

# Agenda Summary Report (ASR)

## Franklin County Board of Commissioners

<b>DATE SUBMITTED:</b> July 31, 2019	<b>PREPARED BY:</b> Derrick Braaten
<b>Meeting Date Requested:</b> August 6, 2019	<b>PRESENTED BY:</b> Derrick Braaten
<b>ITEM:</b> (Select One) <input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Brought Before the Board <span style="margin-left: 400px;">Time needed:</span>	
<b>SUBJECT:</b> Final Approval of SUB 2017-04, Lane's Vineyard Estates, a subdivision application to subdivide approximately 10.13 acres into 17 single family residential lots. The land is zoned RS-20.	
<b>FISCAL IMPACT:</b> None	
<b>BACKGROUND:</b> On March 13, 2018 the Board of County Commissioners approved Res. 2018-071 granting preliminary approval for the subdivision. The property is bounded by Wernett Road to the south, and Road 40 to the east, in the City of Pasco UGA, or "donut hole". (Parcel Number 119-031-039 and 119-031-048).	
<b>RECOMMENDATION:</b> Staff recommends the Board grant final plat approval to SUB 2017-04, Lane's Vineyard Estates, based on the following findings, included in the Resolution: (1) The conditions imposed when the preliminary subdivision was approved have been met. (2) Agencies with jurisdiction have approved and signed the plat. (3) The proposal complies with the requirements of state law and the County subdivision ordinance. (4) The subdivision conforms with the general purposes of the Comprehensive Plan and the Zoning Ordinance.  <u>Suggested Motion:</u> I move to Pass Resolution #_____, granting final approval of SUB 2017-04, and authorize the Chairman of the Board to sign the final subdivision.	
<b>COORDINATION:</b> In addition to the agencies / departments that have signed the final plat, this action has been coordinated with the City of Pasco for municipal water supply ( <i>the City provided a letter accepting the required city water system improvements and fire hydrant placement/ installation</i> ).	
<b>ATTACHMENTS:</b> (Documents you are submitting to the Board)  (1) Draft Resolution, (2) RES 2018-071 Granting Preliminary Approval for SUB 2017-04 (Preliminary Plat)  The final plat for signature will be provided at the meeting.	
<b>HANDLING / ROUTING:</b> (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of parties that will need a pdf)  <b>To the Clerk of the Board:</b> 1 Original Resolution <b>To Planning:</b> 1 Copy Resolution	

*I certify the above information is accurate and complete.*

*Derrick Braaten* Derrick Braaten, Planning & Building Director

**FRANKLIN COUNTY RESOLUTION \_\_\_\_\_**  
**BEFORE THE BOARD OF COUNTY COMMISSIONERS OF**  
**FRANKLIN COUNTY, WASHINGTON**

**RE:   *Final Approval for SUB 2017-04, Lane's Vineyard Estates, to subdivide approximately 10.13 acres into 17 residential lots.***

**WHEREAS**, this Board did consider the Lane's Vineyard Estates subdivision application at a public meeting and granted preliminary approval for the subdivision on March 13, 2018; and

**WHEREAS**, the land is zoned Suburban (RS-20). The property is bounded by Wernett Road to the south, and Road 40 to the east, in the City of Pasco UGA, or "donut hole". (Parcel Number 119-031-039 and 119-031-048; and

**WHEREAS**, the Board of County Commissioners has determined the following for the plat:

1. The conditions imposed when the Preliminary Subdivision was approved have been met,
2. Agency's with jurisdiction have approved and signed the plat,
3. The requirements of the state law and Subdivision Ordinance have been complied with,
4. The Subdivision conforms with the general purposes of the Comprehensive Plan and the Zoning Ordinance; and

**WHEREAS**, the public use and interest will be served by approving the Lane's Vineyard Estates Subdivision, for recording.

**NOW, THEREFORE, BE IT RESOLVED** that the Subdivision be approved and the chairman so indicate by signing the final Subdivision.

