

Agenda Summary Report (ASR)

Franklin County Board of Commissioners


DATE SUBMITTED: September 3, 2019	PREPARED BY: Derrick Braaten
Meeting Date Requested: September 10, 2019	PRESENTED BY: Derrick Braaten
ITEM: (Select One) <input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Brought Before the Board Time needed:	
SUBJECT: Final Approval of Phase 2 of the Burns Estates subdivision, SUB 2017-02. Phase 2, seeks to subdivide approximately 14.5, of the total 39.11 preliminarily platted acres (SUB 2017-02) into 24 single-family residential lots. The land is zoned RS-20.	
FISCAL IMPACT: None	
BACKGROUND: On June 21, 2017 the Board of County Commissioners approved Res. 2017-149, granting preliminary approval for the Burns Estates subdivision, SUB 2017-02, comprising a total of approximately 39.11 acres, and proposing 55 single-family lots. Phase 1, comprising approximately 10-acres, was approved on December 20, 2017, through BoCC Resolution 2017-389, creating 15 single-family lots. Phase 2, comprising approximately 14.5 acres, will create 24 single-family lots. Approximately 14.61 acres remain of the original 39.11 acres preliminarily approved for SUB 2017-02. The property is located west of Kohler Road, bordered by the Columbia River to the west; Jayleen Way is to the North and the southern border is near Ramsey Drive. (Parcel #126-150-067)	
RECOMMENDATION: Staff recommends the Board grant final plat approval to Phase 2 of the Burns Estates Subdivision, SUB 2017-02, 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 Phase 2 of SUB 2017-02, and authorize the Chairman of the Board to sign the final subdivision.	
COORDINATION: 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. In coordination with Public Works, the recording of the plat may be permitted prior to the installation of street signs, provided the signs are installed prior to submitting for any building permits on the properties. Please see attached Temporary Waiver.	
ATTACHMENTS: (Documents you are submitting to the Board) (1) Draft Resolution; (2) RES 2017-149, Granting Preliminary Approval for SUB 2017-02 (Preliminary Plat); (3) Temporary Waiver of Conditions (allowing for plat recording in advance of street sign installation); (4) RES 2017-389, Final Approval of Phase 1 of SUB 2017-02 The final plat for signature will be provided at the meeting.	

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: 1 Original Resolution

To Planning: 1 Copy Resolution

I certify the above information is accurate and complete.

 Derrick Braaten, Planning & Building Director

FRANKLIN COUNTY RESOLUTION _____
BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, WASHINGTON

RE: *Final Approval for Phase 2 of SUB 2017-02, Burns Estates, to subdivide approximately 14.5 acres into 24 residential lots.*

WHEREAS, this Board did consider the Burns Estates subdivision application at a public meeting and granted preliminary approval for the subdivision on June 21, 2017; and

WHEREAS, the land is zoned Residential Suburban (RS-20). The property is located west of Kohler Road, bordered by the Columbia River to the west; Jayleen Way is to the North and the southern border is near Ramsey Drive. (Parcel #126-150-067); 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 Burns 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 10th DAY OF SEPTEMBER, 2019.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Chair

Chair Pro-Tem

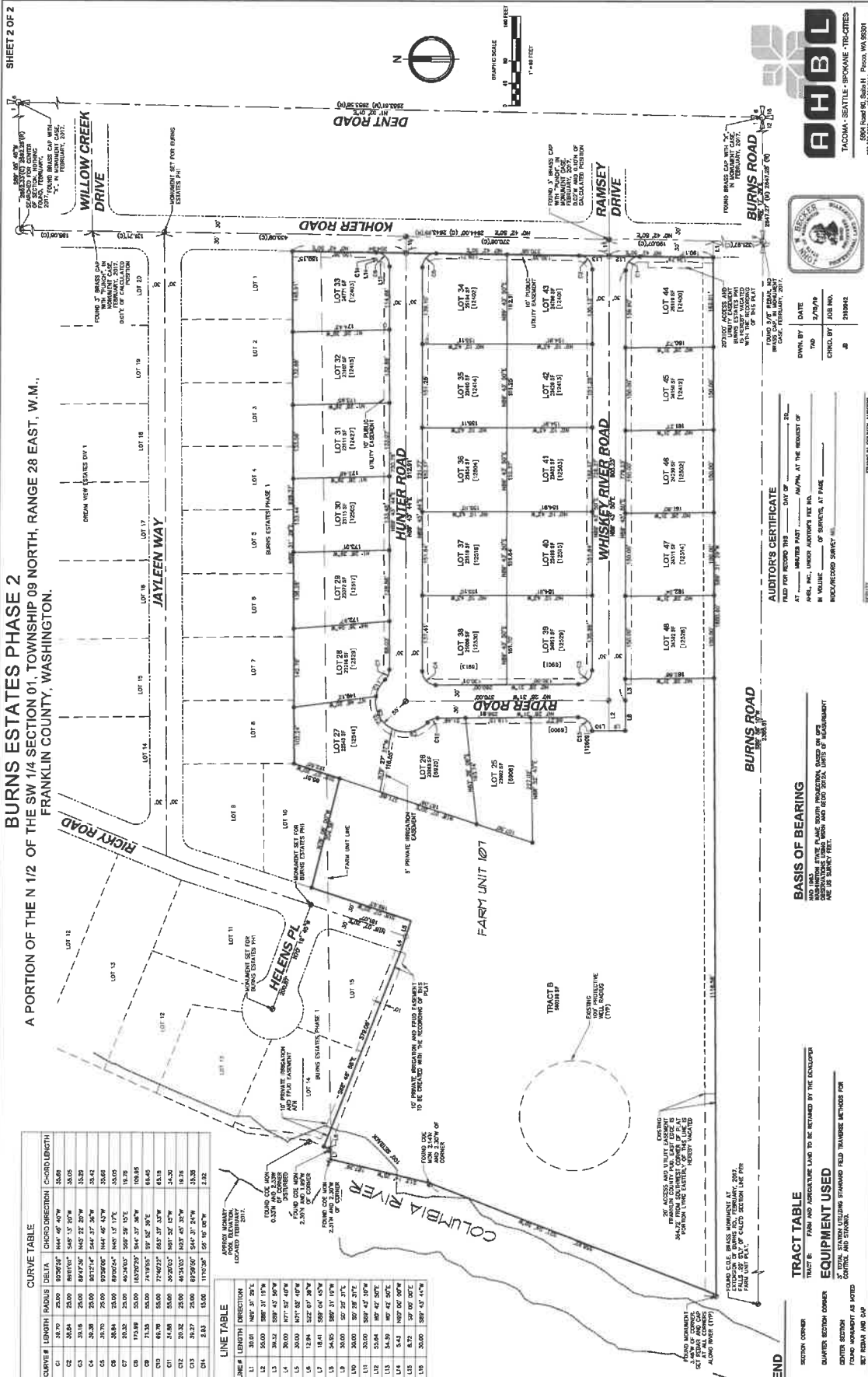
Attest: _____
Clerk of the Board

Member

BURNS ESTATES PHASE 2
A PORTION OF THE N 1/2 OF THE SW 1/4 SECTION 01, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M.,
FRANKLIN COUNTY, WASHINGTON.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD LENGTH
C1	38.70	25.00	50.9253
C2	38.84	25.00	50.9253
C3	39.16	25.00	50.9253
C4	39.28	25.00	50.9253
C5	39.70	25.00	50.9253
C6	39.84	25.00	50.9253
C7	39.84	25.00	50.9253
C8	39.84	25.00	50.9253
C9	39.84	25.00	50.9253
C10	39.84	25.00	50.9253
C11	39.84	25.00	50.9253
C12	39.84	25.00	50.9253
C13	39.84	25.00	50.9253
C14	39.84	25.00	50.9253

LINE TABLE			
LINE #	LENGTH	DIRECTION	BEARING
L1	30.00	N 89° 52' 30" E	135.875
L2	30.00	N 89° 52' 30" E	135.875
L3	30.00	N 89° 52' 30" E	135.875
L4	30.00	N 89° 52' 30" E	135.875
L5	30.00	N 89° 52' 30" E	135.875
L6	30.00	N 89° 52' 30" E	135.875
L7	30.00	N 89° 52' 30" E	135.875
L8	30.00	N 89° 52' 30" E	135.875
L9	30.00	N 89° 52' 30" E	135.875
L10	30.00	N 89° 52' 30" E	135.875
L11	30.00	N 89° 52' 30" E	135.875
L12	30.00	N 89° 52' 30" E	135.875
L13	30.00	N 89° 52' 30" E	135.875
L14	30.00	N 89° 52' 30" E	135.875
L15	30.00	N 89° 52' 30" E	135.875
L16	30.00	N 89° 52' 30" E	135.875



AHBL
TACOMA - SEATTLE - SPOKANE - TRICITIES
505 5000000 N. CALLEJON RD., WASHINGTON WA 98401

BECKER
REGISTERED SURVEYOR
NO. 12345
EXPIRATION DATE 12/31/2025

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 20____
AT _____ IN THE COUNTY OF _____ STATE OF _____
IN VALUE _____ OF SUBJECT, AT PACE _____
RECORDED BY _____ JOB NO. 218842

TRACT TABLE

TRACT # _____ FARM AND COUNTRYSIDE LAND TO BE RETURNED BY THE DEVELOPER
EQUIPMENT USED _____
QUARTER SECTION CORNERS _____
CENTER SECTION _____
TOTAL STATION UTILIZING STANDARD FIELD TRANSIRE METHOD FOR _____
CONTROL AND STATION _____
SET REBAR AND CAP _____

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- CENTER SECTION
- FOUND MONUMENT AS NOTED
- SET REBAR AND CAP

Preliminary Approval for SUB 2017-02, Burns Estates Subdivision

Resolution 2017-149

Rodney Burns

55 single-family residential lots, proposed in three (3) phases

FRANKLIN COUNTY RESOLUTION 2017 149

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

APPROVAL OF REVISED SUB 2017-02 SUBDIVIDING APPROXIMATELY 39.11 ACRES INTO FIFTY-FIVE (55) RESIDENTIAL LOTS

RE: SUB 2017-02, to subdivide approximately 39.11 acres into 55 residential lots. The land is zoned Rural Suburban (RS-20) and located near the Columbia River, west of Kohler Road, bordered by Jayleen Way to the North and near Ramey Drive to the south. (Parcel Numbers: 126-150-212 and 126-150-067.)

APPLICANT: Rodney Burns, 4161 Burns Road, Pasco WA 99301

WHEREAS, the Board of Commissioners of Franklin County has reviewed the recommendation by the Franklin County Planning Commission for the preliminary subdivision application by Rodney Burns, 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 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. A portion of the property is located within the Shoreline Jurisdiction of the SMP.
 - b. Health:

The public health will not be negatively impacted by this proposal as current state requirements require compliance with septic and drinking water standards.
 - c. Water Supplies:

The lots are proposed to be connected to City of Pasco municipal water supply.
 - d. Roads/Access:

Burns Road is an urban major collector with a speed limit of 50 miles per hour. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. Traffic planning forecasts indicate the ADT will surpass the current design width and need to be widened.

A mitigation fee is required to go towards the future widening for Burns Road as development continues to grow in the area. The per lot mitigation fee is \$519, and affects all lots which utilize Burns Road for access. The mitigation fee will be collected at the time of road approach permit issuance.

Kohler Road is an urban local access road with a speed limit of 25 miles per hour north of Jayleen Way and 35 miles per hour south of Jayleen Way. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. The ADT for Kohler Road is 572.

