

**FRANKLIN COUNTY
PLANNING COMMISSION
MINUTES
October 6, 2009**

MEMBERS PRESENT:

Burl Booker, David Piovesan, Flo Sayre, Claude Pierret, Bruce Flippo, Gary Bosch, and Lois Hanses.

MEMBERS ABSENT:

None.

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 the August 4, 2009 minutes as written.

Claude Pierret 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 2009-03**, an application by Gene Batey, 9800 West Maple Drive, Pasco, WA 99301 for a preliminary plant subdivision. Said application is to subdivide approximately 5.04 acres into five (5) single-family residential lots. The average lot size in the development is approximately 0.87 acres 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 undeveloped land is located along the east side of Road 72, north of Court Street and south of Wernett Road (Parcel Number 118-472-092).

APPLICANT: Gene Batey, 9800 West Maple Drive, Pasco, WA 99301.

OWNER: 3 Rivers Properties, P.O. Box 906, Walla Walla, WA 99362.

OPEN PUBLIC HEARING/STAFF REPORT:

Greg Wendt presented the staff report for the subdivision application (SUB 2009-03).

APPLICATION DESCRIPTION:

The applicant has submitted a preliminary plat, known as Triple J Estates, to subdivide approximately 5.04 acres into five (5) single-family residential lots. The average lot size in the development is proposed to be 0.87 acres in size.

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

The undeveloped land is located along the east side of Road 72, north of Court Street and south of Wernett Road (Parcel Number 118-472-092).

PUBLIC NOTICE:

1. A Public Notice was published in the Herald and Graphic on September 17, 2009.
2. Property Owners within 500 feet were mailed notice during the 2nd week of September 2009.
3. The Planning Staff mailed out review packets to Technical Agencies on September 1, 2009.

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 plat shows the proposed road as an extension of West Agate Street but it should be labeled as West Pearl Street

The 30 foot proposed right of way for West Pearl Street shall be shown on the plat as dedicated

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 owner(s) shall construct at a minimum, a 20 foot wide road within the 30 foot dedicated right of way for West Pearl Street to the current county standards for hard surfacing roads including the hammerhead emergency turn around. Whatever type of emergency turn around that is approved shall be hard surfaced. 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.

Finally, preliminary construction plans were submitted with the plat but they are incomplete and show various differences than our standard requirements for road construction. The owner(s)/designers shall contact the public works department to discuss these differences and correct them to current standards that are required.

The following notes shall be added to the plat:

- a. Approach permits are required for any new approaches onto county roads.
 - b. The primary access to Lot 1 shall be from the proposed West Pearl Street.
 - c. 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.
2. **Benton-Franklin Health District:** Applicant shall meet and comply with the standards of the Benton-Franklin Health Department (See letter dated September 14, 2009).
 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:** If the applicant petitions to come into the District, the applicant shall install pipes and valves to each lot. Please contact the Irrigation District for details.
 6. **Fire Code Official and Fire District #3:**
 - a. The developer is required to comply with the adoption of the 2006 International Fire Code for placement of fire hydrants within this proposed subdivision. With this, the developer shall **install two (2) fire hydrants** which shall be placed as follows: **1)** at the southwest corner of proposed Lot #1 - Facing S on proposed West Pearl Street and **2)** at the SE Corner of Proposed Lot #4 - Facing S on proposed West Pearl Street – next to the 28' radius needed for Fire Apparatus Turn around. Please note: Fire District # 3 may have other locations other than those that are being recommended as stated above, that they feel may be more favorable to assist them in Fire protection for this area.
 - b. It is required that the proposed turn around method needed for Fire apparatus Equipment comply with the requirements and/or alternatives addressed and stated in Appendix D – of the 2006 International Fire Code. Appendix D would require that the hammerhead portion of the turn around be increased to a size of 20' x 50'

(not including the 20' hard surfaced road for West Pearl Street).

