

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: August 6, 2019	PREPARED BY: Derrick Braaten
Meeting Date Requested: August 13, 2019	PRESENTED BY: Derrick Braaten
ITEM: (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes	
SUBJECT: <i>Consider approval for an exception to the minimum lot frontage for a lot in a proposed short plat. Per county code, the minimum lot frontage of lots with 25,000 sq. ft., or less, in gross area is 90' feet (except lots fronting on cul-de-sacs). (FCC 16.16.040(B)(1) Lot #3, as proposed, does not technically meet this standard. However, the applicant has requested a waiver from this standard, which is possible per FCC 16.16.040(C), on a case-by-case basis. The waiver is subject to approval by the County Board of Commissioners. (File # SP 2019-11)</i>	
FISCAL IMPACT: None	
BACKGROUND: Short Plat 2019-11 is an application by Gene Batey for the approval of a three (3) lot short plat. The proposal is to divide approx. 1.79 acres into three (3) new lots. The property is zoned RS-20, and all lots are proposed to be at least .5 acre in size, gross. The proposed short plat is generally located at the northwest corner of the intersection of Richardson Road and Road 64. The site is addressed as 2508 Road 64. (Tax Parcel No. 118-561-030). Lot #3 is proposed to be accessed off of Road 64, using a 20' wide, approximately 198' long private access, creating what is known as a "flag lot". The 20' access onto Road 64 is technically the Lot #3's road frontage. The dimensions of Lot #3 are 104'.67 wide and 170.04' long, plus the 20'x198' dedicated access.	
RECOMMENDATION: The Planning and Building department staff recommends approval of the waiver request, based on no material detriment to the neighborhood from the proposal. If the Board deems that a waiver to the lot frontage should be granted, the Planning and Building Department will proceed to issue preliminary approval (with conditions) of the Short Plat, and include the Board's determination with the findings of fact. If the waiver is not granted, the department will return the short plat back to the applicant for modifications to meet the standard code requirements. All final plat approval (signing the final plat) will be handled by the Planning and Building Director. <u>Suggested motion:</u> Pass a motion to approve the request by Gene Batey to allow for a deviation from FCC 16.16.040(B)(1), requiring 90' frontage, for Lot #3 of Short Plat 2019-11, as provided for in FCC 16.16.040(C).	
COORDINATION: Proper and complete public and agency notice for comments on the short plat has been completed. All comments received are included as part of the packet. The Benton Franklin Health Department has reviewed the proposal and determined it generally meets its requirements, with conditions.	

ATTACHMENTS: (Documents you are submitting to the Board)

(1) Application (2) Public Notice (3) Neighbors' Comment Letter (and response) (4) FCC 16.16.040
(5) Agency Comments (6) Maps

HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list name(s) of parties that will need a pdf)

To the Clerk of the Board: None

To Planning: None

I certify the above information is accurate and complete.



Derrick Braaten

FRANKLIN COUNTY CODE

16.16.040 - Minimum lot dimensions.

Lot areas shall conform as nearly as possible to the requirements of Franklin County zoning standards so as to avoid re-platting when building.

A. Width and Depth. Excessive depth in relation to width shall be avoided. Lot depth exceeding three times the lot width shall be avoided.

B. Frontage. A minimum frontage area for each lot shall be required as follows:

1. Lots with less than twenty-five thousand (25,000) square feet in gross area shall have a minimum frontage of ninety (90) feet except lots fronting on cul-de-sacs, which shall have a minimum frontage of thirty-five (35) feet.
2. Lots with more than twenty-five thousand (25,000) square feet in gross area shall have a minimum frontage of one hundred twenty (120) feet except lots fronting on cul-de-sacs, which shall have a minimum frontage of fifty (50) feet.

C. Both subsections A and B above may be waived as follows: short subdivision frontage and lot width/depth requirements may be waived only by the board of county commissioners, through a recommendation by the planning director, if the proposal is in compliance with the standards in Section 16.32.100. Subdivision frontage and lot width/depth requirements may be waived only by the board of county commissioners, through a recommendation by the county planning commission, if the proposal is in compliance with the standards in Section 16.20.070.

D. In subdivisions where septic tanks or other individual sewage disposal devices are to be installed, the size of lots shall be subject to the approval of the Benton/Franklin health district, but by no means be smaller in size than the applicable zoning districts requirements for minimum lot size.

APPLICATION

SP 2019-11

Gene Batey

Three (3) lot short plat, request to deviate from 90' frontage requirement (FCC 16.16.040(B)(1))



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

RECEIVED

JUN 24 2019

FRANKLIN COUNTY
PLANNING DEPARTMENT

PLANNING DIVISION LAND DEVELOPMENT APPLICATION

Application Number: SP 2019-11

Existing Land Use Zoning District(s):

Suburban 0.5 acre

Legal Description of Property:

see attached

Site Address: 2508 W road 64

Total Acreage Involved: 1.5 acres

Source of Water: city of Pasco

Source of Irrigation: franklin irrigation district

Sewage Disposal System: septic

Source of Power: Franklin P.U.D.

