

**FRANKLIN COUNTY  
PLANNING COMMISSION  
MINUTES  
December 6, 2011**

**MEMBERS PRESENT:**

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

**MEMBERS ABSENT:**

Burl Booker, Gary Bosch, 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 November 1, 2011 minutes as written.

**Brent Stenson** seconded the motion.

Motion carried

**APPROVAL OF AGENDA:**

**Melinda Didier** made a motion to approve the agenda as written.

**Lois Hanses** seconded the motion.

Motion carried

**ITEM #1 – CUP 2011-06**, an application by Fire District # 5 (represented by Bryan Thornhill), 581 Cypress Drive, Pasco, WA 99301 for a Conditional Use Permit. Said conditional use permit application is to operate fire and ambulance services in the I-2 Zoning District as site address 12911 Glade North Road (Merrill's Corner Rural Settlement Area). The conditional use permit is to allow both fire and ambulance services to occur at the site. Future improvements and construction may be phased and completed as funding allows. Plans for the site may include the use of existing structure(s), construction of a new fire storage building, and the construction/operation of a fully operating fire station in the future.

**APPLICANT:** Fire District #5 (Bryan Thornhill), 581 Cypress Drive, Pasco, WA 99301.

**OWNER:** Franklin County Public Hospital District #1, 12911 Glade North Rd, Eltopia, WA 99330.

## **APPLICATION DESCRIPTION:**

This is a Conditional Use Permit (CUP) application to operate fire and ambulance services in the I-2 Zoning District at site address 12911 Glade North Road (Merrill's Corner Rural Settlement Area).

The Conditional Use Permit is to allow both fire and ambulance services to occur at the site. Future improvements and construction may be phased and completed as funding allows.

Plans for the site may include the use of existing structure(s), construction of a new fire storage building, and the construction/operation of a fully operating fire station in the future.

## **PUBLIC NOTICE:**

1. A Public Notice was published in the Herald and Graphic on November 17, 2011.
2. Property Owners within 1 mile feet were mailed notice during the 2<sup>nd</sup> week of November 2011.
3. The Planning Staff mailed out review packets to Technical Agencies on November 10, 2011.

## **APPLICABLE STANDARDS/ORDINANCES:**

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

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

### **1. AGENCY COMMENTS**

- a. **Public Works Department:** Approach permits are required for any new approaches onto County Roads.
- b. **Franklin PUD:** No Comments.
- c. **Health Department:** This Department has reviewed the above mentioned Conditional Use Permit and has no objections provided:
  - i. All structures providing potable water shall do so from an approved public water supply in accordance with WAC 246-291. Enclosed you will find the letter addressing this during the boundary line adjustment process in 2010.
  - ii. Any new structures providing potable water shall also have an on-site sewage disposal system that is permitted, inspected, and approved by this office in accordance with Benton Franklin Dist. Board of Health Rules & Regulations #2.

- iii. The proposed new 40' x 72' structures with bay door suggests that the existing on site sewage system may be encumbered by vehicle traffic to this structure. The proposed structure may need to be moved to protect the system or a new onsite sewage system shall be permitted, inspected and approved by this office in accordance with Benton-Franklin District Board of Health Rules and Regulations #2. A map of the existing sewage system is enclosed for your reference.

d. **Fire Code Official:**

- i. Property shall remain free of all fire hazards, including but not limited to weeds, debris, new or used tires, discarded vehicle parts, hazardous waste, fuel or oil storage.
- ii. The proposed use, occupancy, and associated classification(s) for any activity and additional uses shall meet all current and adopted Building Codes, Residential Codes, Zoning Codes, Fire Codes, and Fire-Life Safety Codes in effect and as adopted by Franklin County.
- iii. Any future expansion of the site for emergency services (fire station) will require that they meet the current adopted Franklin County codes and adopted Washington Administrative Code (WAC).

e. **South Columbia Basin Irrigation District:** No Comments.

f. **United States Bureau of Reclamation:** No Comments.

g. **Planning and Building Department:** Staff has determined the following findings and conditions for the application request.

- i. The property is zoned General Industrial I-2.
- ii. Community Service Facilities and Fire Stations require the approval of a Conditional Use Permit in all zoning districts.
- iii. Plans for the site may include the use of existing structure(s), construction of a new fire storage building, and the construction/operation of a fully operating fire station in the future.
- iv. The County Building Division requests the following, at a minimum, for new structures at the site:
  - a. A completed permit application; two (2) complete WA State Engineered building & including foundation plans; plot plan for the site; and current access/approach permit from Public Works.

- b. If any plumbing is to be installed, a septic permit and well log or water availability is required.
- c. If a building is to be altered or new building(s) constructed, a separate building permit is required at that time.

**RECOMMENDATION : (CUP-2011-06)**

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

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

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

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

**Staff:** Planning Staff will assist the Planning Commission with the determination of findings and conditions for CUP-2011-06.

**RECOMMENDATION:**

The Franklin County Planning Department recommends that the Planning Commission forward a **POSITIVE** recommendation to the Franklin County Board of Commissioners for Application #CUP-2011-06, with the following suggested findings of fact and suggested conditions of approval:

**Suggested Findings of Fact:**

1. The operation of fire and ambulance services at site address 12911 Glade North Road in the I-2 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the County Comprehensive Plan.

