a Subdivision Ordinance text change. Said application is to amend the Franklin County Development Regulations—Subdivision Ordinance 2-2008.

The amendment will focus on Chapter 2 Definitions, Chapter 5 Preliminary Plat, Chapter 8 Short Subdivision and Chapter 15 Fees that may require modifications to ensure consistency with the Growth Management Act, RCW 58.17 and the Franklin County Growth Management Comprehensive Plan/Zoning Code.

**APPLICANT:** Franklin County, 1016 North 4<sup>th</sup> Avenue, Pasco, WA 99301.

**OWNER:** N/A.

**APPLICATION DESCRIPTION:**

This application is a text change proposal to the Franklin County Development Regulations (Subdivision Ordinance # 2-2008).

Specifically the text change proposes changes to the following Chapters:

**Chapter 2 Definitions:**

- \*Add definition for Closed Record Appeal and Open Record Hearing
- \*Amend definition for Plat or Subdivision
- \*Amend definition for Short Subdivision

**Chapter 5 Preliminary Plat:**

- \*Amend Purpose Statement
- \*Remove the word ‘pre-decision’ when discussing an open record hearing
- \*Amend ‘closed record hearing’; Clarify to read as ‘closed record appeal’
- \*Add section for an appeal of the planning commission’s recommendation

**Chapter 8 Short Subdivisions:**

\*Amend Purpose Statement

**Chapter 15 Fees:**

\*Remove application fees. Revise to ensure consistency with Fee Ord.11-2007

**RECOMMENDATION:**

If the Planning Commission wishes to forward a **POSITIVE RECOMMENDATION**, the following suggested findings of fact/recommendations may be applicable for this case file:

**Suggested Findings of Fact/Recommendations:**

1. This application is in consistent with the intent and spirit of the Franklin County Development Regulations (Zoning).
2. This application is consistent with the Franklin County Comprehensive Plan.
3. This application is consistent with RCW 36.70A, the Growth Management Act.
4. This application is consistent with RCW 58.17.
5. This application is consistent with existing Franklin County Ordinances.

**PROPONENTS:**

None.

**OPPONENTS:**

None.

**CLARIFICATION OF PUBLIC STATEMENTS:**

None.

**PLANNING COMMISSION DISCUSSION:**

None.

**MOTION:**

**Gary Bosch** made a motion for the *approval* of the text change application (TC 2011-01) with the findings of fact and recommendations as specified in the staff report.

**Lois Hanses** seconded the motion.

**ROLL CALL:**

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

Motion carried (5 - 0) for the ***approval*** of this application – TC 2011-01.

**OTHER BUSINESS**

1. Results from Planning Commission Case Files of May 3, 2011.
2. Planning Commission Agenda Items for July 5, 2011.
3. Current listing of Planning Commission members/districts/terms.

**ADJOURN**