**APPROVED THIS 6<sup>th</sup> DAY OF AUGUST, 2019.**

**BOARD OF COUNTY COMMISSIONERS**  
**FRANKLIN COUNTY, WASHINGTON**

\_\_\_\_\_  
**Chair**

\_\_\_\_\_  
**Chair Pro-Tem**

**Attest:**\_\_\_\_\_  
**Clerk of the Board**

\_\_\_\_\_  
**Member**

FRANKLIN COUNTY RESOLUTION 2018 071

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF  
FRANKLIN COUNTY, WASHINGTON

**RE: Preliminary Approval for SUB 2017-04 Lane's Vineyard Estates, to subdivide approximately 10.32 acres into 17 single-family residential lots.**

**WHEREAS**, this Board has reviewed the recommendation by the Franklin County Planning Commission for the preliminary subdivision application by Monogram Homes, and has recommended preliminary approval of the preliminary subdivision subject to the following findings of fact and conditions of approval:

**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 application is in compliance with the Pasco (Urban Area) Comprehensive Plan.
    - I. The property is zoned Residential Suburban 20,000 (RS-20).
    - II. The Comprehensive Plan designation for the property is Low Density Residential Development (2-5 dwelling units per acre).
    - III. The property is located in the City of Pasco Urban Growth Area.
    - IV. The property is located in "Zone 2" of the Airport overlay district and the plat complies with the stipulation that "South of I-182, infill residential is allowed provided the density is similar to the existing residential development in the area." (*FCC 17.76.090 - Airport safety compatibility zones*)
    - V. The applicant has offered voluntary mitigation for impacts to Transportation, Parks and Recreation, and School Facilities.
  - b. Health: The public health will not be negatively impacted by this proposal as the development will be served by municipal sewer and water.
  - c. Water Supplies: The lots are proposed to be connected to City of Pasco municipal water supply.
  - d. Roads/Access: Pasco City Staff has stated that development of the lots within the proposed plat will have minimal impact (10 new vehicle trips a day) on traffic within the neighborhood. Staff further indicated that to accommodate subdivision growth in West Pasco including the unincorporated areas the City of Pasco has been

and will continued to upgrade major intersections with signals and other improvements. All development in the UGA including development in the unincorporated areas is impacting the transportation level of service. To ensure transportation needs are met this plat should participate in the standard traffic impact fee of \$709 a lot at the time permits are issued. Per County Development Standard Policy 1 (16) (pg 12 of Comp. Plan) approval of the plat should be conditioned with the \$709 a lot traffic impact fee.

e. School/School grounds: The project is located within the Pasco School District boundaries. The Pasco School District has reviewed the land development application for Subdivision 2017-04 and has reached an agreement with the applicant and approves of the development.

f. Storm water: Current county code requires that storm water be adequately addressed at the time of road construction and development. It is typical that engineered drainage swales are developed that will assist in compliance with storm water standards/ requirements.

g. Parks: Providing for adequate parks or other recreational facilities is necessary at the time of subdivision approval. Current county code requires that land be dedicated or a cash payment in lieu of dedication be provided.

h. Irrigation: The project is located within the Franklin County Irrigation District service area.

i. Fire Protection: The project is in the boundaries of Franklin County Fire District #3 and is located within the City of Pasco's Urban Growth Area/Water Service Area. The Plat will be provided city water service and all new lots are less than 1 acre in size. The County has adopted the 2015 International Fire Code. FD#3 and the City of Pasco are both reviewing agencies during the subdivision review and processing to ensure compliance with fire protection standards.

2. The proposed subdivision **does** contribute to the orderly development and land use patterns in the area;

a. The property is zoned Residential Suburban 20,000 (RS-20) and the development is consistent with the land use patterns in the area. The Urban Area Comprehensive Plan designates this area for low density residential development (2-5 dwelling units per acre) which typically consists of residential properties zoned Residential Suburban 20,000 (RS-20).

b. The site is adjoined on each side by properties with a residential zoning designation. The development is consistent with the Urban Area Comprehensive Plan.