A mitigation fee will not be required for the future widening for Kohler.

e. Septic System:

The public health will not be negatively impacted by this proposal as current state standards require compliance with local health department septic standards.

f. School/School grounds:

The project is located within the Pasco School District boundaries. The Pasco School District was notified of the project but no comment was received by the date of this report.

g. Storm water:

Current county code requires that storm water be adequately addressed at the time of road construction and development. The developer is proposing to maintain storm water on site.

h. 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. The developer has indicated a need for compliance with the Parks fee.

i. Irrigation:

No irrigation water is listed.

j. 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 fire hydrants in accordance with applicable Fire codes and standards. 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 Suburban 20,000 (RS-20) and the development is consistent with the land use patterns in the area. The Pasco 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 as Residential Suburban 40,000 (RS-40) or 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 Pasco Urban Area Comprehensive Plan.
- c. All lots comply with the required width/depth and lot frontage standards for new lots within the Urban Growth Area Boundary.

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.
 - d. The proposed subdivision conforms to the Shoreline Master Program, adopted by Ordinance 1-2016.
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 23,522 square feet. 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 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 23,522 square feet which complies with the Zoning Ordinance and the Pasco Urban Area Comprehensive Plan.
 - ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;

Burns Road is an urban major collector with a speed limit of 50 miles per hour. The existing roadway width is 26 feet with two 11-foot lanes and 2-foot shoulders. Traffic planning forecasts indicate the ADT will surpass the current design width and needs to be widened. Therefore, it is recommended that Franklin County collect a mitigation fee at the time of road approach permit issuance to go towards the future widening of Burns Road.
 - iii. Promote the effective use of land; the development utilizes the existing landscape 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. With the exception that Franklin County has not adopted City urban road design standards, or provisions to collect impact fees other than for Parks.

- 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 55-lot development is located in an area zoned 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 is required to 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 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 23,522 s.f., is in compliance and consistent with local land use controls, and is compatible 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 Subdivision Ordinance Section 7.10 (C)(4) for the subdivision boundary and all lots.

- b. The following notes are required on the final plat:

- This development shall comply with the Franklin County Comprehensive Parking Ordinance, except that provisions for on-street parking on one side of roadways will not be permitted.

- All new approaches to County Roads will require an approach permit at the time of building permit application. A mitigation fee is required and will be collected at the time of road approach permit issuance.
 - 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.
 - No lot within this subdivision shall have direct access to Kohler Road.
- c. All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
- d. 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.
- e. Prior to final plat approval, all roads must be completed to county standards.
- f. Auditors file numbers for all easement shown north of the proposed plat shall be shown on the final plat.
- g. Burns Road is an urban major collector with a speed limit of 50 miles per hour. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. Traffic planning forecasts indicate the ADT will surpass the current design width and needs to be widened.

A mitigation fee is required to go towards the future widening for Burns Road as development continues to grow in the area. The per lot mitigation fee is \$519, and affects all lots which utilize Burns Road for access. The mitigation fee will be collected at the time of road approach permit issuance.

- h. Kohler Road is an urban local access road with a speed limit of 25 miles per hour north of Jayleen Way and 35 miles per hour south of Jayleen Way. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. The ADT for Kohler Road is 572.

A mitigation fee will not be required for the future widening for Kohler.

2. **Benton-Franklin Health District:** Applicant shall meet and comply with standards of the Benton Franklin Health Department. Please refer to letter from BFHD to applicant, dated April 12, 2017. Applicant shall be required to produce the final plat to meet the following requirements:

- a. All lots shall have a minimum of .5 acres of gross and usable land area.
- b. All wells within 150' of the plat shall be shown and will include a 100' sanitary control zone around it.
- c. The following statements shall appear on the final plat:

"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton-Franklin District Board of Health Rules and Regulations at the time of permit issuance.

Further be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date."

"On-site sewage disposal systems installed within this plat will require systems meeting a minimum of Treatment Level C in accordance with Benton Franklin District Board of Health Rules and Regulations No. 2. Contact BFHD for more information."

- d. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
 - e. Prior to final approval, the Benton-Franklin Health District must be given the opportunity to review the final plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2 and WAC 246.272, and issue appropriate comments to the Franklin County Planning Department.
3. **Franklin PUD:** Applicant shall meet and comply with standards of the Franklin PUD. No comments submitted by the 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. **Extension of City Water:** The applicant shall meet and comply with the City of Pasco standards, specifications and requirements for the extension of city water service and fire hydrant placement to the proposed plat. These standards also include street right-of-way widths.
 - a. 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 city water service improvements and fire hydrant placement/installation. This letter shall be submitted to the County Planning and Building Department for the file.
 - b. 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.
 6. **County Planning and Building Department:** The County Planning Department has determined the following for this application:
 - a. The County Code, Subdivisions, Title 16.16.040 specifies the minimum lot frontage requirement that must be maintained.
 - b. This project is a phased development and each phase shall be completed and recorded per county code.
 - c. The Franklin County Shoreline Master Program (SMP) was adopted by Ordinance No. 1-2016. The SMP contains goals, policies, regulations, and environment designation maps that guide shoreline development in accordance with state requirements. Portions of Lots 10 through 20 will be located within the Shoreline Jurisdiction and will be subject to compliance with the SMP. Future development and uses may require Shoreline permits, such as but not limited to Shoreline Substantial Development permits and Shoreline Conditional Use permits, in accordance with the SMP.
 - d. The SMP specifies that physical and visual public access in the shoreline jurisdiction shall be provided, when feasible, for residential developments with five or more dwellings. To meet this requirement, the developer has proposed to establish a 10-foot wide public access easement along the northern boundary of Lots 20 and 21, to provide visual public access to the Columbia River. The easement will end at the northwestern corner of Lot 20, which is adjoined to an existing reserved access easement running along the River.
 - e. The following language shall also 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.
 - Any structure that is proposed to be placed on a slope that is 15% or greater shall obtain and comply with the requirements of a geo-technical engineered report at the time of building permit review.

- 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.
 - Portions of lots 10-12, 14, 15, 18-20 are located within the Shoreline Jurisdiction of the county's Shoreline Master Program (SMP). The SMP contains goals, policies, regulations, and environment designation maps that guide shoreline development in accordance with state requirements.
- f. 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
- g. 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. The new roads connecting to the Kohler road extension, running west-east and south-north shall both have approved names and will not be named with existing road names or similar sounding names
- h. The applicant shall coordinate with the Post Office regarding centralized box unit (CBU) locations for the development.
- i. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- j. Preliminary plat approval is valid for a five (5) year period following approval by the Board of County Commissioners.
- k. 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.
- l. A State Environmental Policy Act (SEPA) review has been completed for this project. The development shall be developed consistent with the Determination of Non-Significance (DNS) and supporting data for the decision.
- m. The Final Plat:
- i. The Final Plat shall be developed by a licensed Surveyor.
 - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 2-2008 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at: http://www.co.franklin.wa.us/planning/subdivision_ordinance.html.
 - iii. The Final Plat Signature Blocks shall be provided for the following: Franklin PUD; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Benton Franklin Health Department; County Engineer; County Treasurer; County Assessor; and County Auditor.

- iv. The final five (5) signatures (for final plat approval) to be obtained by the applicant are: #5 County Assessor; #4 County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040); #3 County Planning Commission Chair (See Planning and Building Department for assistance in obtaining signature); #2 Chairman of Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date); #1 County Auditor's Office (Recording of the final plat).
- n. 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.
- 7. A note shall be added to the plat stating "Individual lot owners have a responsibility to maintain their entire property including areas underlying public right-of-ways. Specifically including right-of-ways bordering Kohler."

WHEREAS, the public use and interest will be served by giving preliminary approval to the above-mentioned application.

NOW THEREFORE, BE IT RESOLVED that the above-mentioned application be given preliminary approval in accordance with the provisions of the Franklin County Subdivision Ordinance #2-2008.

SIGNED AND DATED this 21st day of June, 2017.

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


Chairman


Chairman Pro-Tem


Member

ATTEST:


Clerk of the Board

22-6274



KEY NOTE

1. THE PROTECTIVE WALL BUILT ALONG NORTH SIDE OF WOODSON
2. WELL TO REMAIN IN PROTECTIVE ZONE TO BE ESTABLISHED.
3. BEST CHAIN BARRIER SHOULD BE MAINTAINED ALTERNATELY.
4. WE URGE YOU TO ACCESS EMBANKMENT FOR REMEDIATION AND CONSTRUCTION OF A PROTECTIVE WALL, GULLY, PUBLIC ACCESS TO OTHER PROPOSED TRAILHEAD EXISTING IN PROTECTIVE ZONE TO BE MAINTAINED ALONG THE NORTHWEST

A. SPECIAL FUNDING FOR COMMUNITY
WARRIOR RELIEF-AN EFFORT TO
DECREASE VIOLENCE DIRECTLY MONTHLY
ON NOVEMBER.

...and
...and
...and
...and
...and

FOR LINE OVERHEAD -
THIS ELEMENT -
THEY ARE -
I CAN'T SAY -
SPEAKING OF THE
WENT OFF AND
DROPPED PLAT BOUNDARY

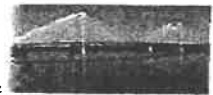
200-6-10-70

Approved: _____

turns below.
All before you dig.

22

Exhibit 2



LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
449382	0003028009	NOTICE OF PUBLIC HEARING		\$205.27	1	85

Attention: Nicole Stickney

FRANKLIN CNTY PLANNING & BUILDING/LEGALS
502 BOEING ST.
PASCO, WA 99301

AFFIDAVIT OF PUBLICATION

COUNTY OF BENTON)

.SS

STATE OF WASHINGTON)

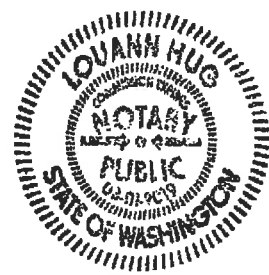
Monica Allred, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 04/17/2017, and ending on 04/17/2017, and that said newspaper was regularly distributed to its subscribers during all of this period.

Monica Allred
(Signature of Legals Clerk)

SUBSCRIBED AND SWORN BEFORE ME
THIS 17th DAY OF April, 2017

Louann Hug
Notary Public in and for the State of Washington
residing in Benton County

COMMISSION EXPIRES: 3/1/2019



FRANKLIN COUNTY NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by Rodney Burns, 4164 Burns Road, Pasco, WA 99301 for a preliminary plat subdivision, SUB 2017-02.

Said application is to subdivide two parcels which total approximately 99.11 acres in size, into 55 single-family residential lots. All the lots are 20,000 square feet or more in size.

The land is zoned Residential Suburban: 20,000 (RS-20) and is located within the City of Pasco Urban Growth Area. This area allows for residential uses on parcels of land with a minimum lot size of approximately 20,000 square feet. The subject parcel is described as follows:

LEGAL DESCRIPTION:
Franklin County Tax Parcel No. 128150067, Lot 27, Dream View Estates No. 1. According to the Plat thereof recorded in Volume D of Plats, Page 205, Records of Franklin County, Washington. Franklin County Tax Parcel No. 128150067, Farm Unit 107, Third Revision of the Farm Unit Plat, Irrigation Block 2, According to the Plat thereof recorded in Volume C of Plats, Page 63, Records of Franklin County, Washington.

The proposed project is located in the North One-Half of SW Quarter of Section 3, Township 3N, Range 28E, W.M. **NON-LEGAL DESCRIPTION:**
The property is located west of Kohler Road, bordered by the Columbia River to the west; Jayleen Way is to the North and the southern border is near Ramsey Drive, in the area known as West Pasco, SUB 2017-02.

