

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: February 3, 2020	PREPARED BY: Derrick Braaten
Meeting Date Requested: February 11, 2020	PRESENTED BY: Derrick Braaten
ITEM: (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes	
SUBJECT: <i>Consider approval for an exception to the minimum lot frontage and width to length ratio for nine (9) approximately 5-acre tracts, part of a 22-tract segregation, called Snake River Bluffs. The applicant is seeking to amend the boundaries of nine (9) existing tracts, that, as proposed, deviate from the requirements of FCC 16.16.040 (B)(2), requiring the minimum road frontage of lots with 25,000 sq. ft., or more, in gross area, to be 120' feet (except lots fronting on cul-de-sacs). Proposed Lot #6 (118' of frontage) and Proposed Lot #8 (111' of frontage), as proposed, do not meet this standard. Also, the proposed Boundary Line Adjustment (BLA) seeks to deviate from the requirements of FCC 16.16.040(A), requiring that the length of a parcel shall not exceed three (3) times the width. However, the applicant has requested a deviation from this standard, which is possible per FCC 16.16.040(C), on a case-by-case basis. The deviation request is subject to approval by the Board of County Commissioners. (File # BLA 2020-02)</i>	
FISCAL IMPACT: None	
BACKGROUND: BLA 2020-02 is an application by Jeff Gordon, for I-MAX, LLC, to amend the boundaries of nine (9) existing tracts. The properties are zoned RR-5, and all the properties meet the five (5) acre minimum lot requirements, as proposed. The requested BLA is generally located to the west of the Snake River and Columbia River Plateau Trail, and approximately .6-miles east of Pasco-Kahlotus Road. The properties are not addressed, at this time. Access to the properties will be from a private road and private access easements. (Tax Parcel Numbers 108-040-229; 108-040-205; 108-040-194; 108-040-183; 108-040-172; 108-040-238; 108-040-249; 108-040-251; 108-040-262). <i>Please see attached legal descriptions.</i> The applicant has indicated the reason for the request to amend the boundaries is to create better views, reduce frontage road maintenance costs, better minimize potential impacts to residents from surrounding farming activities, and to reduce utility installation costs. <i>Please see attached request.</i>	
RECOMMENDATION: The Planning and Building department staff recommends approval of the waiver request, based on no material detriment to the neighborhood from the proposal. If the Board deems that a deviation from the lot frontage and lot width/depth ratio requirements should be granted, the Planning and Building Department will proceed to issue preliminary approval (with conditions) of the Boundary Line Adjustment, and include the Board's determination with the findings of fact. If the deviation is not granted, the department will return the Boundary Line Adjustment back to the applicant for modifications to meet the standard code requirements. All final approval of the BLA will be handled by the Planning and Building Director. <u>Suggested motion:</u> Move to approve the request by Jeff Gordon, to allow for a deviation from the requirements of FCC 16.16.040(B)(2), to allow for less than 120' frontage for Tract #6 and Tract #8, and for a deviation from the requirements of FCC 16.16.040(A), to allow for property lengths that are more than three (3) times the width of the property, as proposed through Boundary Line Adjustment 2020-02, and as provided for in FCC 16.16.040(C).	

COORDINATION: This is a preliminary step that requires Board of Commissioner action before the application can be processed for comments. Agency review of the application will commence following Board action on the request.

ATTACHMENTS: (Documents you are submitting to the Board)

(1) Application; (2) Deviation Request; (3) FCC 16.16.040; (4) Maps

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

To the Clerk of the Board: None

To Planning: None

I certify the above information is accurate and complete.

Derrick Braaten

Derrick Braaten

FRANKLIN COUNTY CODE

16.16.040 - Minimum lot dimensions.