- c. The property owner is still responsible for maintaining 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:** Comments included the following:

- a. This project must construct 18 ft of pavement on the eastern half of Road 72 along the property frontage. Due to the removal of pavement required to install waterline this project will be responsible for repaving the western half of Road 72 along the property frontage.
- b. This project will be responsible for installing a new 8" Ductile Iron Pipe water line from Wernett Road south to the southern property boundary where it will tie into the existing 6" PVC main. A 3 ft minimum sawcut and replace is required along the length of the new water line.
- c. Construct a 35 ft radius on the northeast corner of the W Pearl, Road 72 intersection. Construct a minimum 50ft radius on the southeast corner of W Pearl, Road 72 intersection.
- d. Construct a drainage swale along the properties frontage with Road 72 per City of Pasco standards.
- e. The right of way for Road 72 and Pearl St shall be dedicated and not described as an easement. The street should not be labeled as W Agate.

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 Road 72 right of way improvements and 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 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 Plat).**

- f. W. Pearl Street Right of Way Improvement: 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 applies to Lots #1-#5 along the developments internal roadway known as W Pearl Street (**This statement shall be placed on the 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 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. The applicant plans to petition for inclusion into the **Franklin County Irrigation District** as a means to provide irrigation water to the new lots. FCID requirements shall be complied with prior to final plat approval.
- i. See Public Works comments for lot access standards.
- 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. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- l. The following addresses were established by Enhanced 911 for Emergency purposes, and shall be provided via address blocks on the final plat for all lots:
 - i. Lot 1 – 7119 West Pearl Street
 - ii. Lot 2 – 7113 West Pearl Street
 - iii. Lot 3 – 7105 West Pearl Street
 - iv. Lot 4 – 7017 West Pearl Street
 - v. Lot 5 – 7011 West Pearl Street
- m. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 02-2008 for specifications. Signature blocks and requirements 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.
- n. Preliminary plat approval is valid for a five (5) year period following approval by the Board of County Commissioners.

- o. 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.
- p. 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.
- q. 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.

- r. As proposed by the applicant this project will occur in one (1) Phase and is not a Phased development.
- s. Final Plat shall be developed by a licensed Surveyor.

RECOMMENDATION: (SUB 2009-03)

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-2009-03. 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. The development shall comply with all local Health Department Standards.
 - b. 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.
 - c. Landowners are required to connect to the City of Pasco water service for each lot as a means 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. Landscaped 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. If approved, the source for the water will be the Franklin County 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 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 a new internal roadway for access to the new lots. The new internal roadway will allow a future development (to the west along Road 68) to connect to the new roadway (known as W Pearl St) and establish a new corridor between Road 68 and Road 72.
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 Franklin 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 0.87 acres 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 0.87 acres 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 an internal roadway with a direct connection to Road 72.

- iii. *Promote the effective use of land;*

The development utilizes the existing landscape and fulfills the intent of the Urban Area Comprehensive Plan.

- 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. 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). 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.

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

Access for the lots will be the new roadway known as West Pearl Street which will be constructed to current County Standards. The new roadway will connect to Road 72.

- 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 5 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 County Comprehensive Plan.

Suggested Conditions of Approval:

1. The applicant has submitted a preliminary plat, known as Triple J Estates, to subdivide approximately 5.04 acres into five (5) single-family residential lots. The average lot size in the development is proposed to be 0.87 acres in size. The property is currently undeveloped. 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 along the east side of Road 72, north of Court Street and south of Wernett (Parcel Number 118-472-092).
2. **County Public Works Department:** Applicant shall meet and comply with the Franklin County Public Works Department requirements for this application including the following:
 - a. The plat shows the proposed road as an extension of West Agate Street but it should be labeled as West Pearl Street.
 - b. The 30 foot proposed right of way for West Pearl Street shall be shown on the plat as dedicated.
 - c. 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.
 - d. The owner(s) shall construct at a minimum, a 20 foot wide road within the 30 foot dedicated right of way for West Pearl Street to the current county standards for hard surfacing roads including the hammerhead emergency turn around. What ever type of an emergency turn around that is approved shall be hard surfaced. 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. Finally, preliminary construction plans were submitted with the plat but they are incomplete and show various differences than our standard requirements for road construction. The owner(s)/designers shall contact the public works department to discuss these differences and correct them to current standards that are required.
- f. **The following notes shall be added to the plat:**
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 - * The primary access to Lot 1 shall be from the proposed West Pearl Street.
 - * 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.
3. **Benton-Franklin Health District:** Applicant shall meet and comply with the standards of the Benton-Franklin Health Department (See letter dated September 14, 2009).
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.
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7. **Fire Code Official and Fire District #3:**
 - a. The developer is required to comply with the adoption of the 2006 International Fire Code for placement of fire hydrants within this proposed subdivision. With this, the developer shall **install two (2) fire hydrants** which shall be placed as follows: **1)** at the southwest corner of proposed Lot #1 - Facing S on proposed West Pearl Street and **2)** at the SE Corner of Proposed Lot #4 - Facing S on proposed West Pearl Street – next to the 28' radius needed for Fire Apparatus Turn around. Please note: Fire District # 3 may have other locations other than those that are being recommended as stated above, that they feel may be more favorable to assist them in Fire protection for this area.
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(not including the 20' hard surfaced road for West Pearl Street).

- c. The property owner is still responsible for maintaining 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 Road 72 right of way improvements and 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 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 Plat).**
- f. W. Pearl Street Right of Way Improvement: 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 applies to Lots #1-#5 along the developments internal roadway known as W Pearl Street (**This statement shall be placed on the 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 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. The applicant plans to petition for inclusion into the **Franklin County Irrigation District** as a means to provide irrigation water to the new lots. FCID requirements shall be complied with prior to final plat approval.
- i. See Public Works comments for lot access standards.

- 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. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- l. The following addresses were established by Enhanced 911 for Emergency purposes, and shall be provided via address blocks on the final plat for all lots:
 - i. Lot 1 – 7119 West Pearl Street
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- m. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 2-2008 for specifications. Signature blocks and requirements 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.
- n. Preliminary plat approval is valid for a five (5) year period following approval by the Board of County Commissioners.
- o. 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.
- p. 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.
- q. 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.
- r. As proposed by the applicant this project will occur in one (1) Phase and is not a Phased development.

- s. Final Plat shall be developed by a licensed Surveyor.

PROPONENTS:

None.

OPPONENTS:

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

CLARIFICATION OF PUBLIC STATEMENTS:

There was clarification amongst the planning commission, staff, and members in the audience in regards to Ms. Erickson wanting to reiterate that she didn't want any confusion of where the actual property line was in comparison to the existing fence line between the two property owners, etc.

PLANNING COMMISSION DISCUSSION:

There was discussion amongst the planning commission, staff, and members in the audience in regards to back taxes, open space implications, whose responsibility it is to pay the open space penalty – the land owner is ultimately responsible, the statement in the staff report in reference to the open space issue being included only for information and to educate the parties involved, the property line versus the actual placement of the fence, reference to Ms. Erickson's recent survey that was recorded that identifies the actual property lines with the placement of pins and the existing fence location, wanting to let the subdivision applicant know that the existing fence line is not the property line – as revealed in a recently completed and recorded survey, confusing addressing, etc.

MOTION:

Bruce Flippo made a motion for the *approval* of the subdivision application (SUB 2009-03) 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
Flo Sayre	Yes	Claude Pierret	Yes
Gary Bosch	Yes	Bruce Flippo	Yes
Burl Booker	Yes		

Motion carried (unanimous) for the *approval* of this application – SUB 2009-03.

OTHER BUSINESS

1. Results from Planning Commission Case Files of August 4, 2009.
2. Potential Planning Commission workshop for November of 2009.

3. Current listing of Planning Commission members/districts/terms.

ADJOURN