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. Said consideration will be a public hearing on May 2, 2017, at 2:00 P.M., in the Franklin County Courthouse, Commissioners Meeting Room, 4015 North 4th Avenue, Pasco, WA 99301, and all concerned may appear and present any support for or objections to the application. Written comments and objections must be submitted to the Franklin County Planning Department, 502 W. Boeing Street, Pasco, Washington 99301.

NOTICE IS FURTHER GIVEN that said proposal has been reviewed under the requirements of the State Environmental Policy Act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal and a Determination of Non-Significance (DNS) has been issued. Accordingly, an Environmental Impact Statement is not required. This determination was made on April 11, 2017, and comments regarding the determination and the environmental impacts of the proposal can be made to the Planning Department by May 3, 2017.

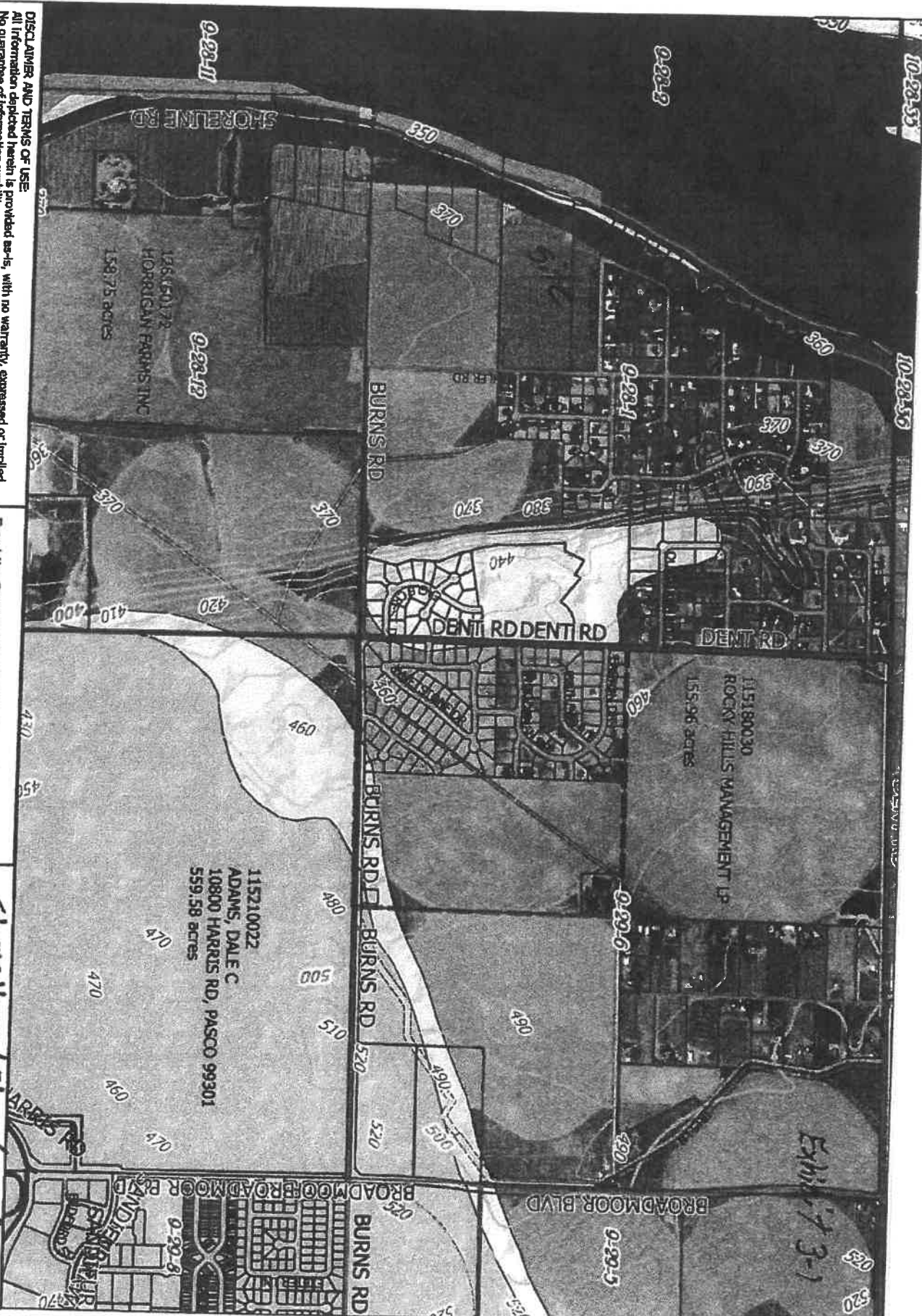
Information concerning the proposal can be obtained at the Franklin County Planning Department, 502 W. Boeing Street, Pasco, Washington 99301, or by calling 545-5821.

DATED AT PASCO, WASHINGTON ON THIS 11th DAY OF APRIL, 2017.
Nicole Stickney, Temporary Planning Manager
#3029009 04/17/2017

Submitted to be Paid - 130

Initial: *RG*

Date: *5/3/2017*



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Shoreline Floodway
Planning

Legend

- ☒ Farm Units
- ☒ Urban Growth Boundary
- ☒ Zoning
- ☒ Contours

Zoning

- ☒ R-T
- ☒ RS-40
- ☒ RS-20
- ☒ RR-5
- ☒ RR-1
- ☒ RC-5
- ☒ RC-1
- ☒ R-2
- ☒ O
- ☒ I-2
- ☒ C-R
- ☒ C-3
- ☒ C-2
- ☒ C-1
- ☒ AP-40
- ☒ AP-20

Comprehensive Land Use Plan

City of St. Louis, Missouri

Mississippi River

St. Louis, Missouri

Scale: 1 inch = 1 mile

Urban Growth Boundary

Zoning

RS-40

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4B-20

Fuller Hemlock
Forest Industries

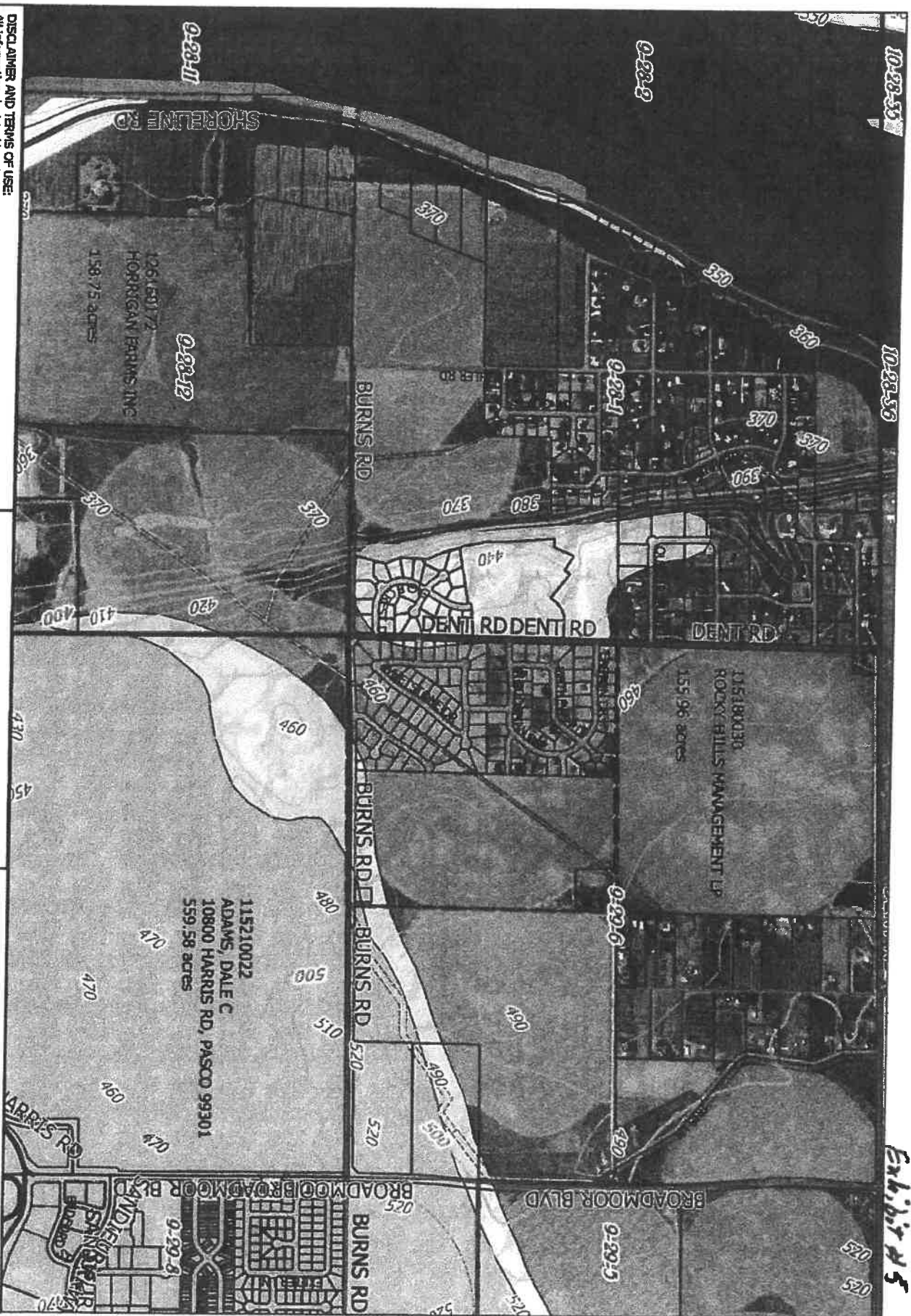


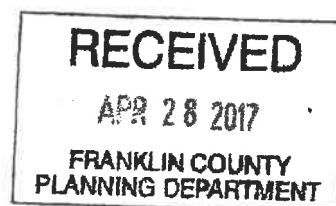
Exhibit A5

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Planning



Tony Bachart
7013 Kohler Road
Pasco, WA 99301
April 26, 2017

Franklin County Planning and Building Department
502 W Boeing Street
Pasco, WA 99301

I wish to appeal the findings of the environmental impacts for the preliminary plat subdivision, SUB 2017-02, referred to hereafter as Burns Estates. My objections to the findings are as follows:

Item 7. Environmental Health, Section b. Noise, Question 2)

The environmental checklist states the long term noise associated with traffic was deemed to be consistent with local plans for the area. This statement does not take into account that Spencer Estates, located directly across from the proposed Burns Estates subdivision, was developed with homes and lots fronting Kohler Road. The proposed development does not have any lots fronting Kohler Road and historically, the county has required a solid masonry estate wall to be built on lots which have frontage along arterial streets. This is the case with the Spencer Estates II subdivision currently under construction and located on Kohler Road just south of the proposed development. If a solid masonry estate wall is built around Burns Estates, it will have an amplifying effect on the traffic noise and be directed towards the front of the homes on Kohler Road. This amplified traffic noise will adversely affect the homes fronting Kohler Road.

Item 10. Aesthetics, Section b.

The environmental checklist state none of the surrounding views will be obstructed as a result of this proposal. There are existing homes and lots which front Kohler Road directly across from the proposed Burns Estates subdivision. These homes will at best face the unadorned sides of homes and at worst, face a block masonry estate wall with an un-landscaped and historically un-kept setback. Dent Road, a neighboring arterial street, was recently developed with new subdivisions and a masonry block wall was constructed along it. The vacant setback between the street and the wall is a current example of this un-landscaped and un-kept setback. One would assume this is indicative of what the current homes fronting Kohler Road have to look forward to.