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

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

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

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

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

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

Received
1/13/2020

REQUEST FOR BLA OUTSIDE OF CURRENT SIZE REQUIREMENTS

I-MAX LLC owned and managed by Jeff and Vicki Gordon, owns 9 five acre lots zoned for residential in Section 5, R32 E., T9 N. The property overlooks the Snake River at Levey Park 10 miles NE of Pasco. The surrounding property is mostly farm ground. To the West and North the land is owned by Ice Harbor Properties LLC and it is being farmed. To the East and North the property is owned by C5 Land Company LLC. It has additional 5 acre lots and is not being farmed and zoned residential. To the South the property is owned by us, I-MAX LLC. In addition, there are 2 lots. One is owned by Jeff and Vicki Gordon that has their home on it. The other is owned by Marc and Katie Nelson with their home on it.

We are requesting a BLA outside of current County codes. There are a number of reasons for this. If the request is granted it will allow each purchaser of the lots to have a home that overlooks the Snake River. The need for access roads is diminished which will require less maintenance. The amount of utilities needed that will service the homes will be less. Probably the most compelling reason is that it will isolate the homes from having to be next to farming operations by the land owned by Ice Harbor Properties LLC. They are a diverse farm growing potatoes, onions, corn and a variety of other crops. Equipment noise will be mitigated. The chance of chemical drifting will significantly be reduced simply by having the homes farther away from the actual farming.

We have been working with the Benton-Franklin County health department on this project. We have had the lots tested for septic tank and drain fields. With minor changes each lot has passed inspection.

The overall benefit of the proposal will be that the homes will be clustered into one area that makes more efficient use of utilities and roads and removes the homes from close proximity to all farming operations. It offers purchasers a great view of the River and Blue Mountains in the distance.

I-MAX LLC

Vicki Gordon

Date: 1-13-2020

Jeff Gordon



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY:	FILE #: <i>BLA 2020-02</i>	STAMP HERE:
	Total Fees: \$ <i>150-</i>	Reviewed by:
	Receipt #: <i>PL 20-00115</i>	Hearing Date: <i>Rec'd 1-16-2020</i>
	Date of Pre-App meeting:	
	Date deemed complete:	

CHECK ALL THAT APPLY AND ATTACH THE SUPPLEMENTAL FORM(S):	<input type="checkbox"/> Comprehensive Plan Amendment	<input checked="" type="checkbox"/> Boundary Line Adjustment
	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Shoreline Substantial Development
	<input type="checkbox"/> Variance	<input type="checkbox"/> Shoreline Conditional Use Permit
	<input type="checkbox"/> Rezone	<input type="checkbox"/> Shoreline Variance
	<input type="checkbox"/> Non-Conforming Use Determination	<input type="checkbox"/> Shoreline Exemption
	<input type="checkbox"/> Zoning Interpretation / Administrative Decision	<input type="checkbox"/> Shoreline Non-Conforming
	<input type="checkbox"/> Short Plat	<input type="checkbox"/> SEPA Environmental Checklist
	<input type="checkbox"/> Subdivision (Long Plat)	<input type="checkbox"/> Appeal (File # of the item appealed _____)
	<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Critical Areas Determination / Review / Reasonable Use Exemption
	<input type="checkbox"/> Lot Segregation Request	<input type="checkbox"/> Temporary Use Permit
	<input type="checkbox"/> Alteration / Vacation	<input type="checkbox"/> Home Occupation
	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> H2A Farm Worker Housing (zoning review)
	<input type="checkbox"/> Other:	

<input checked="" type="checkbox"/> for contact person:	CONTACT INFORMATION
<input type="checkbox"/>	Property Owner Name: <i>IMAX, LLC</i> Mailing Address: <i>531 Levey Rd</i> Phone: <i>(509) 539-3000</i> Email: <i>jeffg@gordonwines.com</i>
<input type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: <i>N/A</i> Name: Address: Phone: Email:
<input type="checkbox"/>	Surveyor / Engineer Company: <i>Stratton</i> Name: <i>Aaron Dyck</i> Address: <i>313 N. Morain, Kennewick, WA</i> Phone: <i>(509) 735-7364</i> Email: <i>Aaron@StrattonSurvey.com</i>

BOUNDARY LINE ADJUSTMENT INFORMATION

ZONING:

Residential

GROSS ACREAGE:

49.42 A.

List the Lots and the current and proposed adjusted sizes:

Lot	Parcel #	Current size (acres or sq. ft.)	Adjusted size (acres or sq. ft.)
1.	<i>See Attached "A"</i>		
2.			
3.			
4.			
5.			
6.			