Comprehensive Plan: residential

Description of Improvements on Property:

resident

Existing Use of Site/Property: residential

Proposed Development Application Request (Specify: Short Plat, Cond Use, Zone Change, Home Occupation, etc.)

3 lot Short Plat

We, the undersigned, hereby authorize the filing of this application and certify that the information contained in this application is complete and correct to the best of our knowledge. This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

() Owner

Date

() Applicant/Representative

Date

Print Name: Gene Batey Jr

Print Name: _____

TELEPHONE 509-582-6716

FAX 509-582-6303

WORLEY SURVEYING SERVICES, INC. P.S.
P.O. BOX 6132
KENNEWICK, WASHINGTON 99336

THE SOUTH 302 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M.,
FRANKLIN COUNTY, WASHINGTON.

EXCEPT THE SOUTH 132 FEET OF THE WEST 165 FEET OF THE EAST HALF OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 29 EAST W.M. FRANKLIN COUNTY
WASHINGTON

AND EXCEPT COUNTY ROADS



FRANKLIN COUNTY WASHINGTON



TAXSIFTER

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[PAYMENT CART](#)

Peter McEnderfer
Franklin County Assessor 1016 N. 4th Ave Bldg. A104 Pasco, WA 99301

Assessor Treasurer Appraisal MapSifter

Parcel

Parcel#: 118561030 **Owner Name:** BATEY (JR), GENE & JANICE
DOR Code: 18 - Residential - All other **Address1:**
Situs: 2508 ROAD 64, PASCO 99301 **Address2:** 9800 W MAPLE DR
Map Number: 092922-00-000000-000-0000 **City, State:** PASCO WA
Status: **Zip:** 99301-8293
Description: S 302' OF E2NE4SW4NW4, EXC S 132' OF W 165', ALSO EXC CO RD LESS R/W FOR WATER EASE ON W 5' (264345)
Comment: CPA #422185 DATED 1-5-83 BETWEEN THOMAS H & ILLENE GREEN.

2019 Market Value		2019 Taxable Value		2019 Assessment Data	
Land:	\$100,400	Land:	\$100,400	District:	106 - DISTRICT 106
Improvements:	\$83,300	Improvements:	\$83,300	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Total Acres:	1.79000
Total	\$183,700	Total	\$183,700		

Ownership

Owner's Name	Ownership %
BATEY (JR), GENE & JANICE	100 %

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
05/29/19	SWD-1895921	2	62019	GREEN, THOMAS H	BATEY (JR), GENE & JANICE	\$0
01/06/15	COMMUNITY PROPERTY AGREEMENT-422185	2	N/A	GREEN, THOMAS H & ILLENE	GREEN, THOMAS H	\$0

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2019	BATEY (JR), GENE & JANICE	\$100,400	\$83,300	\$0	\$183,700	\$93,700	\$62,400
2018	GREEN, THOMAS H	\$92,100	\$75,400	\$0	\$167,500	\$93,700	\$62,400
2017	GREEN, THOMAS H	\$86,200	\$69,900	\$0	\$156,100	\$0	\$156,100
2016	GREEN, THOMAS H	\$83,700	\$67,500	\$0	\$151,200	\$0	\$151,200
2015	GREEN, THOMAS H	\$74,800	\$61,100	\$0	\$135,900	\$0	\$135,900

[View Taxes](#)

Parcel Comments

Date	Comment
01/01/10	CPA #422185 DATED 1-5-83 BETWEEN THOMAS H & ILLENE GREEN.

Property Images

Click on an image to enlarge it.



1.0.6927.19068

Data current as of: 6/21/2019 4:23 PM

TX_RollYear_Search: 2020

9

PLANNING AND BUILDING DEPARTMENT
502 W. Boeing St.
Pasco, WA 99301
509-545-3521

Receipt Number: PL19-00723

Payer/Payee: GENE & JANICE BATEY (JR)
9800 W MAPLE DR
PASCO WA 99301-8293

Cashier: Julie Michel

Date: 06/24/2019

SP-2019-11 SHORT PLAT 2508 ROAD 64

Fee Description

<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
\$425.00	\$425.00	\$0.00
\$425.00	\$425.00	\$0.00

Short Plat

Payment Method	Reference Number	Payment Amount
CHECK	3614	\$425.00
Total Paid:		\$425.00

Derrick Braaten

From: Gene Batey <Gene.Batey@apollosm.com>
Sent: Wednesday, July 31, 2019 3:04 PM
To: Derrick Braaten
Subject: RE: SP 2019-11

Yes that's correct, Thanks Gene Batey

From: Derrick Braaten <dbraaten@co.franklin.wa.us>
Sent: Wednesday, July 31, 2019 3:01 PM
To: Gene Batey <Gene.Batey@apollosm.com>
Subject: RE: SP 2019-11

Mr. Batey,

Just to be clear, you are requesting a waiver of the 90' frontage requirement for Lot #3 in the proposed Short Plat 2019-11. Correct?