In addition, the County Code, Subdivisions, Title 16.16.050 part E states:

Lots should be oriented so that frontages face the direction of the most advantageous view and face away from adverse developments and land use. The proposed Burns Estate Subdivision violates this section of the county code by creating an adverse view for the existing homes fronting Kohler Road.

Item 14. Transportation, section d.

Improvements to existing roads and streets are not addressed. The proposed Burns Estates subdivision will be accessed via Kohler Road and Burns Road. Burns Road from 100 feet west of Dent Road to Kohler Road has a designed pavement width of 26 feet, which is below the minimum width required for the current ADT and roadway classification. The 26 foot width is generous considering the numerous sections where the edges of the road have crumbled, further reducing the width. Kohler Road also has a pavement width of 26 feet, which is below the minimum county standards as well.

In addition to the current county roads being out of compliance, the County Code Subdivisions, Title 16.12.030 – Road Improvements states:

- A. Adequate and proper right-of-way improvements shall be required, in accordance with current county standards, at the time adjoining property is developed and shall be required on all property.
- B. Adequate and proper right-of-way improvements, in accordance with current county standards, shall include curb, gutter, sidewalk, illumination, traffic control devices, drainage control, engineered road bases, asphalt driving and parking lanes, and monumentation. All such improvements shall be approved by the county prior to construction and acceptance. The three-quarters standard shall include curb, gutter and sidewalk on the developed side and a minimum of two complete traffic lanes.
- C. The developer of real property shall be responsible for installing the required improvements within the respective half of right-of-way width abutting the real property being developed, provided such improvements consist of at least two traffic lanes.

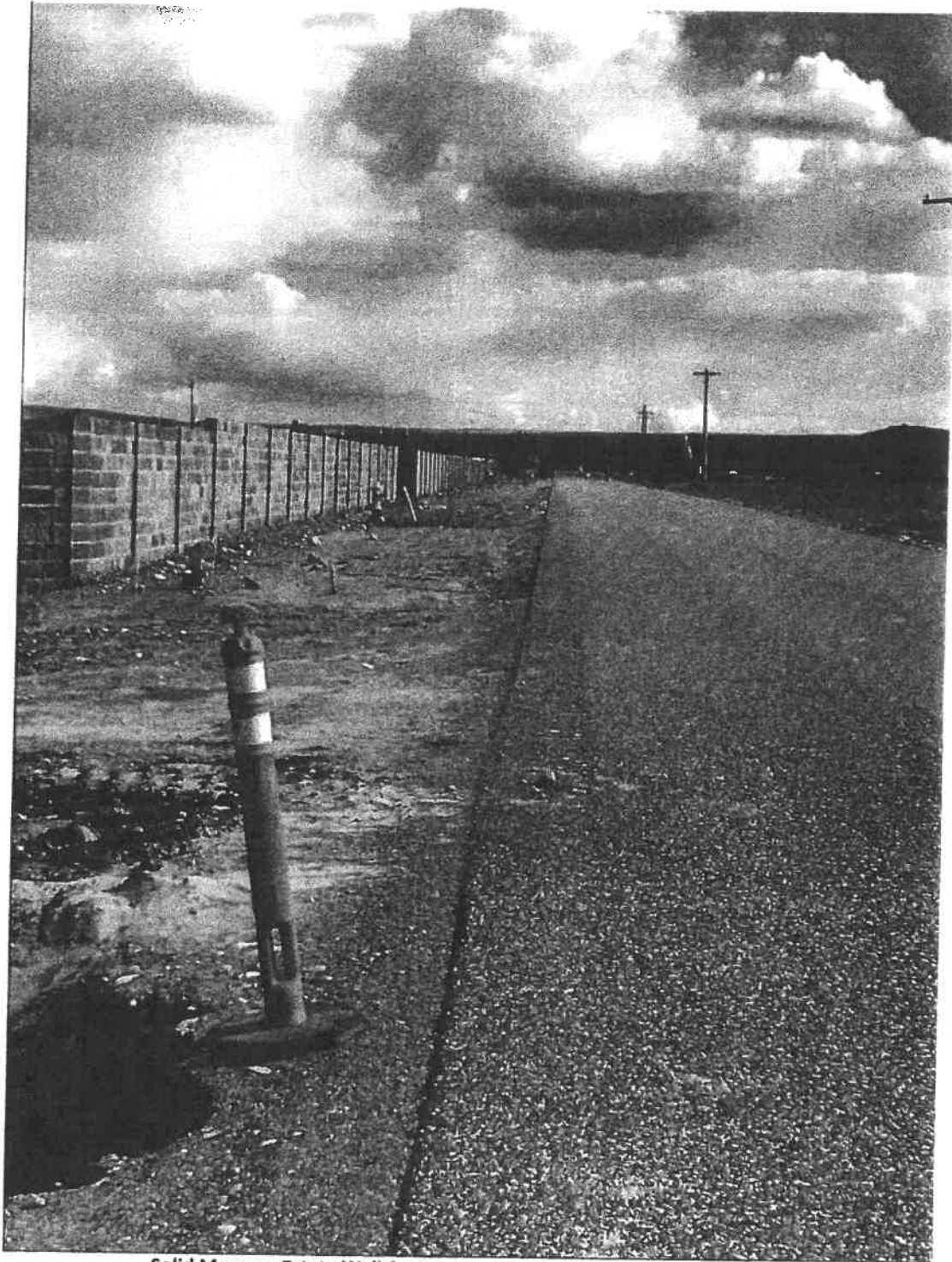
For previous developments in the Urban Growth Area where the proposed Burns Estates subdivision is located, these county codes have been ignored on the pretense that the county standards for road and right-of-way improvements were never defined. However, per the county planning policies (page 11 of the county plan), if county standards for improvements have not been defined, then the subdivision is to conform to the development standards of the city.

The Franklin County Planning Department has allowed the density of the Kohler Road/Dent Road/Burns Road area to double through recent rezones and development, but has been unwilling to provide the requirements necessary to serve the public interest. The continued disregard for the impact and established ordinances, while allowing for rapid growth, is creating undue hardships on the residents of the area. If urban growth is allowed to continue, then the requirements established by County Codes, the Pasco Urban Area Comprehensive Plan, and the Washington State Growth Management Act must be followed.