- c. All lots comply with the required width/depth and lot frontage standards for new lots. Lots 1, 13 and 14 may be bounded by masonry wall are therefore not considered corner lots for the purposes of requiring additional widths on corner lots.
- 3. The public use and interest **will** be served by permitting the proposed subdivision;
  - a. The development complies with the County Development Regulations and furthers the implementation of the Pasco Urban Area Comprehensive Plan.
  - b. Completion of public improvements, such as roads, municipal water extension, fire hydrants, and payment of park dedication fees (for urban area parks) 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, including the minimum lot dimensions, lot requirements, and width/depth standards.
  - c. A State Environmental Policy Act (SEPA) review has been completed for this project. A Mitigated Determination of Non-Significance (MDNS) was issued on January 8, 2018. Interested public and agencies were allowed to submit comments by January 25, 2018.
- 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 (2-5 dwelling units per acre).
  - b. The average lot size in the new development is approximately 20,432 square feet. 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 County 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 20,432 square feet which complies with the Zoning Ordinance and Urban Area Comprehensive Plan.

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

The developer is proposing the payment of voluntary impact fees to mitigate against impacts that could affect level of service.

**III. Promote the effective use of land;**

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

**IV. Provide for adequate light and air;**

The proposed lot sizes of the new lots in the development are 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;**

Adequate provisions are being proposed and required for this development as it relates to water, sewerage, drainage, parks and recreational areas, and other public requirements. These provisions are addressed specifically in Findings of Fact #1.

**VI. Provide for proper ingress and egress;**

Proper ingress and egress is being provided for this development. The Franklin County Public Works Department has reviewed the proposal for proper ingress and egress and these findings are addressed specifically in Findings of Fact #1 (d).

**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 17 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;

The development proposal complies 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 property for residential development with a designation of Low Density Residential (2-5 dwelling units per acre).

The proposed development proposes an average lot size of 20,432 sf, compliance and consistency with local land use controls, and is compatible development with the surrounding residential area.

#### **CONDITIONS OF APPROVAL:**

1. Applicant shall comply with the **County Public Works Department** requirements including:

- a. The final plat shall be accompanied with closure notes conforming to Franklin County Code 16.28.100(C)(4) for the subdivision boundary and all lots.
- b. The following notes are required on the final plat:
  - Lot owners shall be responsible for the maintenance of drainage ditches or swales per the design as shown on the road construction plans for this development, unless they are no longer necessary due to an alternate drainage system being installed.

c. Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.

d. State Plane Coordinates conforming to Franklin County Code Section 16.28.100(C)(1) and as set forth by state statutes for recording coordinates as described in RCW 58.20.180 must be submitted.

e. Reference primary survey control points to section corners and monuments conforming to Franklin County Code Section 16.28.100(B).

f. This development shall comply with the Franklin County Comprehensive Parking Ordinance, as defined in Franklin County Code Section 10.12.

g. Wernett Road is an Urban Major Collector that will require the north half of the road to be widened to 14 feet to meet current county standards.

h. Prior to final plat approval, a signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the application if any conditions remain or if all the conditions have been met and a signature can be obtained.

2. **Benton-Franklin Health District:** No comments.

3. **Franklin PUD:** Applicant shall meet and comply with standards of the Franklin PUD.

a. The following note is required on the final plat:

- The individual or company making improvements on a lot or lots of the plat is responsible for providing and installing all trench, conduit, primary vaults, secondary junction boxes, and backfill for the PUD's primary and secondary distribution system in accordance with PUD specifications; said individual or company will make full advance payment of the line extension fees and will provide all necessary utility easements prior to PUD construction and/or connection of any electrical service to or within the plat.

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.

a. Provide an updated and accurate legal description for review by the Assessor's Office.



5. **Franklin County GIS/ Emergency Services:** Prior to plat approval the addressing and road names shall be approved by the County GIS/ Emergency department.