Derrick Braaten

Planning and Building Director
Planning and Building Dept. | Franklin County, WA
Office tel. (509) 545-3521 | www.co.franklin.wa.us/planning/

From: Gene Batey <Gene.Batey@apollosm.com>
Sent: Wednesday, July 31, 2019 2:53 PM
To: Derrick Braaten <dbraaten@co.franklin.wa.us>
Subject: RE: SP 2019-11

I would like to ask for a waiver to have access to the back lot to build a house, Thanks for all your help.

Gene Batey

From: Derrick Braaten <dbraaten@co.franklin.wa.us>
Sent: Tuesday, July 30, 2019 2:54 PM
To: Gene Batey <Gene.Batey@apollosm.com>
Subject: FW: SP 2019-11

Try this again

Derrick Braaten

Planning and Building Director
Planning and Building Dept. | Franklin County, WA
Office tel. (509) 545-3521 | www.co.franklin.wa.us/planning/

From: Derrick Braaten
Sent: Tuesday, July 30, 2019 8:44 AM
To: 'gbatey@appollosm.com' <gbatey@appollosm.com>
Subject: SP 2019-11

Mr. Batey,

Your proposed short plat shows a 20' access connecting Lot 3 to Road 64. All proposed lots 25,000 sq. ft. or less require a frontage of 90' on a County road (FCC 16.16.040(B)(1)), unless this requirement is waived by the Franklin County Board of County Commissioners (FCC 16.16.040(C)). If you would like to request a waiver, I will need an e-mail or letter requesting that the BoCC allow for Lot 3 to be accessed, as proposed. There should be an explanation regarding why it is necessary for the lot to be accessed, as proposed.

Once we have the request, we will get the item on the BoCC agenda as soon as possible, generally within two-weeks of the request.

Please feel free to contact me with any questions,

Derrick Braaten

Planning and Building Director
Planning and Building Dept. | Franklin County, WA
Office tel. (509) 545-3521 | www.co.franklin.wa.us/planning/

Disclaimer

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PUBLIC NOTICE, PUBLIC COMMENTS & RESPONSE

SP 2019-11

Gene Batey

Three (3) lot short plat, request to deviate from 90' frontage requirement (FCC 16.16.040(B)(1))



MAILED
7-12-19
33

FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PENDING SHORT PLAT APPROVAL

PLEASE TAKE NOTICE that Gene Batey, 9800 W. Maple Dr., Pasco, WA, has filed an application with Franklin County for the approval of a three (3) lot short plat.

As proposed, the applicant plans to short plat one (1) parcel, comprising approximately 1.79 acres, into three (3) new lots. Under the submitted application, proposed Lot #1 would be approximately 21,949 sq. ft., Lot #2 would be approx. 21,774 sq. ft., and Lot #3 would be approx. 21,774 sq. ft. The property is zoned RS-20 Suburban Zone and is located within the City of Pasco Urban Growth Area (UGA).

The proposed short plat is situated in a portion of the NW $\frac{1}{4}$ of Section 22, Township 9 North, Range 29 East, W.M., Franklin County, Washington. The property is generally located west of, and along, Road 64, and north of Richardson Road. The address is 2508 Road 64, Pasco. (Parcel # 118-561-030)

SUBJECT PARCEL



In accordance with County Subdivision Ordinance 2-2008, the review of a short plat is an administrative action not requiring a public hearing.

If you wish to comment on the proposed short plat you may do so in writing to the Franklin County Planning and Building Department at 502 W. Boeing Street, Pasco, WA 99301, **on or before July 22, 2019.**

For more information you may contact:

*Franklin County Planning and Building Department
Derrick Braaten – Planning & Building Director
502 W. Boeing Street
Pasco, WA 99301
509-545-3521 (Phone)
509-546-3367 (Fax)*

Date: July 12, 2019
Case File Number: SP 2019-11

TIME RECEIVED
July 16, 2019 at 5:25:54 PM PDT

REMOTE CSID
5095440169

DURATION
29

PAGES
1

STATUS
Received

Jul 16 2019 05:27PM J111&Dennis Williams 5095440169

page 1

July 16, 2019

Williams
2613 N Road 64
Pasco, WA 99301

Derrick Braaten
Franklin County Planning & Building Director
502 W Boeing Street
Pasco, WA 99301
FAX 509-546-3367

RE: Short Plat Approval, Gene Batey, 9800 W Maple Drive, Pasco

Dear Mr. Braaten,

My husband I strongly feel that the area should be maintained as rural, and the lot sizes of this plat should be within the parameters of RS-20 Suburban, not reduced lot size.