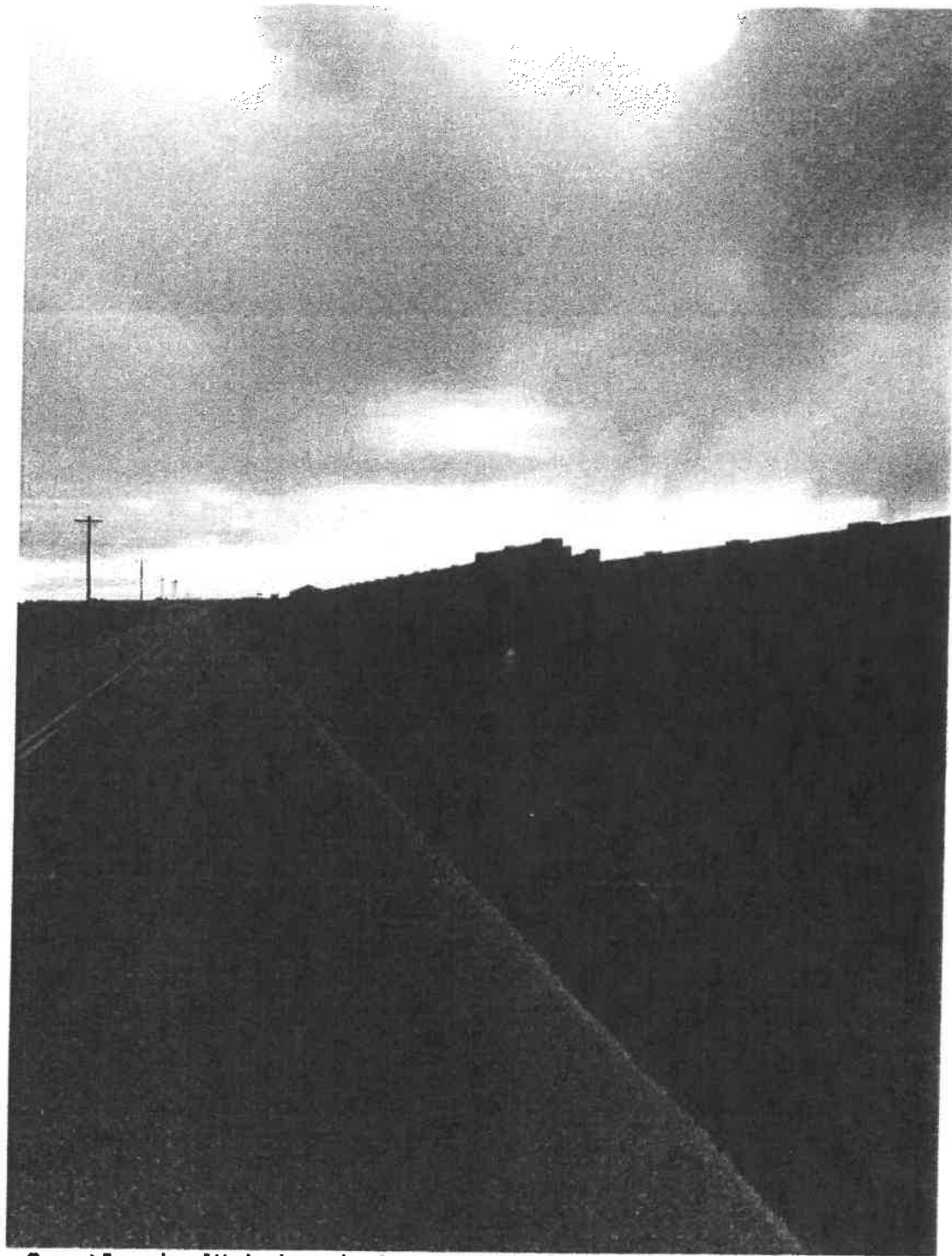
Sincerely,



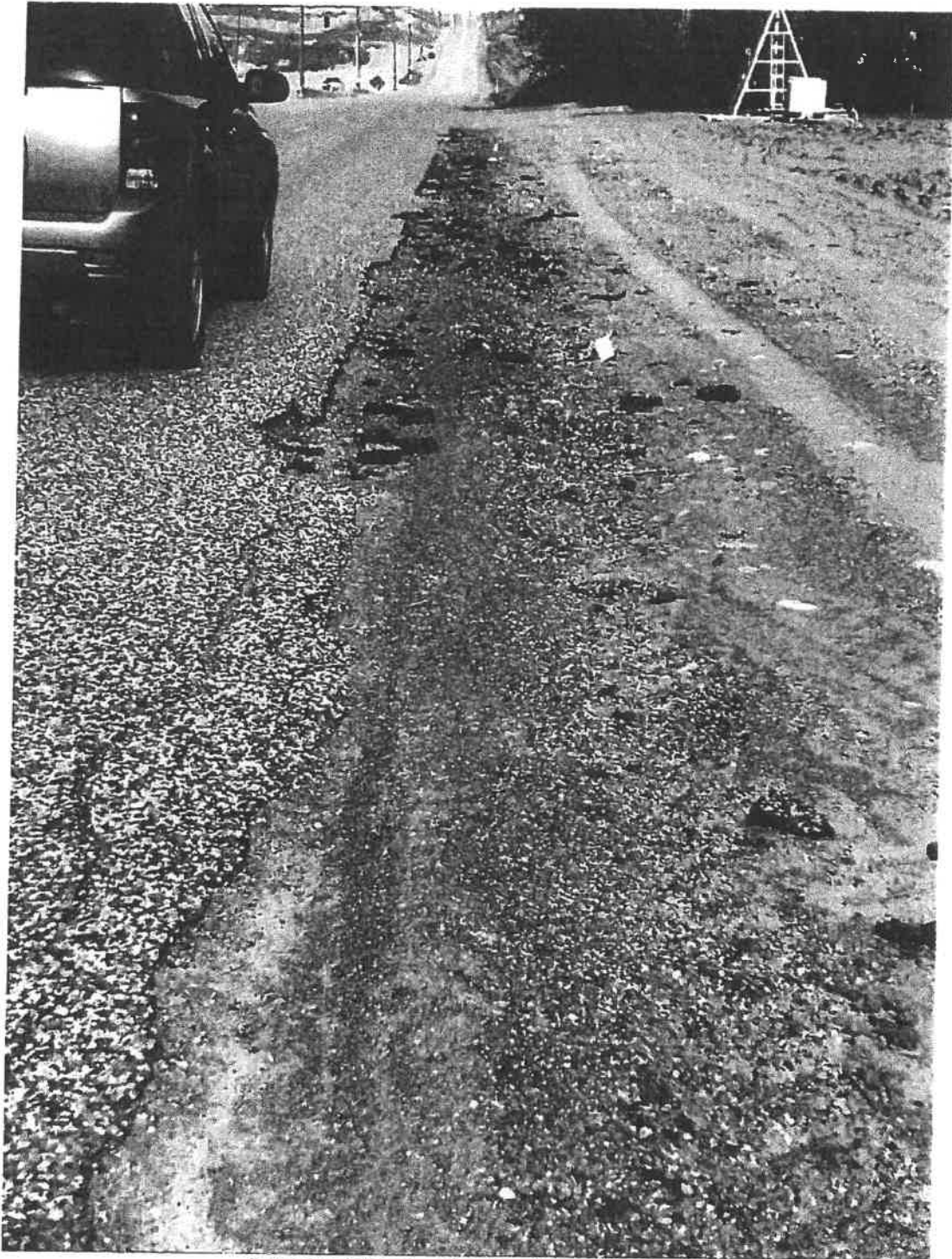
Tony Bachart



Solid Masonry Estate Wall for Spencer Estates II Located on Kohler Road



Current Examples of Un-landscaped and Un-kept Vacant Setback Located on Neighboring Dent Road



Burns Road Showing a Section of Crumbling Road

Memo



Public Works Department

To: Loren Wiltse, Planning Director
From: John Christensen
cc: Craig Erdman, County Engineer
Date: April 18, 2017
Re: Preliminary Subdivision 2017-02 – Burns Estates

We have reviewed the above referenced preliminary subdivision and find the following:

- 1 The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(4) for the subdivision boundary and all lots.
- 2 The following notes are required on the final plat:
 - On street parking is not permitted within this subdivision unless all roads are constructed to a minimum paved width of 36 feet.
 - All new approaches to County Roads will require an approach permit at the time of building permit application. A mitigation fee is required and will be collected at the time of road approach permit issuance.
 - 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.
 - No lot within this subdivision shall have direct access to Kohler Road.
- 3 All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
- 4 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.

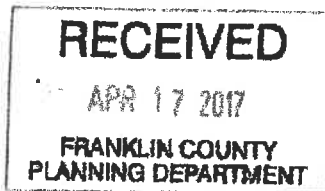
- 5 Prior to final plat approval, all roads must be completed to county standards.
- 6 State Plane Coordinates conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(1) and as set forth by state statutes for recording coordinates as described in RCW 58.20.180 were not submitted.
- 7 Burns Road is an urban major collector with a speed limit of 50 miles per hour. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. Traffic planning forecasts indicate the ADT will surpass the current design width and need to be widened.

A mitigation fee is required to go towards the future widening for Burns Road as development continues to grow in the area. The per lot mitigation fee is \$519, and affects all lots which utilize Burns Road for access. The mitigation fee will be collected at the time of road approach permit issuance.

- 8 Kohler Road is an urban local access road with a speed limit of 25 miles per hour north of Jayleen Way and 35 miles per hour south of Jayleen Way. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. The ADT for Kohler Road is 572.

A mitigation fee will not be required for the future widening for Kohler.

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



April 12, 2017

Rodney Burns
4161 Burns Road
Pasco, WA 99301

Re: Review of Plat for Rodney Burns, located at Kohler Road, south of Jayleen Way, Pasco
Parcel IDs# 126-150-212 and 126-150-067
Applicant: Rodney Burns

Dear Mr. Burns:

This department has completed a preliminary review of the above referenced property in accordance with our current land development policies and requirements for new subdivisions. Our findings are listed below.

1. There are 57 proposed lots.
2. Proposed land use is for single family dwellings.
3. All proposed lots are to be provided domestic water from the City of Pasco.
4. Soil test holes excavated throughout the property show Type 1 soils throughout the zone of treatment.

These findings indicate the above referenced plat generally meets our requirements for plats utilizing on-site sewage disposal systems and a public water supply provided:

1. All lots within the plat must have a minimum of .5 acres of gross and useable land area.
2. All wells within 150 feet of this plat must be shown on the plat map.
3. The following statement is to be placed on the plat:

"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the testing methods used, we have no way of determining whether each lot can comply with Benton-Franklin Department Rules and Regulations at the time of permit issuance.

Further, be advised this departments' approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspection/percolation test, and/or other requirements at a later date."

"On-site sewage disposal systems installed within this plat will require systems meeting Treatment Level C in accordance with Benton Franklin District Board of Health Rules and Regulations No. 2. Contact BFHD for more information."

5. Prior to final approval, this office must be given the opportunity to review the final plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272, and issue appropriate comments to the Franklin County Planning Department.
6. This parcel lies within the City of Pasco's Urban growth boundary thus dry sewerage the development to facilitate future sewer connection may be warranted.

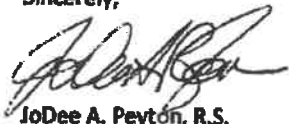
Our general recommendation is based upon present known site conditions and does not guarantee the granting of on-site sewage disposal system permits. Our approval of any lot within this plat may be contingent upon that lot passing additional soil inspections/test holes and or other requirements at a later date. Should adverse site conditions be revealed at a later date, the Health Department reserves the right to impose restrictions or deny the issuance of any on-site sewage disposal permits.

The preceding recommendation shall be valid for a period not to exceed 12 months from this date and will be deemed null and void should this proposal not be developed by March 14, 2018.

In an effort to promote active lifestyles, we would encourage you to consider and include the development of safe bicycle paths, the adoption of zoning rules favoring sidewalks in residential and commercial areas, traffic-free areas and traffic patterns that encourage people to walk, measures to ensure safe streets, and incentives to encourage the public to use mass transit rather than private cars, in this and in all future developments within the City of Pasco.

If you have any questions, please contact me at 460-4318.

Sincerely,



JoDee A. Peyton, R.S.
Environmental Health Specialist II

Cc: Franklin County Planning Department

MEMORANDUM

DATE: April 20, 2017
TO: Loren Wiltse, County Planning Director
FROM: Dave McDonald, City Planner
SUBJECT: Burns Estates

The proposed plat is located in the Pasco UGA. As such development of this plat is to conform to the development standards of the City. County Planning policies (pg. 11 of the County Plan) indicate developments within the UGA should be developed so as to avoid substandard conditions that would later burden the public with unnecessary costs to correct.

Improvements for the proposed plat necessary to avoid future costs to tax payers are listed as follows:

General Planning Comments:

The proposed plat will provide lots for additional housing following the designation of the Comprehensive Plan and established zoning.

The Comprehensive Plan land use map designates the site for low density residential development. Low density residential development is described as 2 to 5 single-family dwelling units per acre. Goals and policies of the Plan encourage the advancement of home ownership (H-1-B) and suggest the community strive to maintain a variety of housing options for residents (H-2).

Water:

- A. Any extension of the City of Pasco water system to serve the Plat must be constructed to City standards and specifications in effect at the time of the extension and or as approved by the City Engineer.
- B. The water line must extend through the length of the plat.
- C. 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 for right-of-way widths.
- D. The water lines must be extended through the length of the plat. No water valves or meter boxes are to be located in any easements, driveways or walkways.
- E. 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.
- F. The extension of the City water system and use of City water is conditioned by 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.
- G. All fire hydrants shall be installed per City of Pasco Construction Standards. The existing fire hydrants on Jayleen Way are not part of the City water system and cannot be connected to the City system. The water main to serve lots 27-35 must include new fire hydrants meeting City Standards
- H. 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 for the entire property included within the plat.
- I. Any tapping of the City's water system must be performed by the City of Pasco Public Works Operations Division by appointment only. Appointments will not be taken until after the water system drawings have been approved by the City Engineering Division.

- J. 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.
- K. 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).

Access & Roadways:

Per the joint City/County development standards and the Franklin County Comprehensive Plan the roads serving the plat are to conform to said standards. The standards are attached.

- The name for Jayleen Road conflicts with Jayleen Way. This will create confusion for 911 responders.
- Ricky Road is both an east/west street and a north/south street. This will create addressing problems. The east/west portion of Ricky Road aligns with Ramsey Drive to the east. Ricky Road is an extension of Ramsey Drive and should be so named. The name change should take place where Rickey Road turns north.

Monuments:

All monuments are to be installed as per the WAC & RCW standards.

Traffic Impacts:

Development of the lots within the proposed plat will increase daily traffic on City & County streets. The cumulative impacts of proposed subdivisions within the Pasco UGA are noticeable at major intersections. To accommodate subdivision growth in West Pasco including the unincorporated areas the City 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 our 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.

Park Impacts:

Development of the lots within the proposed plat will increase demand for park and recreation services. The County no longer maintains Chiawana Park for the benefit of existing and future County residents. Additionally, the County currently makes no provisions to ensure additional neighborhood parks are developed to serve the growth that the County is approving. To ensure UGA park needs are met the County should be requiring the dedication of park land or assessing park development fees with approval of all new developments. To ensure park needs are met this plat should participate in the standard park impact fee of \$1,428 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 \$1,428 per lot park impact fee.

School Impacts:

To be consistent with Urban Development Standards a school impact fee should be assessed at the time of permitting for each new dwelling. The current school impact fees are \$4,700 per single-family dwelling unit and \$4,525 for multi-family units.

Franklin County Irrigation District #1 PO Box 3907 Pasco, Washington 99302
Telephone (509) 547-3831 Fax (509) 545-1160

April 20, 2017

**Franklin County Planning and Building Department
Ms. Nicole Stickney
502 Boeing Street
Pasco, Washington 99302**

RE: Lamb Addition Sub 2017-01

Dear Ms. Stichney,

I have reviewed the above reference subdivision and have the following comments;

Property is within FCID service area and has been served for several years

Property will be subject to RCW 58.17.310. Owner/developer shall install all piping and service connections to each of the newly formed lots as to FCID standards and specifications.

Provide a construction plan to FCID showing proposed locations and sizes of mainlines, services and easements for review. Plan must be completed by a registered engineer with a signed stamp. Provide a signature block for FCID labeled "For Construction Only".

Questions regarding 'Standards and Specifications' should be directed to FCID

Thank you,

**John Burns
Operations Manager FCID #1**

Loren Wiltse

From: Michael Morgan
Sent: Friday, April 14, 2017 4:53 PM
To: Loren Wiltse
Subject: RE: SUB 2017-02 Burns Estate SEPA DNS: Ricky Road and Ramsey Dr.