6. **Franklin County Irrigation District:** Applicant shall meet and comply with standards of the Franklin County Irrigation District. While this property is within the FCID general service area, it is not currently served by the Irrigation District. Service is available to the property. FCID requires the installation of lateral line, services and easements to each of the lots being formed as required by RCW 58.17.310. The current owner has the option to present to the Board of Directors a formal "Petition of Inclusion" and irrigation water will not be made available to the property until the inclusion process is completed.

7. **County Planning and Building Department:** The County Planning Department has determined the following for this application:

a. FCC 16.16.050 states that lots with double frontage shall be avoided when possible and residential lots shall front on and be accessed from a local access road rather than an arterial road. The applicant is proposing a subdivision design that includes multiple lots that could have access to a collector road (Wernett) and local access roads. The applicant shall do one of the following:

Option 1: Place an estate type fence (solid masonry estate type fence/wall construction) on the south sides of Lots 1, 13 and 14 along Wernett Road, the entire length of each lot; except that vision triangle standards for fence placement apply at road intersections. Fencing / wall construction shall be completed prior to final plat approval. Next, to assist in weed control for the unimproved portion of the right of way between W. Wernett Road and the solid masonry estate type fence/wall construction provide landscape fabric and river rock, basalt rock, gravel or other traditional residential landscaping material within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb, **OR** coordinate with the City of Pasco to construct a sidewalk, in compliance with city standards.

Option 2: Place a note on the plat indicating that no access (including gates) may be granted from Lots 1, 13 and 14 from W. Wernett Road.

b. **Airport Disclosure Statement:** The County Zoning Ordinance requires that the Airport Compatibility Zone disclosure statement be placed on the plat. This is due to the airport zoning (Zone 2) designation crossing over a portion of the plat area. Specifically, *FCC 17.76.110 – Disclosure*, discusses the following:

"To all extents possible, property owners and potential property buyers should be made aware of the following disclosure. The disclosure statement shall be listed on all approved subdivision plats, short plats, binding site plans and deeds within any of the identified zones..."

**The following statement shall be placed on the plat:**

- "Properties near the Tri-Cities Airport may be subject to varying noise levels and vibration. Properties near the airport may be located within height and use restriction zones as described and illustrated by Federal standards and regulations and the Franklin County Zoning and Development Regulations. There is the potential that standard flight patterns will result in aircraft passing over the properties at low altitudes and during all hours of the day. Future airport expansion including a potential 1850' foot runway extension to the northwest may impact the size and number of aircraft that utilize the airport. Generally it is not practical to redirect or severely limit airport usage and/or planned airport expansion. Developments near the airport should assume that at any given time there will be some impact from air traffic."

c. **Extension of City Water:** The applicant shall meet and comply with the City of Pasco specifications and requirements for the extension of city water service and fire hydrant placement to the proposed plat.

- I. Prior to final plat approval, the applicant shall provide an approval or acceptance letter from the City of Pasco as it relates to the required city water service improvements and fire hydrant placement/installation. This letter shall be submitted to the County Planning and Building Department for the file.
- II. The developer is to comply with the Adoption of the 2015 International Fire Codes and the City of Pasco standards for placement/ installation of fire hydrants within this proposed subdivision. The City has indicated that the Pasco Fire Department will require a fire hydrant at the southeast corner of Lot 9 and the southeast corner of Lot 3.
- III. Any extension of the City of Pasco water system into the preliminary plat must be constructed to City standards and specifications in effect at the time of the extension. These standards also include street right-of-way widths.
- IV. Engineered Drawings for the water system must be submitted to the City Engineering Division for review and approval prior to any water line construction. Water line construction will not be permitted in streets that do not conform to urban standards.
- V. All engineering designs for infrastructure and final plat drawings shall utilize the published City of Pasco Vertical Control Datum. Said datum shall be identified on the drawings for each submittal.
- VI. Water lines must be extended through the length of the proposed street. No water valves or meter boxes are to be located in access

easements, driveways or sidewalks. No water valves are allowed in the gravel shoulders and water meter boxes are not permitted in drainage swales.