Sincerely,



Dennis L Williams



Helen Jill Williams

STATUS
Received

Jul 17 2019 11:38AM JILL Dennis Williams 5095440169

page 1

Minimum lot size RS-20, 23, 562 ft

ANSEL 116601012

SHORT PLAT NO
PORTION Σ 1/4 OF 3418 1/4 FEB 22

PORTION IS 1/4 OF THE WH 1/4 SEC. 22 TOWN, R20E, W1E,
FRANKLIN COUNTY, WASHINGTON
PARCEL NO.: 118261030

DESCRIPTION

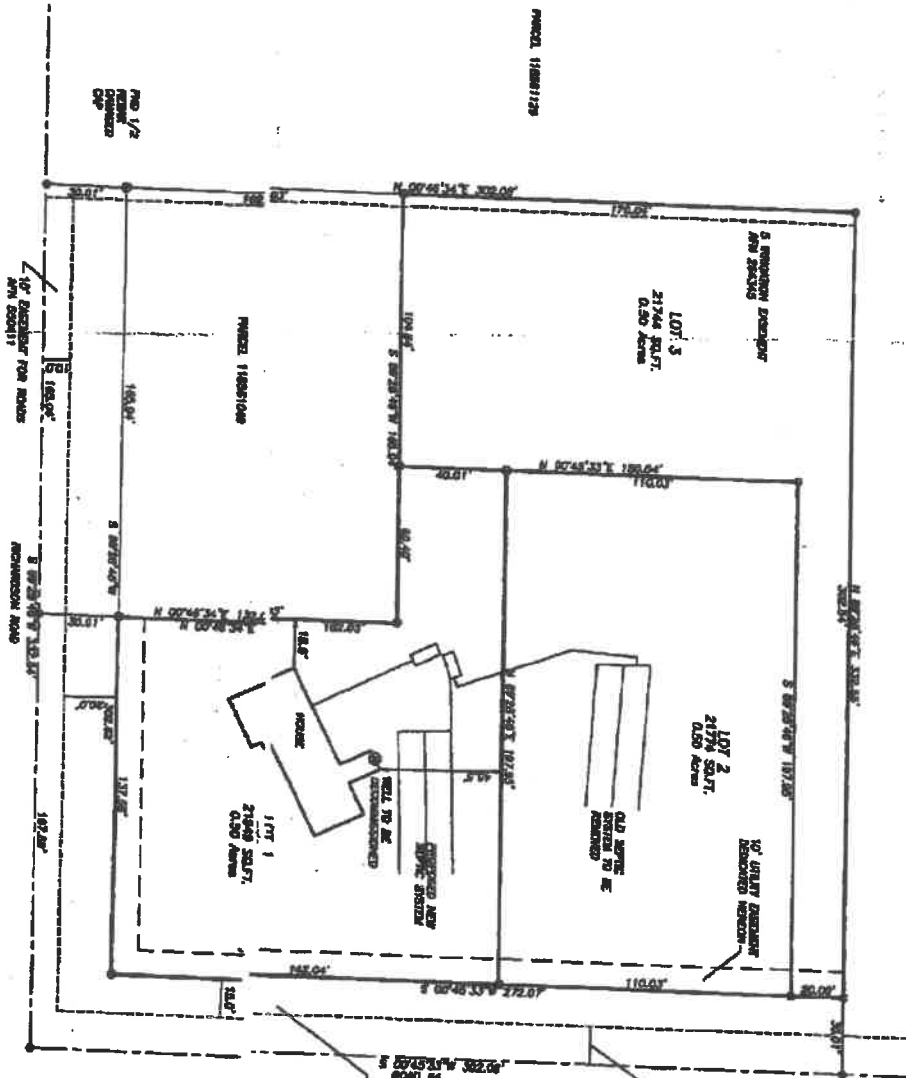
SOUTHWEST QUARTER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 59 WEST, SULLY COUNTY, MINNESOTA.

DONOR: THE NATIONAL CATTLE PROMOTION BOARD

FOR THE BENEFIT OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 59 WEST, SULLY COUNTY, MINNESOTA.

R.L. THOMAS, CLAYTON WOODWARD

AND DOROTHY EDITH BAKER



IS' BEARING FOR ARMS
AND AMMUNITION AS SHOWN
BY GDS RECEIVED (MOS)
ADVERTS FILE 158009
AND 171039

THE CITY IS FEET AND THE SOUTH 30
FEET OF THE EAST HALF OF THE
NORTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER
OF SECTION 22 T4N R24E N4E
ACROSSING FOR JOHN ARNOLD
CONTAINING 11.19 SQUARE FEET.

AUDITOR'S CERTIFICATE

PAID FOR RECORD THIS DAY OF
20 11 NOVEMBER 1957 AM, AND RECORD IN
VOLUME 1 OF COURT PLATS, PAGE 1, AT THE REQUEST OF
BENJ. BARRY

Abstract

THE

1. **WATKINS, A. GERALD**, A RECORDED LAND BENEVOLE IN THE STATE OF MISSISSIPPI, HEREBY CERTIFY THAT THE BENTLEY PLACE AS SHOWN HEREON IS BUILT UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ADJACENT LOT OWNERS AND CO-OWNERS ARE CONSENTING HERETO AND THAT THE LOT OWNERS HAVE BEEN ISSUED ON THE RECORD AS SHOWN HEREON. WASHINGTON GEORGE NORTON P.L. 419509



WORLDWIDE MARKETING SERVICE, INC., P.O.
P.O. BOX 6132
KEENESEE, WISCONSIN 54601
608-837-6778

SHEET
1 OF 2

IP-002



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

August 1, 2019

Dennis & Helen Williams
2613 N. Road 64
Pasco, WA 99301

RE: SP 2019-11 Comments

Dear Neighbor:

The Franklin County Planning and Building Department is in receipt of your recently submitted comment letter regarding Planning Case-file SP 2019-11, which we received on July 17, 2019.