Looking further at the preliminary plat for Burns Estate, it looks like the southern segment of *Ricky Road* is a westward extension of *RAMSEY DR* and should be named as such.

Michael Morgan

GIS Manager &
E911 MSAG Coordinator
Franklin County, WA
1016 N 4th Ave.
Pasco, WA 99301
509-545-3585
gis@co.franklin.wa.us

From: planning
Sent: Tuesday, April 11, 2017 2:56 PM
To: planning; Michael Morgan; Robin Moug; Matt Mahoney; John Christensen; Rickd@bfhd.wa.gov; mcdonaldd@pasco-wa.gov; rmunemaker@psd1.org; sthormton@psd1.org; jburn@pocketinet.com; eofferdahl@franklinpud.com; bhooper@franklinpud.com; sdavis@franklinpud.com; mharris@fcfd3.org; fcid1@pocketinet.com; bfmartin@usbr.gov
Cc: Darryl Brown; Rebeca Gilley; Loren Wiltse
Subject: SUB 2017-02 Burns Estate SEPA DNS, Notice and Request for Comments

Good afternoon,

Please find a Franklin County Subdivision Application SUB 2017-02 (Burns Estate) attached. I am also including a notice that a SEPA DNS has been issued.

We would appreciate your review and comment.

Thank you. I can be reached at 509-545-3521 if you have questions or concerns.

Sincerely,
Nicole Stickney
Temporary Planning Manager

Nicole Stickney / Franklin County, WA
Planning and Building Dept.
502 W. Boeing Street / Pasco, WA 99301 Office / 509-545-3521 Building Inspection Requests / 509-545-3522 Fax / 509-546-3367 Website / www.co.franklin.wa.us/planning/



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

AGENCY COMMENTS (SUBDIVISION 2017-02)

DATE : April 11, 2017
RE : SUB-2017-02 Burns Estates
TO : County Engineer
Benton-Franklin Health Dist.
Fire Code Official
City of Pasco
County Building Inspector
Assessor/GIS
WSDOT

For Dist. (PCID)
Fire Dist. # 3
Elec. Utility (Franklin PUD# 1)
U.S. Bureau of Reclamation
County B-911
Pasco School District

Agency Representative:

Enclosed is a copy of a preliminary plat subdivision application.

We would appreciate your review and comments within ten (10) working days of the above listed date, if possible. If it will take longer to review the project, please contact this office.

Sincerely,

N. Stickney
Nicole Stickney

Franklin County Planning and Building Department

See attached for additional information

REPLY: NO COMMENTS

Signed: *M. L. Lane*
Title: Fire Chief

Date: 4-18-2017



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N Monroe Street • Spokane, Washington 99205-1295 • (509)329-3400

April 24, 2017

Mr. Loren Wiltse
SEPA Official
Franklin County Planning and Building Department
502 W. Boeing St
Pasco, WA 99301

Re: Burns Estates; File # SUB 2017-02

Dear Mr. Wiltse:

Thank you for the opportunity to comment on the Determination of Nonsignificance regarding the development of 55 single-family residences on approximately 39.11 acres (Proponent: Rodney Burns). The Department of Ecology (Ecology) has reviewed the documents and submits the following comments:

Air Quality Program-Jolaine Johnson (509) 329-3452

The proposed project is likely to generate dust which can impact human health and welfare. In accordance with WAC 173-400-040, all sources of air contaminants are required to implement reasonable measures in a precautionary manner to prevent fugitive dust from becoming airborne. Guidelines for reasonable measures for control of fugitive dust are available at: <https://fortress.wa.gov/ecy/publications/summarypages/96433.html>.

For more information, contact Jolaine Johnson at (509) 329-3452 or via email at Jolaine.Johnson@ecv.wa.gov.

Hazardous Waste and Toxics Reduction Program-Andrew Maher (509) 329-3612

Wastes produced during construction or remodeling can be dangerous wastes in Washington State. Some of these wastes include: Absorbent material, aerosol cans, asbestos-containing materials, lead-containing materials, PCB-containing light ballasts, waste paint, waste paint thinner, sanding dust and treated wood.

The Common Construction and Demolition Wastes website has a more comprehensive list and a link to identifying and designating your wastes. This can be found on line at: http://www.ecy.wa.gov/programs/hwtr/dangermat/common_demo_wastes.html.

Mr. Loren Wiltse
April 24, 2017
Page 2

Responsibility for construction waste generated at a facility is the responsibility of the facility that generates the waste. More information about who is responsible for properly managing construction debris can be found at:

http://www.ecy.wa.gov/programs/hwtr/dangermat/demo_responsibility.html

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste. Information about how to sample and what to test for can be found at:

<http://www.ecy.wa.gov/programs/hwtr/dangermat/samplingDemoDebris.html>

For more information and technical assistance, contact John Blunt at (509) 329-3525 or via email at jblh461@ecy.wa.gov.

Water Quality Program-Shannon Petrisor (509) 329-3610

Proper erosion and sediment control practices must be used on the construction site and adjacent areas to prevent upland sediments from entering surface water. Local stormwater ordinances will provide specific requirements. Also refer to the Stormwater Management Manual for Eastern Washington

(http://www.ecy.wa.gov/programs/wq/stormwater/eastern_manual/manual.html). All ground disturbed by construction activities must be stabilized. When appropriate, use native vegetation typical of the site.

Routine inspections and maintenance of all erosion and sediment control Best Management Practices (BMPs) are recommended both during and after development of the site.

A Stormwater Pollution Prevention Plan for the project site may be required and should be developed by a qualified person(s). Erosion and sediment control measures in the plan must be implemented prior to any clearing, grading, or construction. These control measures must be effective to prevent soil from being carried into surface water by stormwater runoff. Sand, silt, and soil can damage aquatic habitat and are considered pollutants. The plan must be upgraded as necessary during the construction period.

Proper disposal of construction debris must be in such a manner that debris cannot enter the natural stormwater drainage system or cause water quality degradation of surface waters. Dumpsters and refuse collection containers shall be durable, corrosion resistant, nonabsorbent, nonleaking, and have close fitting covers. If spillage or leakage does occur, the waste shall be picked up immediately and returned to the container and the area properly cleaned.

The operator of a construction site that disturbs one acre or more of total land area, and which has or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's Baseline General Permit for Stormwater Discharges Associated with Construction Activities.

Mr. Loren Wiltse
April 24, 2017
Page 3

Owners of sites where less than one acre of total land area will be disturbed must also apply if the construction activity is part of a larger plan of development or sale in which more than one acre will eventually be disturbed. Discharge of stormwater from such sites without a permit is illegal and may be subject to enforcement action by the Department of Ecology.

If any soil or ground water contamination is known to be on the site, additional information is needed. The applicant may be required to submit additional studies and reports including, but not limited to, temporary erosion and sediment control plans, a stormwater pollution prevention plan, a site map depicting sample locations, a list of known contaminants with concentrations and depths found and other information about the contaminants.

Application should be made at least 60 days prior to commencement of construction activities. A permit application and related documents are available online at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction>; or by contacting the Water Quality program, Department of Ecology, P.O. Box 47600, Olympia, WA 98504-7600; (360) 407-6401.

State Environmental Policy Act (SEPA)-Terri Costello (509) 329-3550

Ecology's comments are based upon information submitted for review. As such, they do not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate staff listed above.

Department of Ecology
Eastern Regional Office
(Ecology File #: 201701849)

cc: Caleb Stromstad, AHBL, Inc. (for Rodney Burns)

Franklin County
Board of Commissioners
Agenda Summary Report

DATE: June 16, 2017

PRESENTED BY: Loren Wiltse

ITEM: (Select One) ☐ Consent Agenda.
 ☒ To Be Brought Before the Board. Date: June 21, 2017
 Time needed: 15 minutes

SUBJECT / ISSUE: **REVISED** SUB 2017-02, a subdivision (SUB) application to subdivide approximately 39.11 acres into 55 residential lots. The land is zoned Rural Suburban (RS-20)

ACTION(S) REQUESTED:

Review the Planning Commission Recommendation in a Public Meeting; Pass a motion; and Pass a Resolution.

BACKGROUND:

The applicant has submitted a preliminary plat to subdivide approximately 39.11 acres into 55 residential lots. The land is zoned Rural Suburban (RS-20) and located near the Columbia River, west of Kohler Road, bordered by Jayleen Way to the North and near Ramey Drive to the south. (Parcel Numbers: 126-150-212 and 126-150-067.)

OVERVIEW OF THE SUBDIVISION LAND USE PROCESS:

1. March 28, 2017: County receives a complete subdivision application packet from applicant;
2. April 11, 2017: Agency SEPA review packets distributed to various agencies of interest for comment;
3. April 13, 2017: Public hearing notice is mailed to property owners within 1 mile and newspapers;
4. April 26, 2017; Staff report and planning commission packet is completed and distributed to interested parties;
5. May 1, 2017: SEPA comment period complete.
6. May 2, 2017: Public Hearing is held before the County Planning Commission. The Planning Commission recommended approval of SUB 2017-02 with six (6) findings of fact and six (6) conditions of approval;
7. May 12, 2017. Appeal deadline (to appeal the Planning Commission's recommendation) is complete. No appeals were received;
8. June 7, 2017: Planning Commission recommendation is presented to the Board of County Commissioners in a public meeting; At the public meeting the County Commissioners may review and approve the Planning Commission's recommendation as submitted OR schedule a public hearing or closed record appeal to modify and approve or deny the application request.

PLANNING COMMISSION HEARING AND REVIEW:

At the regularly scheduled Planning Commission hearing on May 2, 2017 the Franklin County Planning Commission voted to forward a positive recommendation, for this application to the Board of County Commissioners subject to six (6) findings of fact and six (7) conditions of approval:

Prior to the public hearing, Planning Staff had the following discussions regarding this application:

Planning Staff received one phone call from Mr. Tony Bachart, who provided a comment letter that was read into the record during the hearing.

Open Record Hearing Testimony:

In support of the application:

- ✓ Applicant representative,

In opposition of the application:

- ✓ None, however two landowners provided comments generally asking that lots along Kohler Road to be required to front Kohler Road and that the applicant be required to build roads to urban (City) road Standards. (comment letter attached)

Planning Commission Discussion:

The Planning Commission discussed the questions raised by Mr. Bachart. Staff explained that public works indicated that Kohler Road in its current state meets county standards. The Planning Commission asked Planning Staff to ask the public works department to review county road standards at their next meeting. Also access to river was evaluated by Staff for this development.

After discussion, the Chair asked for a motion. Staff assisted the members with the findings of fact and conditions of approval.

Planning Commission Vote:

Unanimous positive recommendation.

Appeals:

The deadline to submit an appeal of the Planning Commission's recommendation ended on May 12, 2017.

No appeal submittals were received.

PLANNING COMMISSION RECOMMENDATION (FINDINGS OF FACT AND CONDITIONS):

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 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. A portion of the property is located within the Shoreline Jurisdiction of the SMP.
 - b. Health:

The public health will not be negatively impacted by this proposal as current state requirements require compliance with septic and drinking water standards.

c. Water Supplies:

The lots are proposed to be connected to City of Pasco municipal water supply.

d. Roads/Access:

Burns Road is an urban major collector with a speed limit of 50 miles per hour. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. Traffic planning forecasts indicate the ADT will surpass the current design width and need to be widened.

A mitigation fee is required to go towards the future widening for Burns Road as development continues to grow in the area. The per lot mitigation fee is \$519, and affects all lots which utilize Burns Road for access. The mitigation fee will be collected at the time of road approach permit issuance.