- VII. All fire hydrants shall be installed per City of Pasco Construction Standards.
- VIII. The extension of the City water system and use of City water is conditioned by City of Pasco Ordinance # 4160 requiring the assignment of water rights and / or the payment of fees in lieu of assignments. No water service will be permitted until the developer/builder and or property owner is in full compliance with Ordinance 4160. No water meter will be turned on until all fees have been paid.
- IX. Annexation agreements will be required for all existing & proposed lots. No water service will be provided until such time as any existing residence has signed an annexation agreement with the City of Pasco. No construction plan approval will be provided by the City of Pasco until an annexation agreement has been properly signed and accepted by the City.
- X. Any tapping of the City's water system must be performed by the City of Pasco Public Works Operations Division by appointment only through the Engineering Construction Inspectors. Appointments will not be taken until after the water system drawings have been approved by the City Engineering Division.
- XI. The developer shall be responsible for the creation of record drawings. All record drawings shall be created in accordance with the requirements detailed in the Record Drawing Requirements and Procedure form provided by the City Engineering Division. The form must be signed by the developer prior to plan approval.
- XII. The City of Pasco charges a fee for all plan reviews and inspections related to the water line. All fees will be based on the prevailing engineering hourly rate as determined by the Pasco Municipal Code (PMC 3.07.100).

d. **Extension of City Sewer:** The applicant shall meet and comply with the City of Pasco specifications and requirements for the extension of city sewer service to the proposed plat.

- I. Prior to final plat approval, the applicant shall provide an approval or acceptance letter from the City of Pasco as it relates to the required city sewer service improvements. This letter shall be submitted to the County Planning and Building Department for the file.

II. The sewer system is to be installed to City standards.

e. **Utility Improvements / Water and Sewer Connections:** In accordance with City of Pasco standards for Utility Improvements (PMC 12.36.050(B)), water and sewer utilities shall be extended through the length of property being developed. The design and construction of water and sewer utilities shall conform to the construction standards as prepared by the City Engineer.

f. **Mitigation:** The following mitigation measures, as voluntarily offered by the developer, are required for the plat, and these fees are binding upon preliminary plat approval, and will run with the land:

- I. \$709 per lot traffic impact fee, paid to the City of Pasco.
- II. \$1,120 per lot parks impact fee, paid to the City of Pasco (\$1420 is the normal parks impact fee but this is adjusted for the \$300 which will be paid per lot to the County as Park Dedication Fees).
- III. Fees that are due to the city will be administered through the City's application process for utility extensions to the individual lots.

g. **The following language shall be listed on the final plat under Notes:**

- 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.
- 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 statement shall be placed on the Final Plat).**
- All lots in the development are subject to **Park Dedication Fees** (\$300.00 per new lot/expected new dwelling unit). These fees may be paid prior to recording the final subdivision plat or at the time when a building permit is to be issued for the applicable lot(s). If the applicant chooses to not pay the fees prior to recording, then **a statement shall be placed on the final plat** stating that Park Dedication Fees apply to all lots in the development and shall be paid prior to building permit issuance for a new home on each applicable lot.

- This property is adjacent to a **Franklin County Right to Farm area**. The Franklin County Right to Farm Ordinance, as amended, shall apply to activities in this area.

h. **Irrigation Statement:** An Irrigation Service Provider statement and signature block shall be provided on the final plat stating that the lots included in the subdivision are included in an irrigation water service area and that the easements included and shown on the plat are adequate to serve the lots.

i. 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.

j. The applicant shall coordinate with the Planning and Building Department and County GIS Manager for the designation of **addresses and road names** for the development. Both addresses and road names shall be shown on the final plat.

k. The applicant shall coordinate with the **Post Office** regarding centralized box unit (CBU) locations for the development.

l. The land shall be in compliance with the County Fire and Nuisance codes at all times.

m. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.

n. 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.

o. **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 online at:  
[http://www.co.franklin.wa.us/planning/subdivision\\_ordinance.html](http://www.co.franklin.wa.us/planning/subdivision_ordinance.html).

p. 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.