Background:

The proposed short plat is generally located at the northwest corner of the intersection of Richardson Road and Road 64. The address is 2508 Road 64, Pasco. (Tax Parcel No. 118-561-030).

As proposed, the applicant plans to short plat one (1) parcel, comprising approximately 1.79 acres, into three (3) new lots. New Proposed Lot #1 is just over .5 acres (21,949 square feet) in size, and Lots #2 & #3 are .5 acres (21,744 sq. feet) in size. The property is zoned RS-20.

Per county code, the minimum lot frontage of lots with less than 25,000 square feet in gross area is ninety (90) feet (except lots fronting on cul-de-sacs). Lot #3 does not technically meet this standard, as its designated frontage is the 20' access off of Road 64. However, the applicant has requested a waiver from this standard/requirement, which is possible per FCC 16.16.040(C) on a case-by-case basis. The waiver is subject to approval by the County Board of Commissioners.

Your Comments:

To summarize your letter, you stated you are concerned that the proposed lot sizes do not meet the RS-20 zoning minimum dimensions. You have requested that the county require the applicant to meet the minimum lot size standard.

We do appreciate your thoughts, concerns, and insights into this matter. The Franklin County Code does require the Planning Department to respond in writing to any property owners' comments. Please accept this letter as meeting this requirement.

Staff Response to Request:

The minimum lot size permitted in the RS-20 Suburban Residential zone is 20,000 square feet. The minimum lot size proposed is 21,744 square feet. Therefore, the short plat lot dimensions do meet the minimum lot size requirement of the RS-20 zone.

What Will Happen Next:

As of this time, no decision has been made on the Short Plat application.

In accordance with County Subdivision Ordinance 2-2008, the review of a short plat is an administrative action not requiring a public hearing. The Planning Department intends to prepare recommended Findings of Fact and Conditions of Approval for the Short Plat, and then refer the final decision to Board of County Commissioners for

preliminary approval, since only the Commissioners may allow the short plat to deviate from the frontage requirements per FCC 16.16.040 (C). Your letter will be provided to the Board of County Commissioners at their meeting, which is tentatively scheduled for August 13, 2019.

Following the meeting by the Board of County Commissioners, our Department will provide you a copy of the decision when it's completed (expected mailing date: August 16, 2019). You, as persons who have commented on the short plat, are now "parties of record" on the decision. As such, you have standing to appeal.

Appeals of an administrative decision relating to a short plat may be made to the Planning and Building Department. When an appeal is received, a public hearing with the Board of County Commissioners will be scheduled.

The appeal must be made in writing and filed together with the appeal fee of \$200.00, as listed in the County Fee Schedule (Franklin County Code, Title 16, Section 16.60 Fee Schedule). The appeal shall be filed with the Planning Director within ten (10) working days from the date on which a decision is rendered on the short plat, if not, the decision of the Planning Director is final and no further appeal may be made.

The written appeal shall include a detailed explanation stating the reason for the appeal. The decision of the Board of County Commissioners shall be the final action.

If You Have Questions:

If you have further questions regarding this short plat or its process, please do not hesitate to contact our office at 545-3521.

We thank you once again for your submitted comments regarding this short plat. Your interest and knowledge of the area is appreciated. Please let our Department know if you would wish to further discuss this matter.

Sincerely,

Derrick Braaten

Cc: Matt Mahoney, Public Works Director

Gene Batey
9800 Maple Dr.
Pasco, WA 99301

Board of County Commissioners

AGENCY NOTICE & COMMENTS

SP 2019-11

Gene Batey

Three (3) lot short plat, request to deviate from 90' frontage requirement (FCC 16.16.040(B)(1))

From: Michael Morgan
Sent: Monday, July 15, 2019 9:17 AM
To: Derrick Braaten; Craig Erdman; John Christensen; Darryl Brown; Robin Moug
Cc: MillieAnne VanDevender; Matt Mahoney; Rebeca Gilley; Nicole Stickney
Subject: RE: SP 2019-11 Batey - Request for Review and Comments

Keep the current situs address of **2508 Road 64** on Lot 1. Lots 2 & 3 would be addressed increasing from this in the 2500 block of Road 64. Proposed addresses are in the planning/addressing folder (2019).

From: Derrick Braaten <dbraaten@co.franklin.wa.us>
Sent: Friday, July 12, 2019 12:40 PM
To: Craig Erdman <cerdman@co.franklin.wa.us>; John Christensen <jchristensen@co.franklin.wa.us>; Michael Morgan <mmorgan@co.franklin.wa.us>; Rickd@bfhd.wa.gov; Christopher Plager <chrisp@bfhd.wa.gov>; Darryl Brown <dbrown@co.franklin.wa.us>; Robin Moug <rmoug@co.franklin.wa.us>; bhooper@franklinpud.com; DSams@franklinpud.com; sdavis@franklinpud.com; WHITER@pasco-wa.gov; mharris@fcfd3.org
Cc: MillieAnne VanDevender <planning2@co.franklin.wa.us>; Matt Mahoney <mmahoney@co.franklin.wa.us>; Rebeca Gilley <rgilley@co.franklin.wa.us>; Nicole Stickney <planning@co.franklin.wa.us>
Subject: SP 2019-11 Batey - Request for Review and Comments

Good Afternoon,

Please find attached a Short Plat application for SP 2019-11 Batey.