- a. The siting of fire and ambulance services at this location is in compliance with the County Comprehensive Plan.
  - b. The property is zoned I-2 and is located in a Rural Settlement Area. The approval of a Conditional Use Permit is required for community service related facilities including fire stations.
2. The proposal **WILL NOT** adversely affect public infrastructure.
- a. The site has frontage on an arterial county road known as Glade North Road.
3. The proposal **WILL BE** constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity.
- a. The existing and intended character of the immediate area is Industrial. The Rural Settlement area also has a mixture of residential, industrial, and commercial uses. The proposed use is consistent with the surrounding activities and uses.
4. The location and height of proposed structures and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
- a. The location of the proposed operation will assist and is a benefit in encouraging new development (residential, commercial, and industrial) in the Rural Settlement Area.
5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
- a. The I-2 Zone allows a wide range of activities that may produce noise, fumes, vibrations, dust, traffic and flashing lights. The proposed use is consistent with the activities allowed as a permitted use in the I-2 Zoning District.
6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
- a. Operations at the site are to be in compliance with the standards and requirements of the Benton Franklin Health Department at all times.

**Suggested Conditions of Approval:**

1. This is a Conditional Use Permit (CUP) application to operate fire and ambulance services in the I-2 Zoning District at site address 12911 Glade North Road (Merrill's Corner Rural Settlement Area).

The Conditional Use Permit is to allow both fire and ambulance services to occur at the site. Future improvements and construction may be phased and completed as funding allows.

Plans for the site include the use of existing structure(s), construction of a new fire storage building, and the construction/operation of a fully operating fire station in the future.

2. The following may be required by the **County Building Division** when new construction is to occur at the site
  - a. A completed permit application.
  - b. Two (2) complete WA State Engineered building & including foundation plans.
  - c. Site plan for the property showing the location of the new construction.
  - d. Access/approach permit from Public Works.
  - e. If any plumbing is to be installed, a septic permit and well log or water availability is required.
  - f. If a building is to be altered or new building(s) constructed, a separate building permit is required at that time.
3. **County Public Works:** Approach permits are required for any new approaches onto County Roads.
4. **Fire Code:**
  - a. Property shall remain free of all fire hazards, including but not limited to weeds, debris, new or used tires, discarded vehicle parts, hazardous waste, fuel or oil storage.
  - b. The proposed use, occupancy, and associated classification(s) for any activity and additional uses shall meet all current and adopted Building Codes, Residential Codes, Zoning Codes, Fire Codes, and Fire-Life Safety Codes in effect and as adopted by Franklin County.
  - c. Any future expansion of the site for emergency services (fire station) will require that they meet the current adopted Franklin County codes and adopted Washington Administrative Code (WAC).
5. **Health Department:** This Department has reviewed the Conditional Use Permit application and has no objections provided:

- a. All structures providing potable water shall do so from an approved public water supply in accordance with WAC 246-291. Enclosed you will find the letter addressing this during the boundary line adjustment process in 2010.
  - b. Any new structures providing potable water shall also have an on-site sewage disposal system that is permitted, inspected, and approved by this office in accordance with Benton Franklin District Board of Health Rules and Regulations #2.
  - c. The proposed new 40' x 72' structures with bay door suggests that the existing on site sewage system may be encumbered by vehicle traffic to this structure. The proposed structure may need to be moved to protect the system or a new onsite sewage system shall be permitted, inspected and approved by this office in accordance with Benton-Franklin District Board of Health Rules and Regulations #2. A map of the existing sewage system is enclosed for your reference.
6. Any discontinuance or abandonment of the approved use for a period of (1) year shall null and void this CUP approval.
  7. If the land owner chooses in the future to transfer this approval to any other corporation or entity, the Planning Department shall be notified of this change. All conditions and requirements will continue for the new owner/applicant.
  8. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
  9. This permit applies to the described lands and shall be for the above named individual and/or his heirs and or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning Department or the permit will be cancelled. It cannot be transferred to another site.

**PROPONENTS:**

Bryan Thornhill (representing Fire Dist. #5), 8307 Snoqualmie Drive, Pasco, WA 99301.

**OPPONENTS:**

None.

**CLARIFICATION OF PUBLIC STATEMENTS:**

None.

**PLANNING COMMISSION DISCUSSION:**

There was discussion amongst the planning commission, members in the audience, and staff in regards to whether or not the small buildings that exist on-site currently house fire equipment,

fire engines are currently being stored, amount of water in pumper trucks, whether or not there was heat in the existing buildings, Staff showed a map of the district boundaries for Fire District # 5, good location for this activity – as the site is currently used for emergency response related activities – good community service facility location, etc.

**MOTION:**

**Brent Stenson** made a motion for the *approval* of the conditional use permit application (CUP 2011-06) 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	Absent
Melinda Didier	Yes	Claude Pierret	Yes
Gary Bosch	Absent	Brent Stenson	Yes
Burl Booker	Absent		

Motion carried (4 – 0) for the *approval* of this application – CUP 2011-06.

**OTHER BUSINESS**

1. Results from Planning Commission Case Files of November 1, 2011.
2. Planning Commission Agenda Items for January 3, 2012.
3. Current listing of Planning Commission members/districts/terms.

**ADJOURN**