**AND, WHEREAS**, the public use and interest will be served by granting preliminary approval to the application;

**NOW, THEREFORE, BE IT RESOLVED** that the application be given preliminary approval in accordance with the provisions of the Franklin County Subdivision ordinance, codified in Title 16 of the Franklin County Code.

**APPROVED THIS 13<sup>th</sup> DAY OF MARCH, 2018.**

2018 071

**BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON**



**Chair**



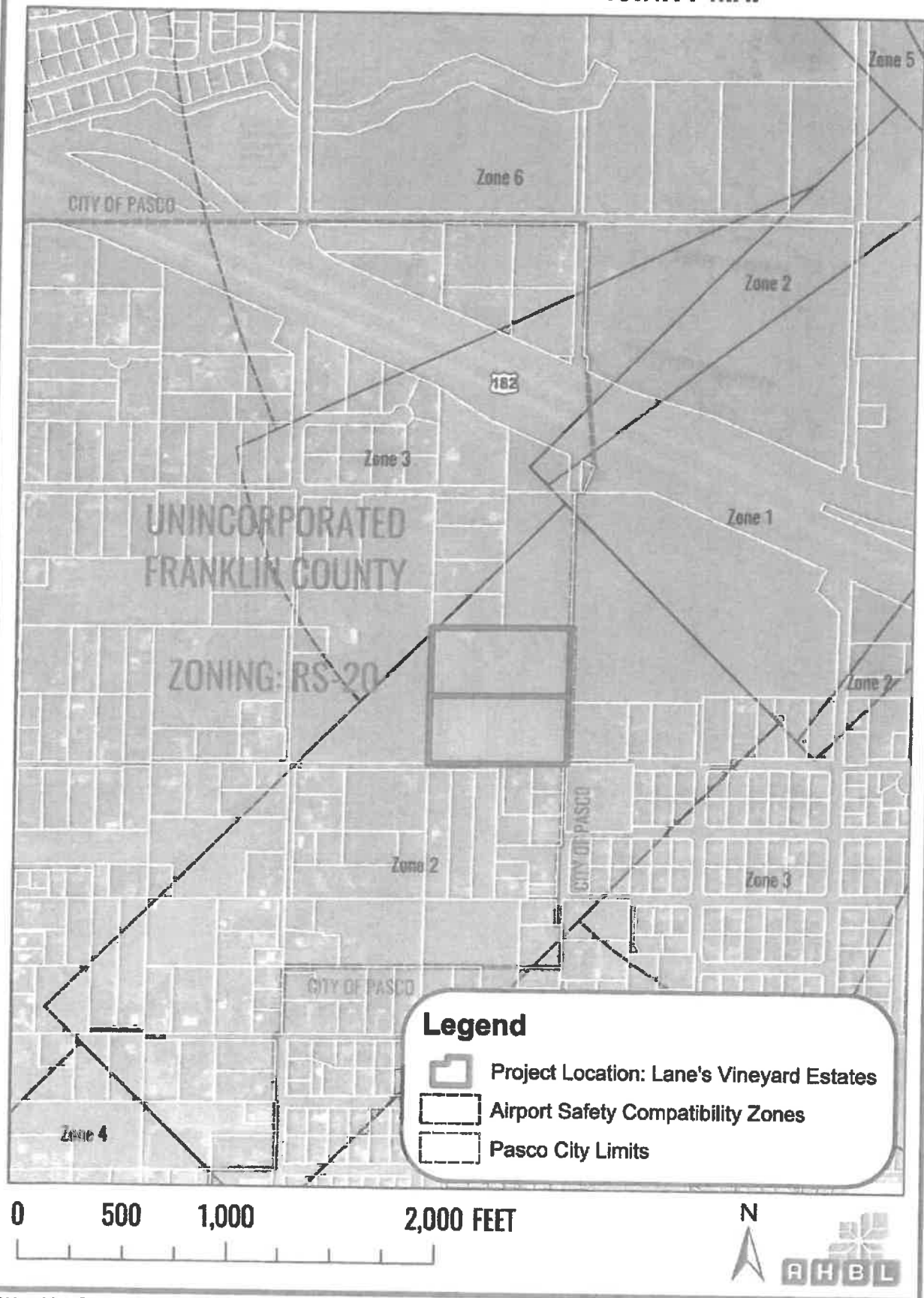
**Chair Pro-Tem**



**Member**

**Attest:**   
**Clerk of the Board**

## LANES' VINEYARD ESTATES - VICINITY MAP



Located In The NE 1/4 Of Sec. 23, T. 9 N., R. 29 E., W.M.