Please provide comments no later than July 22, 2019.

Thank you,

Derrick Braaten

Planning and Building Director

Planning and Building Dept. | Franklin County, WA

Office tel. (509) 545-3521 | www.co.franklin.wa.us/planning/

Memo



Public Works Department

To: Derrick Braaten, Planning & Building Director
From: John Christensen, County Surveyor
cc: Craig Erdman, County Engineer
Date: July 19, 2019
Re: SP 2019-11 Batey

Derrick,

We have reviewed the above referenced short plat and find the following:

- 1 Per RCW 36.86.010, Richardson Road and Road 64 shall be shown on the plat as dedicated.
- 2 Add the following notes:
 - a. "Approach permits are required for any new approaches onto Franklin County roads
 - b. "Lot owners shall agree to participate in any future L.I.D. / R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers
 - c. "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
- 3 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 were not submitted.
- 4 The Southeast corner of Lot 1 shall have a 25 foot radius and be shown as dedicated on the plat.

- 5 Per WAC 193-23-020(2), Preliminary documents must be stamped and clearly identified.
- 6 Per Franklin County Code 16.32.040(D)(9) and/or RCW 58.09.080, Certificates shall appear as follows:

SURVEYOR'S CERTIFICATE

"I, _____, a registered land surveyor, hereby certify that the short plat as shown is based upon actual field survey of the land described and that all angles, distances, and courses are hereon correctly shown and that the lot corners have been staked on the ground as shown on the map."

AUDITOR'S CERTIFICATE

Filed for record this day of, 20 atM. in book of at page at the request of

(Signed)

- 7 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 applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.

If you have any questions or concerns please let me know.

From: JoDee Peyton <Jodeer@bfhd.wa.gov>
Sent: Tuesday, July 16, 2019 11:39 AM
To: Derrick Braaten
Subject: SP 2019-11, Batey, Rd 64 and Richardson, Pasco

Good Morning.

This office has reviewed the above referenced short plat for Gene Batey at Rd 64 and Richardson in Pasco. At this time, the drainfield for the on-site sewage disposal system for the existing home at 2508 Rd 64 has not relocated to the proposed lot on which the home resides. We have issued a permit (#24779) dated July 16, 2019 for this to occur, but the work has not yet been completed. As such, we cannot recommend that this short plat go through until the drainfield is installed on the lot on which the home resides. At that time, this proposal will meet our minimum useable land area requirements for lots utilizing on-site sewage disposal systems and a municipal water source.

Please feel free to contact me with any concerns or questions.

JoDee A. Peyton, EHS II, RS
Environmental Health Specialist/Educator
Land Use, Sewage and Water Section

Benton-Franklin Health District
7102 W. Okanogan Place
Kennewick, WA 99336
p: 509.460.4318
www.bfhd.wa.gov jodeer@bfhd.wa.gov



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City of
Pasco

Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

MEMORANDUM

DATE: July 19, 2019
TO: Derrick Braaten, Franklin County Planning
FROM: Darcy Bourcier, Planner I
SUBJECT: Batey Short Plat (County)

The following notes have been submitted by City staff regarding this project.

Engineering Division – Brian Cartwright and Daniel Villa:

1. As a condition for connection to the City of Pasco domestic water supply the developer must enter into a Growth Management Act (GMA) Development Agreement in accordance to Pasco Municipal Code (PMC) 26.50 as part of a Utility Service Agreement. This GMA Agreement will set forth the development standards applicable to work on all right of way improvements as if the subdivision were located within the City limits. These conditions shall include but are not limited to:
 - A. All improvements shall be in accordance to the Pasco Municipal Code. The Pasco Municipal Code adopts the City of Pasco Standard Specifications, The Washington State Department of Transportation Standard Specifications for Road, Bridges, and Municipal Construction, the International Building Code, and the International Fire Code. If there are any conflicting regulations in any of these documents, the more stringent regulation shall apply.
 - B. All improvements shall be inspected by the City of Pasco Engineering Department. All costs of said inspections will be bore by the developer/property owner. These costs will be determined by PMC 3.07.
2. The face of the plat shall include this statement: As a condition of approval of this short plat the owner has waived the right to protest the formation of a Local Improvement District for sewer/water/road/sidewalk improvements to the full extent as permitted by RCW 35.43.182.
3. It shall be the responsibility of the property owner/developer to contact all utility owners to determine their system improvement requirements. Prior to subdivision construction plan submittal and/or review the property owner/developer shall provide to the City of Pasco a written letter of support/approval of the proposed development from all outside utilities, public and private.