AVERAGE LOT SIZE:

5.49 A.

IRRIGATION SOURCE:

☐ NONE ☒ PRIVATE ☐ SCBID ☐ FCID

DOMESTIC WATER SUPPLY:

☐ ON-SITE WELL ☐ COMMUNITY WELL (Well ID # and location):☐ OTHER (SPECIFY): *No WELLS AT THIS TIME*

SEWAGE DISPOSAL:

☒ ON-SITE SEPTIC ☐ OTHER (SPECIFY):

UTILITY PROVIDERS:

Power – *Franklin County PUD*Telephone – *Century Link*Natural Gas – *Ø*Cable / Broadband – *Columbia REA*Sanitary waste disposal – *Basin Disposal*

I, the undersigned, hereby authorize the filing of this application and certify under penalty of perjury that the information contained in this application is complete and correct to the best of my knowledge. Further, I hereby grant Franklin County staff or representatives to enter my property during the course of this review to inspect my property as needed.

☒ This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

<i>IMAX, LLC</i>	<i>1-9-2020</i>	<i>Jeffrey J. Gordon</i>	<i>1-9-2020</i>
Owner	Date	Applicant/Representative	Date

Print Name: *IMAX, LLC*Print Name: *Jeffrey J. Gordon*

Rev. Jan 2019

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

See Attached "C"

PROPERTY INFORMATION:

Parcel number(s) (9-digit tax number):

See Attached "A"

Legal Description of Property:

See Attached "B-1 through 9"

Site Address (describe location if no address is assigned):

North and East of 533 Levey Rd., Pasco, WA 99301
S $\frac{1}{2}$ Sec 5, T9N, R32E

- All appropriate fees must accompany this application. Fees are non-refundable and subject to change. Please contact the Planning Department for current fee totals.
- This application, including attachments, must be completed in its entirety for all items applicable to your project.
- Supplemental information is generally required for land use approvals. Ensure that all required information is submitted along with this application form.
- If the property is owned by a corporation or LLC please attach documentation showing that the person signing as the "owner" has the authority to sign on behalf of the corporation or LLC. If there are multiple owners, provide an attachment in the same format and with the same declarations.

I, the undersigned, hereby authorize the filing of this application and certify under penalty of perjury that the information contained in this application is complete and correct to the best of my knowledge. Further, I hereby grant Franklin County staff or representatives to enter my property during the course of this review to inspect my property as needed.

I understand that any information submitted to the Franklin County Planning/Building Department is subject to public records disclosure laws for the State of Washington (RCW Chapter 42.17) and all other applicable laws that may require the release of the documents to the public.

☒ This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

IMAX, LLC 1-9-2020
Owner Date

Jeffrey J. Gordon 1-9-2020
Applicant/Representative Date

Print Name: IMAX, LLC

Print Name: Jeffrey J. Gordon

" A "

Lot	Parcel number	Current acreage	Adjusted acreage
1	108040229	7.57	6.15
2	108040205	5	5.07
3	108040194	5	5.01
4	108040183	5.15	5.33
5	108040172	5.03	5.6
6	108040238	5	5.01
7	108040249	5.09	5.02
8	108040251	5.4	6.08
9	108040262	6.13	6.15
TOTAL		49.37	49.42



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

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 108040229 Owner Name: I-MAX LLC
 DOR Code: 18 - Residential - All other Address1:
 Situs: Address2: 531 LEVEY RD
 Map Number: 093205-00-320905-000-0000 City, State: PASCO WA
 Status: Zip: 99301-9711