Kohler Road is an urban local access road with a speed limit of 25 miles per hour north of Jayleen Way and 35 miles per hour south of Jayleen Way. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. The ADT for Kohler Road is 572.

A mitigation fee will not be required for the future widening for Kohler.

e. Septic System:

The public health will not be negatively impacted by this proposal as current state standards require compliance with local health department septic standards.

f. School/School grounds:

The project is located within the Pasco School District boundaries. The Pasco School District was notified of the project but no comment was received by the date of this report.

g. Storm water:

Current county code requires that storm water be adequately addressed at the time of road construction and development. The developer is proposing to maintain storm water on site.

h. 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. The developer has indicated a need for compliance with the Parks fee.

i. Irrigation: No irrigation water is listed.

j. 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 fire hydrants in accordance with applicable Fire codes and standards. 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 Suburban 20,000 (RS-20) and the development is consistent with the land use patterns in the area. The Pasco 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

as Residential Suburban 40,000 (RS-40) or 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 Pasco Urban Area Comprehensive Plan.
- c. All lots comply with the required width/depth and lot frontage standards for new lots within the Urban Growth Area Boundary.

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.
- d. The proposed subdivision conforms to the Shoreline Master Program, adopted by Ordinance 1-2016.

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 23,522 square feet. 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 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 23,522 square feet which complies with the Zoning Ordinance and the Pasco Urban Area Comprehensive Plan.
 - ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;

Burns Road is an urban major collector with a speed limit of 50 miles per hour. The existing roadway width is 26 feet with two 11-foot lanes and 2-foot shoulders. Traffic planning forecasts indicate the ADT will surpass the current design width and needs to be widened. Therefore, it is recommended that Franklin County collect a mitigation fee at the time of road approach permit issuance to go towards the future widening of Burns Road.

- iii. Promote the effective use of land;

The development utilizes the existing landscape 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. With the exception that Franklin County has not adopted City urban road design standards, or provisions to collect impact fees other than for Parks.

- 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 55-lot development is located in an area zoned 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 is required to 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 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 23,522 s.f., is in compliance and consistent with local land use controls, and is compatible 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 Subdivision Ordinance Section 7.10 (C)(4) for the subdivision boundary and all lots.
 - b. The following notes are required on the final plat:
 - This development shall comply with the Franklin County Comprehensive Parking Ordinance, except that provisions for on-street parking on one side of roadways will not be permitted.
 - All new approaches to County Roads will require an approach permit at the time of building permit application. A mitigation fee is required and will be collected at the time of road approach permit issuance.
 - 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.
 - No lot within this subdivision shall have direct access to Kohler Road.
 - c. All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
 - d. 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.
 - e. Prior to final plat approval, all roads must be completed to county standards.
 - f. Auditors file numbers for all easement shown north of the proposed plat shall be shown on the final plat.
 - g. Burns Road is an urban major collector with a speed limit of 50 miles per hour. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. Traffic planning forecasts indicate the ADT will surpass the current design width and needs to be widened.

A mitigation fee is required to go towards the future widening for Burns Road as development continues to grow in the area. The per lot mitigation fee is \$519, and affects all lots which utilize Burns Road for access. The mitigation fee will be collected at the time of road approach permit issuance.
 - h. Kohler Road is an urban local access road with a speed limit of 25 miles per hour north of Jayleen Way and 35 miles per hour south of Jayleen Way. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. The ADT for Kohler Road is 572.

A mitigation fee will not be required for the future widening for Kohler.
2. **Benton-Franklin Health District:** Applicant shall meet and comply with standards of the Benton Franklin Health Department. Please refer to letter from BFHD to applicant, dated April 12, 2017. Applicant shall be required to produce the final plat to meet the following requirements:
 - a. All lots shall have a minimum of .5 acres of gross and usable land area.
 - b. All wells within 150' of the plat shall be shown and will include a 100' sanitary control zone around it.

- c. The following statements shall appear on the final plat:

"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton-Franklin District Board of Health Rules and Regulations at the time of permit issuance.

Further be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date."

"On-site sewage disposal systems installed within this plat will require systems meeting a minimum of Treatment Level C in accordance with Benton Franklin District Board of Health Rules and Regulations No. 2. Contact BFHD for more information."

- d. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
- e. Prior to final approval, the Benton-Franklin Health District must be given the opportunity to review the final plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2 and WAC 246.272, and issue appropriate comments to the Franklin County Planning Department.

3. **Franklin PUD:** Applicant shall meet and comply with standards of the Franklin PUD. No comments submitted by the 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. **Extension of City Water:** The applicant shall meet and comply with the City of Pasco standards, specifications and requirements for the extension of city water service and fire hydrant placement to the proposed plat. These standards also include street right-of-way widths.

- a. 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 city water service improvements and fire hydrant placement/installation. This letter shall be submitted to the County Planning and Building Department for the file.
- b. 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.

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

- a. The County Code, Subdivisions, Title 16.16.040 specifies the minimum lot frontage requirement that must be maintained.
- b. This project is a phased development and each phase shall be completed and recorded per county code.
- c. The Franklin County Shoreline Master Program (SMP) was adopted by Ordinance No. 1-2016. The SMP contains goals, policies, regulations, and environment designation maps that guide shoreline development in accordance with state requirements. Portions of Lots 10 through 20 will be located within the Shoreline Jurisdiction and will be subject to compliance with the SMP. Future development and uses may require Shoreline permits, such as but not limited to Shoreline Substantial Development permits and Shoreline Conditional Use permits, in accordance with the SMP.

- d. The SMP specifies that physical and visual public access in the shoreline jurisdiction shall be provided, when feasible, for residential developments with five or more dwellings. To meet this requirement, the developer has proposed to establish a 10-foot wide public access easement along the northern boundary of Lots 20 and 21, to provide visual public access to the Columbia River. The easement adjoins an existing easement on the adjacent plat that together provide for a 20 foot public access to the public.
- e. The following language shall also 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.
 - Any structure that is proposed to be placed on a slope that is 15% or greater shall obtain and comply with the requirements of a geo-technical engineered report at the time of building permit review.
 - 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.
 - Portions of lots 10-12, 14, 15, 18-20 are located within the Shoreline Jurisdiction of the county's Shoreline Master Program (SMP). The SMP contains goals, policies, regulations, and environment designation maps that guide shoreline development in accordance with state requirements.
- f. 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
- g. 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.
- h. The applicant shall coordinate with the Post Office regarding centralized box unit (CBU) locations for the development.
- i. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- j. Preliminary plat approval is valid for a five (5) year period following approval by the Board of County Commissioners.
- k. 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.
- l. A State Environmental Policy Act (SEPA) review has been completed for this project. The development shall be developed consistent with the Determination of Non-Significance (DNS) and supporting data for the decision.
- m. The Final Plat:
 - i. The Final Plat shall be developed by a licensed Surveyor.
 - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 2-2008 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at: http://www.co.franklin.wa.us/planning/subdivision_ordinance.html.
 - iii. The Final Plat Signature Blocks shall be provided for the following: Franklin PUD; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Benton Franklin Health Department; County Engineer; County Treasurer; County Assessor; and County Auditor.

iv. The final five (5) signatures (for final plat approval) to be obtained by the applicant are: #5 County Assessor; #4 County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040); #3 County Planning Commission Chair (See Planning and Building Department for assistance in obtaining signature); #2 Chairman of Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date); #1 County Auditor's Office (Recording of the final plat).

n. 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.

7. A note shall be added to the plat stating "Individual lot owners have a responsibility to maintain their entire property including areas underlying public right-of-ways. Specifically including right-of-ways bordering Kohler."

COORDINATION:

Franklin County Planning and Building Department; Franklin County Assessor's Office; Franklin County GIS/E911; Franklin County Public Works Department; Benton Franklin Health Department; City of Pasco; South Columbia Basin Irrigation District, and the United States Bureau of Reclamation.

RECOMMENDATION:

The County Planning Commission recommends the Board of County Commissioners approve SUB 2017-02 with the following motion:

Motion:

Grant preliminary approval of SUB 2017-02, subject to the six (6) findings of fact and six (7) conditions of approval.

HANDLING / ROUTING:

N/A

ATTACHMENTS:

Eight (8) exhibits are attached for consideration:

1. Copy of Preliminary Subdivision Map
2. Copy of Planning Commission Public Hearing Notice
3. Two (2) Aerial Maps
4. Zoning/Comprehensive Plan Map
5. Shoreline/FEMA Map
6. Comment Note from Mr. Bachart
7. Agency Letters
8. Draft of Authorizing Resolution

I certify the above information is accurate and complete.


Loren Wiltse- Director of Planning and Building

Temporary Waiver of Conditions

Phase 2, SUB 2017-02

Rodney Burns

Allowing for the recording of Phase 2 of the Burns Estates Subdivision prior to installation of road signs.

Franklin County Public Works
3416 Stearman Ave.
Pasco, Washington 99301

RE: SUB 2017-02 PH II

The County Public Works Department Conditions of Approval as stated in the Preliminary Subdivision memorandum, dated April 18, 2017 to the Franklin County Planning & Building Director regarding Public Works Condition (5) and as shown in Franklin County Resolution 2017-149 under Conditions of Approval (1)(e), specifically regarding the requirement that said facilities shall be installed prior to final plat recording, shall be waived upon condition that the aforementioned terms and conditions be completed by the applicant prior to the issuance of any building permit for any lot.

In the event that the applicant fails to complete the aforementioned terms and conditions, the County shall complete the work and hold the applicant responsible for the actual costs associated with the aforementioned work, including administrative and overhead costs.

Signature of Applicant: Rodney L Burns

Printed Name: Rodney L Burns

Signature of County Engineer: Craig Erdman

Printed Name: CRAIG ERDMAN

STATE OF WASHINGTON

COUNTY OF FRANKLIN

I certify that I know or have satisfactory evidence that Rodney L. Burns, is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Given Under my hand and seal of the office this 27th day of August, 2019.

Notary Public residing at Kennewick, WA

Printed Name: Leann L. Leyva

My Commission Expires:

4/19/22



Final Approval for Phase 1, SUB 2017-02, Burns Estates Subdivision

Resolution 2017-389

Rodney Burns

55 single-family residential lots, proposed in three (3) phases

FRANKLIN COUNTY RESOLUTION 2017 389

BEFORE THE BOARD OF COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON

Final Approval for Phase One (1) of SUB 2017-01, subdividing 15 residential lots.

WHEREAS, this Board did hold a public meeting on June 21, 2017 to consider the (3) phased application of the Burns Estates Subdivision of Rodney Burns; and

WHEREAS, the Board approved Resolution 2017-149 granting preliminary approval of SUB 2017-02, subdividing approximately 39.11 acres into fifty-five (55) single-family residential lots, in three phases. Subject to six (6) findings of fact and seven (7) conditions of approval

WHEREAS, the Board of County Commissioners has determined the following:

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 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 Phase One (1) of the Burns Estates Subdivision, for recording.

NOW, THEREFORE, BE IT RESOLVED that Phase One (1) of Subdivision 2017-01 be approved, and

BE IT FURTHER RESOLVED the Franklin County Board of Commissioners hereby authorizes the Chairman to sign said final Subdivision on behalf of the Board.

SIGNED AND DATED THIS 20 DAY OF December, 20 17.