MAPS

SP 2019-11

Gene Batey

Three (3) lot short plat, request to deviate from 90' frontage requirement (FCC 16.16.040(B)(1))

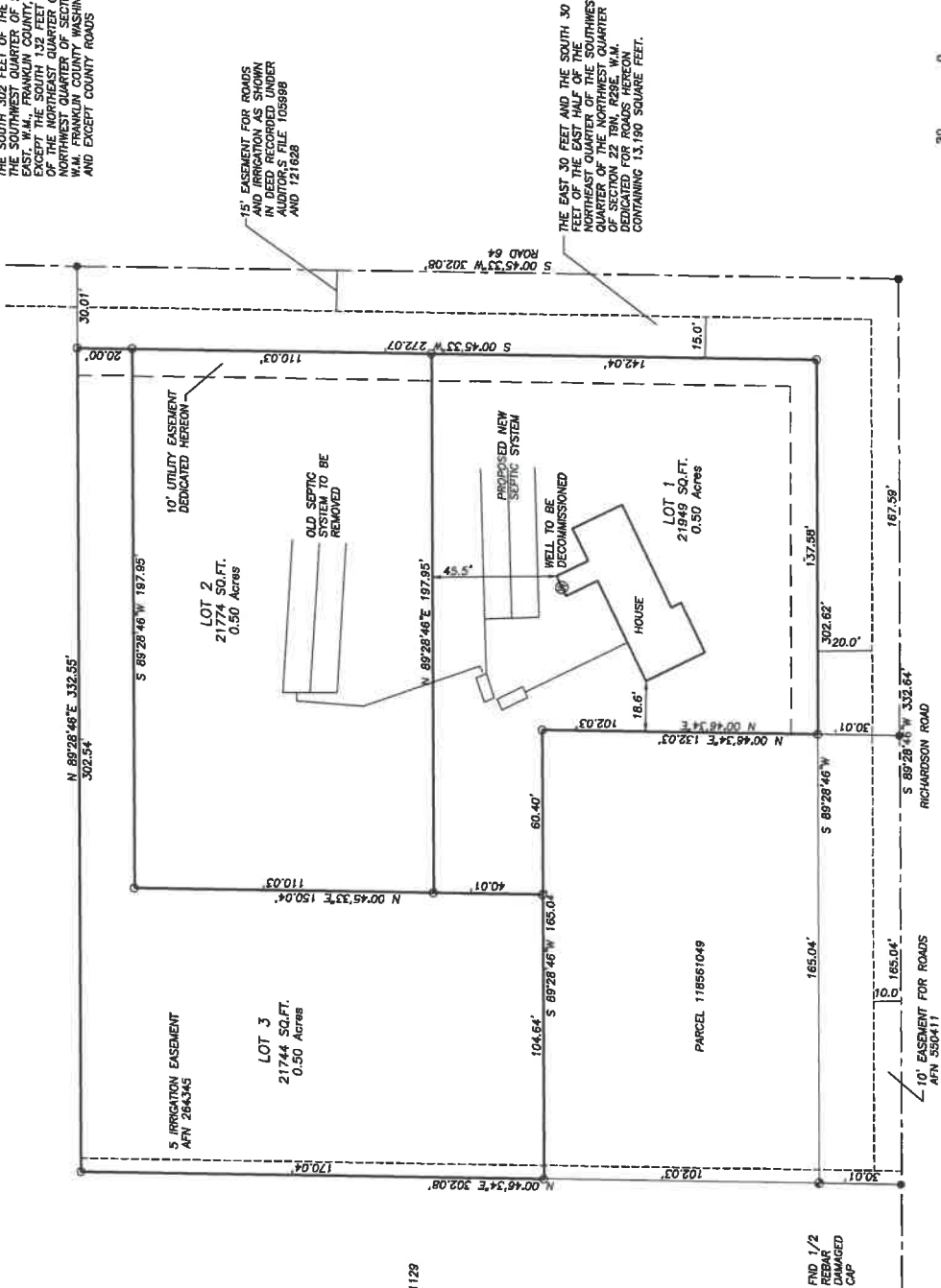
SHORT PLAT NO.

PORTION SE 1/4 OF THE NW 1/4 SEC. 22 T9N, R2E, W.M.
FRANKLIN COUNTY, WASHINGTON
PARCEL NO.: 118561030

DESCRIPTION

THE SOUTH 302 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., FRANKLIN COUNTY, WASHINGTON, BEING 168 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST W.M., FRANKLIN COUNTY, WASHINGTON AND EXCEPT COUNTY ROADS

PARCEL 118561012



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF
20 AT MINUTES PAST M., AND RECORDED IN
VOLUME OF SHORT PLATS, PAGE AT THE REQUEST OF
GENE BATEY

FRANKLIN COUNTY AUDITOR

TREE NUMBER

I, RICHARD S. RUSSUM, A REGISTERED LAND SURVEYOR, IN THE STATE OF WASHINGTON HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN AND THAT THE SAME HAVE BEEN MEASURED ON THE GROUND AS SHOWN HEREON. WASHINGTON REGISTER NUMBER PLS 41966



MORLEY SURVEYING SERVICE, INC., P.S.
P.O. BOX 8132
KINGSTON, WASHINGTON 98336
509-582-6716

SHEET
1 OF 2

19-055

OWNER'S CERTIFICATE

WE, GENE BATEY JR. AND JANICE BATEY, HUSBAND AND WIFE, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN AND THAT THE STREET RIGHT OF WAY AND THE EASEMENTS ON THE SHORT PLAT ARE DEDICATED FOR THE USES SHOWN HEREON.