**ENGINEER:**  
PES  
ATTN: JASON MATTOX, PE  
400 BRADLEY BLVD, SUITE 100  
RICHLAND, WA 98382  
PHONE: (509) 942-1000

**SURVEYOR:**  
PBB  
ATTN: ALEX MATARAZZO, PLS  
406 BRADLEY BLVD, SUITE 10  
RICHLAND, WA 99352  
PHONE: (509) 942-1800

**BASIS OF BEARINGS:**  
NAD83, WASHINGTON STATE PLANE,  
SOUTH ZONE. SPECIFICALLY A GRID  
BEARING OF N 00°30'35" E ALONG THE  
WEST LINE OF THE NORTHEAST  
QUARTER OF SECTION 23, T9N, R28E,  
WJM ESTABLISHED BY GPS  
OBSERVATION AND POST PROCESSING  
THROUGH OPUS

**ZONING CLASSIFICATION.**

**EASEMENT NOTE:**  
ALL LOTS SHALL HAVE A 10'  
UTILITY EASEMENT ABUTTING  
ANY RIGHT-OF-WAY.  
ALL LOTS SHALL HAVE A 5'  
IRRIGATION EASEMENT  
ABUTTING ANY RIGHT-OF-WAY

**BASIS OF ELEVATION:**  
FOUND 3" BRASS CAP IN MONUMENT  
CASE AT INTERSECTION OF WERNETT  
ROAD & ROAD 44, HELD CITY OF PASCO  
DATUM, NOV 29 ELEVATION OF 362.72  
PER SURVEY IN BOOK 1 OF SURVEYS AT  
PAGE 1540.

NOTES:  
1.) ALL SURVEY DATA (INCLUDING LEGAL DESCRIPTION, BOUNDARY, TOPOGRAPHIC SURVEY, BASIS OF BEARINGS & ELEVATION & NOTE 2.) PROVIDED BY PRS ON 08/21/17.

2.) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES

3.) THERE IS A 30' STRIP OF LAND ALONG THE SOUTH PROPERTY LINE ON RECORD OF SURVEY (VOL. 2, PG. 205) SHOWN AS AN APPARENT RIGHT-OF-WAY FOR WERNETT ROAD, HOWEVER THERE IS NO RECORDING INFORMATION LISTED TO ESTABLISH SUCH RIGHT-OF-WAY EXISTS. FURTHERMORE THERE IS NO EVIDENCE OF RIGHT-OF-WAY DEDICATION IN THE TITLE REPORT PREPARED BY STEWART TITLE, FILE NO. 01356-1847, HAVING AN EFFECTIVE DATE OF MAY 5, 2017 AT 6:00 AM.

4.) THERE IS A 30' STRIP OF LAND ALONG THE EAST PROPERTY LINE ON RECORD OF SURVEY (VOL. 2, PG. 365) SHOWN AS AN APPARENT RIGHT-OF-WAY FOR ROAD 60. HOWEVER THERE IS NO RECORDING INFORMATION LISTED TO ESTABLISH SUCH RIGHT-OF-WAY EXISTS. FURTHERMORE THERE IS NO EVIDENCE OF RIGHT-OF-WAY DEDICATION IN THE ABOVEMENTIONED TITLE REPORT.

6.) ANY POTENTIAL RIGHT-OF-WAY FOR WEBBETT ROAD LOCATED SOUTH OF THE EAST HALF OF THE SUBJECT PARCEL IS UNDETERMINED.