BOARD OF COUNTY COMMISSIONERS

Attest:

Karin Mulham
Clerk of the Board

[Signature]
Chairman
[Signature]
Chair Pro-Tem
[Signature]
Member


Originals: Commissioners Office

Copy: Planning Department

December 6, 2017

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: December 12, 2017	PREPARED BY: Loren Wiltse
Meeting Date Requested: December 20, 2017	PRESENTED BY: Loren Wiltse 
ITEM: (Select One) <input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Brought Before the Board Time needed:	
SUBJECT: Final approval of Phase One (1) of SUB 2017-02, consisting of 15 residential lots in accordance with the phased approval of SUB 2017-02 "Burns Estates". The land is zoned Rural Suburban (RS-20)	
FISCAL IMPACT: None	
BACKGROUND: The Board of County Commissioners approved Resolution 2017-149 on June 21, 2017, granting preliminary plat approval to Rodney Burns, to subdivide approximately 39.11 acres into fifty-five (55) single-family residential lots. Subject to six (6) findings of fact and seven (7) conditions of approval. The property is located near the Columbia River west of Kohler Road and is bordered by Jayleen Way to the North and (near) Ramey Drive to the south. (Parcel Numbers: 126-150-212 and 126-150-067.)	
RECOMMENDATION: Staff recommends the Board grant final plat approval for Phase (1) of SUB 2017-02, based on the following findings. <ol style="list-style-type: none">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 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. Suggested Motion: I move to grant the final approval of Phase (1) of SUB 2017-01, and authorize the Chairman of the Board to sign the final subdivision.	
COORDINATION: This proposed action has been reviewed by Laura Stark, Franklin County Public Works Administrative Assistant	
ATTACHMENTS: <ol style="list-style-type: none">1. DRAFT Resolution2. Original Plat SUB 2017-013. Copy – Resolution 2017-149 for reference	
HANDLING / ROUTING: To the Clerk of the Board: 1-Original Resolution To Planning: 1-Copy Resolution, and Original Plat signed by the Chairman of the Board.	

I certify the above information is accurate and complete.



Matt Mahoney, Public Works Director

FRANKLIN COUNTY RESOLUTION 2017 149

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

***APPROVAL OF REVISED SUB 2017-02 SUBDIVIDING APPROXIMATELY 39.11
ACRES INTO FIFTY-FIVE (55) RESIDENTIAL LOTS***

RE: SUB 2017-02, to subdivide approximately 39.11 acres into 55 residential lots. The land is zoned Rural Suburban (RS-20) and located near the Columbia River, west of Kohler Road, bordered by Jayleen Way to the North and near Ramey Drive to the south. (Parcel Numbers: 126-150-212 and 126-150-067.)

APPLICANT: Rodney Burns, 4161 Burns Road, Pasco WA 99301

WHEREAS, the Board of Commissioners of Franklin County has reviewed the recommendation by the Franklin County Planning Commission for the preliminary subdivision application by Rodney Burns, 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 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. A portion of the property is located within the Shoreline Jurisdiction of the SMP.
 - b. Health:

The public health will not be negatively impacted by this proposal as current state requirements require compliance with septic and drinking water standards.
 - c. Water Supplies:

The lots are proposed to be connected to City of Pasco municipal water supply.
 - d. Roads/Access:

Burns Road is an urban major collector with a speed limit of 50 miles per hour. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. Traffic planning forecasts indicate the ADT will surpass the current design width and need to be widened.

A mitigation fee is required to go towards the future widening for Burns Road as development continues to grow in the area. The per lot mitigation fee is \$519, and affects all lots which utilize Burns Road for access. The mitigation fee will be collected at the time of road approach permit issuance.

Kohler Road is an urban local access road with a speed limit of 25 miles per hour north of Jayleen Way and 35 miles per hour south of Jayleen Way. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. The ADT for Kohler Road is 572.

A mitigation fee will not be required for the future widening for Kohler.

e. **Septic System:**

The public health will not be negatively impacted by this proposal as current state standards require compliance with local health department septic standards.

f. **School/School grounds:**

The project is located within the Pasco School District boundaries. The Pasco School District was notified of the project but no comment was received by the date of this report.

g. **Storm water:**

Current county code requires that storm water be adequately addressed at the time of road construction and development. The developer is proposing to maintain storm water on site.

h. **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. The developer has indicated a need for compliance with the Parks fee.

i. **Irrigation:**

No irrigation water is listed.

j. **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 fire hydrants in accordance with applicable Fire codes and standards. 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 Suburban 20,000 (RS-20) and the development is consistent with the land use patterns in the area. The Pasco 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 as Residential Suburban 40,000 (RS-40) or 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 Pasco Urban Area Comprehensive Plan.
- c. All lots comply with the required width/depth and lot frontage standards for new lots within the Urban Growth Area Boundary.

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.
 - d. The proposed subdivision conforms to the Shoreline Master Program, adopted by Ordinance 1-2016.
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 23,522 square feet. 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 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 23,522 square feet which complies with the Zoning Ordinance and the Pasco Urban Area Comprehensive Plan.
 - ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;

Burns Road is an urban major collector with a speed limit of 50 miles per hour. The existing roadway width is 26 feet with two 11-foot lanes and 2-foot shoulders. Traffic planning forecasts indicate the ADT will surpass the current design width and needs to be widened. Therefore, it is recommended that Franklin County collect a mitigation fee at the time of road approach permit issuance to go towards the future widening of Burns Road.
 - iii. Promote the effective use of land; the development utilizes the existing landscape 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. With the exception that Franklin County has not adopted City urban road design standards, or provisions to collect impact fees other than for Parks.

- 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 55-lot development is located in an area zoned 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 is required to 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 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 23,522 s.f., is in compliance and consistent with local land use controls, and is compatible 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 Subdivision Ordinance Section 7.10 (C)(4) for the subdivision boundary and all lots.
 - b. The following notes are required on the final plat:
 - This development shall comply with the Franklin County Comprehensive Parking Ordinance, except that provisions for on-street parking on one side of roadways will not be permitted.

- All new approaches to County Roads will require an approach permit at the time of building permit application. A mitigation fee is required and will be collected at the time of road approach permit issuance.
 - 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.
 - No lot within this subdivision shall have direct access to Kohler Road.
- c. All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
- d. 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.
- e. Prior to final plat approval, all roads must be completed to county standards.
- f. Auditors file numbers for all easement shown north of the proposed plat shall be shown on the final plat.
- g. Burns Road is an urban major collector with a speed limit of 50 miles per hour. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. Traffic planning forecasts indicate the ADT will surpass the current design width and needs to be widened.
- A mitigation fee is required to go towards the future widening for Burns Road as development continues to grow in the area. The per lot mitigation fee is \$519, and affects all lots which utilize Burns Road for access. The mitigation fee will be collected at the time of road approach permit issuance.
- h. Kohler Road is an urban local access road with a speed limit of 25 miles per hour north of Jayleen Way and 35 miles per hour south of Jayleen Way. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. The ADT for Kohler Road is 572.
- A mitigation fee will not be required for the future widening for Kohler.
2. **Benton-Franklin Health District:** Applicant shall meet and comply with standards of the Benton Franklin Health Department. Please refer to letter from BFHD to applicant, dated April 12, 2017. Applicant shall be required to produce the final plat to meet the following requirements:
- a. All lots shall have a minimum of .5 acres of gross and usable land area.
 - b. All wells within 150' of the plat shall be shown and will include a 100' sanitary control zone around it.
 - c. The following statements shall appear on the final plat:

"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton-Franklin District Board of Health Rules and Regulations at the time of permit issuance.

Further be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date."

"On-site sewage disposal systems installed within this plat will require systems meeting a minimum of Treatment Level C in accordance with Benton Franklin District Board of Health Rules and Regulations No. 2. Contact BFHD for more information."

- d. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
 - e. Prior to final approval, the Benton-Franklin Health District must be given the opportunity to review the final plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2 and WAC 246.272, and issue appropriate comments to the Franklin County Planning Department.
3. **Franklin PUD:** Applicant shall meet and comply with standards of the Franklin PUD. No comments submitted by the 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. **Extension of City Water:** The applicant shall meet and comply with the City of Pasco standards, specifications and requirements for the extension of city water service and fire hydrant placement to the proposed plat. These standards also include street right-of-way widths.
 - a. 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 city water service improvements and fire hydrant placement/installation. This letter shall be submitted to the County Planning and Building Department for the file.
 - b. 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.
 6. **County Planning and Building Department:** The County Planning Department has determined the following for this application:
 - a. The County Code, Subdivisions, Title 16.16.040 specifies the minimum lot frontage requirement that must be maintained.
 - b. This project is a phased development and each phase shall be completed and recorded per county code.
 - c. The Franklin County Shoreline Master Program (SMP) was adopted by Ordinance No. 1-2016. The SMP contains goals, policies, regulations, and environment designation maps that guide shoreline development in accordance with state requirements. Portions of Lots 10 through 20 will be located within the Shoreline Jurisdiction and will be subject to compliance with the SMP. Future development and uses may require Shoreline permits, such as but not limited to Shoreline Substantial Development permits and Shoreline Conditional Use permits, in accordance with the SMP.
 - d. The SMP specifies that physical and visual public access in the shoreline jurisdiction shall be provided, when feasible, for residential developments with five or more dwellings. To meet this requirement, the developer has proposed to establish a 10-foot wide public access easement along the northern boundary of Lots 20 and 21, to provide visual public access to the Columbia River. The easement will end at the northwestern corner of Lot 20, which is adjoined to an existing reserved access easement running along the River.
 - e. The following language shall also 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.
 - Any structure that is proposed to be placed on a slope that is 15% or greater shall obtain and comply with the requirements of a geo-technical engineered report at the time of building permit review.

- 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.
 - Portions of lots 10-12, 14, 15, 18-20 are located within the Shoreline Jurisdiction of the county's Shoreline Master Program (SMP). The SMP contains goals, policies, regulations, and environment designation maps that guide shoreline development in accordance with state requirements.
- f. 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
- g. 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. The new roads connecting to the Kohler road extension, running west-east and south-north shall both have approved names and will not be named with existing road names or similar sounding names
- h. The applicant shall coordinate with the Post Office regarding centralized box unit (CBU) locations for the development.
- i. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- j. Preliminary plat approval is valid for a five (5) year period following approval by the Board of County Commissioners.
- k. 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.
- l. A State Environmental Policy Act (SEPA) review has been completed for this project. The development shall be developed consistent with the Determination of Non-Significance (DNS) and supporting data for the decision.
- m. The Final Plat:
- i. The Final Plat shall be developed by a licensed Surveyor.
 - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 2-2008 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at: http://www.co.franklin.wa.us/planning/subdivision_ordinance.html.
 - iii. The Final Plat Signature Blocks shall be provided for the following: Franklin PUD; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Benton Franklin Health Department; County Engineer; County Treasurer; County Assessor; and County Auditor.

- iv. The final five (5) signatures (for final plat approval) to be obtained by the applicant are: #5 County Assessor; #4 County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040); #3 County Planning Commission Chair (See Planning and Building Department for assistance in obtaining signature); #2 Chairman of Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date); #1 County Auditor's Office (Recording of the final plat).
- n. 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.
7. A note shall be added to the plat stating "Individual lot owners have a responsibility to maintain their entire property including areas underlying public right-of-ways. Specifically including right-of-ways bordering Kohler."

WHEREAS, the public use and interest will be served by giving preliminary approval to the above-mentioned application.

NOW THEREFORE, BE IT RESOLVED that the above-mentioned application be given preliminary approval in accordance with the provisions of the Franklin County Subdivision Ordinance #2-2008.

SIGNED AND DATED this 21st day of June, 2017.

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


Chairman


Chairman Pro-Tem


Member

ATTEST:


Clerk of the Board

11"x17" Subdivision Maps

Map #1 – Burns Estates, Phase 2 (SUB 2017-02)

Map #2 – Burns Estates Preliminary Approval (SUB 2017-02)