GENE BATEY JR.

JANICE BATEY

ACKNOWLEDGMENTS

STATE OF WASHINGTON
COUNTY OF FRANKLIN
I, _____, COUNTY CLERK, DO HEREBY CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT GENE BATEY JR. AND JANICE BATEY HUSBAND AND WIFE SIGNED THIS INSTRUMENT AND ACKNOWLEDGE IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES _____ DATE _____

IRRIGATION APPROVAL

I, HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE FRANKLIN COUNTY IRRIGATION DISTRICT. THAT THE IRRIGATION EASEMENTS SHOWN ON THIS SHORT PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 56.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20____ A.D.

FRANKLIN COUNTY IRRIGATION DISTRICT NO. 1 _____ DATE _____

HEALTH DEPARTMENT APPROVAL

THIS SHORT PLAT IS HEREBY APPROVED BY THE BENTON-FRANKLIN HEALTH DEPARTMENT FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

BENTON-FRANKLIN HEALTH DEPARTMENT _____ DATE _____

APPROVALS

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED BY FRANKLIN P.U.D.

FRANKLIN P.U.D. _____ DATE _____

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON

FRANKLIN COUNTY ENGINEER _____ DATE _____

DIRECTOR OF PLANNING AND BUILDING _____ DATE _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20____ PARCEL NUMBER: 118561030

FRANKLIN COUNTY TREASURER _____ DATE _____

AUDITOR'S CERTIFICATE

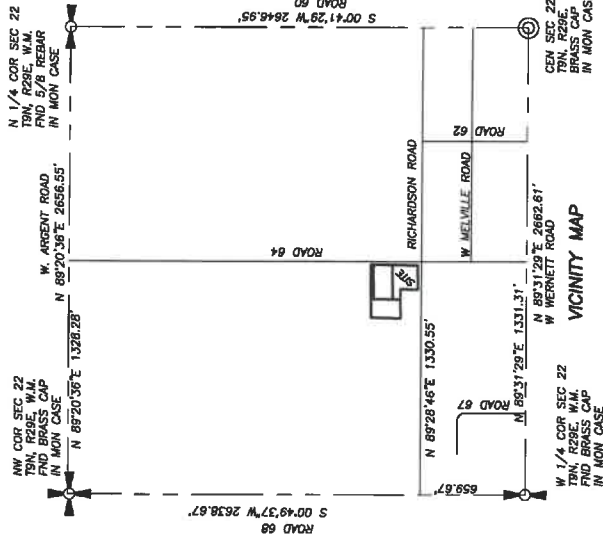
FILED FOR RECORD THIS _____ DAY OF _____, A.D. _____, AND RECORDED IN VOLUME _____ OF SHORT PLATS, PAGE _____, AT THE REQUEST OF GENE BATEY

FRANKLIN COUNTY AUDITOR _____ FEE NUMBER _____

SHORT PLAT NO.

PORTION SE 1/4 OF THE NW 1/4 SEC. 22 T09N. R29E. W.M.
FRANKLIN COUNTY, WASHINGTON
PARCEL NO.: 118561030

1. O DENOTES SET 5/8" IRON PINS WITH PLASTIC CAPS MARKED "WORLEY 41966" AT PROPERTY CORNER UNLESS NOTED OTHERWISE.
2. DENOTES FOUND MONUMENT DATE VISITED JUNE 2019.
3. DENOTES FOUND MONUMENT DATE VISITED JUNE 2019.
4. BASIS OF BEARING: SHORT PLAT 2015-01-01 RECORDED UNDER AUDITOR'S FILE NUMBER 1790590 RECORDS OF FRANKLIN COUNTY, WASHINGTON.
5. EQUIPMENT USED INCLUDED A LEICA TPS 1100 TOTAL STATION WITH STANDARD OF ERROR OF 2 SECONDS AND 5 MM ± 5 PPM. & TRIMBLE GPS.
6. ON-UTILE SEWAGE DISPOSAL SYSTEMS INSTALLED WITHIN THIS PLAT WILL REQUIRE SEWAGE SYSTEM PERMITS AND A SEWAGE DISPOSAL SYSTEM DESIGN FROM THE BENTON-FRANKLIN DISTRICT BOARD OF HEALTH RULES AND REGULATIONS NO. 2. THE BENTON-FRANKLIN HEALTH DEPARTMENT SHOULD BE CONTACTED FOR FURTHER INFORMATION.
7. ADDRESS NUMBERS WILL BE ASSIGNED AT THE TIME BUILDING PERMITS ARE ISSUED FOR EACH LOT.
8. LOCATION OF SEPTIC PROVIDED BY CLIENT



I, RICHARD S. RUSSUM, A REGISTERED LAND SURVEYOR, IN THE STATE OF WASHINGTON HEREBY CERTIFY THAT THE SHORT PLAT, AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES AND COURSES ARE CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN HEREON. WASHINGTON REGISTER NUMBER PLS 41966

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360-582-6716