**LEGAL DESCRIPTION:**  
DESCRIPTION PER TITLE REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, ORDER NUMBER  
01306-10467.

SOUTHEAST QUARTER OF SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 9,  
NORTH RANGE 20 EAST, W.M., RECORDS OF FRANKLIN COUNTY, WASHINGTON

LAND USE TABLE	
SITE AREA:	95.19 ACRES
TOTAL LOT COUNT:	17 LOTS
MINIMUM LOT AREA:	23,001 SF
MAXIMUM LOT AREA:	32,230 SF
AVERAGE LOT AREA:	30,439 SF
NIGHT OF WAY INDICATION:	3.10 ACRES

CURVE DATA				
#	A	R	L	T
C1	803.00	75.00	118.00	72.00

**PRELIMINARY**  
SUBJECT TO AGENCY REVIEW  
NOT FOR CONSTRUCTION

**PRELIMINARY PLAT FOR:**

**LANE'S VINEYARD ESTATES**  
A SUBDIVISION LOCATED IN FRANKLIN COUNTY, WASHINGTON



DESIGNED:  
BLW  
CHECKED:  
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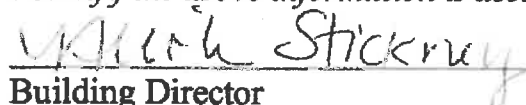


# Agenda Summary Report (ASR)

## Franklin County Board of Commissioners

<b>DATE SUBMITTED:</b> March 2, 2018	<b>PREPARED BY:</b> Nicole Stickney
<b>Meeting Date Requested:</b> March 13, 2018	<b>PRESENTED BY:</b> Nicole Stickney
<b>ITEM:</b> (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 5 minutes	
<b>SUBJECT:</b> Preliminary Approval of SUB 2017-04, Lane's Vineyard Estates, a subdivision application to subdivide two parcels which total approximately 10.31 acres in size, into 17 single-family residential lots. All the proposed lots are 20,000 square feet or more in size. The land is zoned RS-20. The property is generally located on W. Wernett Road, west of the Road 40 Right of Way. (Parcels 119-031-039 and 119-031-048). The address is 4001 W. Wernett Road.	
<b>FISCAL IMPACT:</b> None	
<b>BACKGROUND:</b> A SEPA threshold decision (MDNS) was issued January 8, 2018 under file #SEPA 2017-15 and all public notification requirements were fulfilled. At a regularly scheduled Planning Commission meeting, the Planning Commission heard and considered testimony in an open-record public hearing. Following the hearing, the parties of record were notified of the Planning Commission's recommendation and the process for appeal; no appeals were filed.	
<b>RECOMMENDATION:</b> The Planning Commission voted to forward a positive recommendation to the Board for preliminary approval of SUB 2017-04, based on six findings of fact and seven conditions of approval. <i>Suggested Motion: I move to Pass Resolution #_____, granting preliminary approval of SUB 2017-04, adopting the six findings of fact and seven conditions of approval, as recommended by the Planning Commission.</i>	
<b>COORDINATION:</b> Franklin County Planning and Building Department; Franklin County Assessor's Office; Franklin PUD, Franklin County GIS/ E911; Franklin County Public Works Department; Benton-Franklin Health District; Franklin County Irrigation District; City of Pasco; Pasco School District; Fire Dist. #3. This package has been reviewed and is supported by Matt Mahoney, Public Works Director	
<b>ATTACHMENTS:</b> (Documents you are submitting to the Board) (1) Draft Resolution Granting Preliminary Approval for SUB 2017-04 (2) Vicinity Map (3) Copy of Preliminary Subdivision Exhibit (4) Agency Letters and Comment Letters from members of the public (5) Draft minutes (not yet approved) of the Planning Commission meeting of February 6, 2017	
<b>HANDLING / ROUTING:</b> (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of parties that will need a pdf) <b>To the Clerk of the Board:</b> 1 Original Resolution <b>To Planning:</b> 1 Copy Resolution	

*I certify the above information is accurate and complete.*

  
Nicole Stickney, Acting Planning and  
Building Director