Description: THAT PORTION OF TRACT 10 OF THE RECORD OF SURVEY RECORDED IN VOLUME 3 OF SURVEYS AT PAGES 123-126 AND THAT PORTION OF PARCEL 11 OF THE RECORD OF SURVEY RECORDED IN VOLUME 2 OF SURVEYS AT PAGES 384-386, LYING IN THE SOUTHWEST QUARTER OF SECTION 05, TOWNSHIP 09 NORTH, RANGE 32 EAST, W.M., RECORDS OF FRANKLIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 10 THENCE SOUTH 21°30'42" WEST ALONG THE WESTERLY LINE OF SAID TRACT 338.13 FEET; THENCE NORTH 83°00'43" EAST 620.50 FEET; THENCE SOUTH 68°26'13" EAST 365.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 35°56'47" WEST 600.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE AND THE SOUTHERLY LINE OF SAID PARCEL 11 A DISTANCE OF 236.25 FEET THROUGH A DELTA ANGLE OF 22°33'35"; THENCE NORTH 31°29'38" EAST ALONG SAID LINE 100.00 FEET TO THE MOST EASTERLY CORNER OF SAID PARCEL; THENCE NORTH 58°30'22" WEST ALONG SAID LINE 163.07 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 31°29'38" EAST 300.00 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID LINE 142.29 FEET THROUGH A DELTA ANGLE OF 27°10'33" TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 85°05'34" WEST ALONG THE NORTHERLY LINE OF SAID PARCEL 807.95 FEET TO THE SAID POINT OF BEGINNING.

Comment: Tax District change for 2015 tax collection from 110 to 106. Fire 3 annexation

Land

Land - Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
Res AC	Acres	7.57000000			

Property Images

No images found.



FRANKLIN COUNTY "B-2"

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

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 108040205 **Owner Name:** I-MAX LLC
DOR Code: 91 - Undeveloped - Land **Address1:**
Situs: **Address2:** 531 LEVEY RD
Map Number: 093205-00-320905-000-0000 **City, State:** PASCO WA
Status: **Zip:** 99301-9711
Description: TR-9 PTN 5-9-32 DAF: COMM AT SW COR OF SD SEC; TH N83D00'43"E, 963.88'; TH N21D30'42"E, 656.48' TO POB; TH CONT N210'42"E, 204.56' TO BE OF CUR TO LF RAD OF 1480.50 ARC LEN OF 139.86'; TH N85D05'E 630.18'; TH S03D07'11"E, 166.34' TO BE OF CUR TO LF RAD OF 300' ARC LEN OF 147.71'; TH S85D05'34"W, 807.95' TO POB.
Comment: Tax District change for 2015 tax collection from 110 to 106. Fire 3 annexation

Land

Land - Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
Res AC	Acres	5.00000000			

Property Images

No images found.



FRANKLIN COUNTY WASHINGTON

"B-9"



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

Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#: 108040194 **Owner Name:** I-MAX LLC
DOR Code: 91 - Undeveloped - Land **Address1:**
Situs: **Address2:** 531 LEVEY RD
Map Number: 093205-00-320905-000-0000 **City, State:** PASCO WA
Status: **Zip:** 99301-9711
Description: TR-8 PTN 5-9-32 DAF: COMM AT SW COR OF SD SEC; TH N83D00'43"E ALG S LN OF SEC 963.88'; TH N21D30'42e, 861.04' TO BEG OF CUR TO LF, RAD OF 1480.50' FOR 139.86' TO POB; TH CONT ALG CUR ARC LEN OF 407.58' TO N LN OF SE4SW4; TH N85D05'34"E, 299.73' TO PT OF CUR TO LF RAD OF 715.17, ARC LEN OF 240.02' TH S03D07'11"E, 349.69' TH S85D05'34"W, 630.18' TO POB.
Comment: Tax District change for 2015 tax collection from 110 to 106. Fire 3 annexation

Land

Land - Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
Res AC	Acres	5.00000000			

Property Images

No images found.



FRANKLIN COUNTY WASHINGTON

"B-3"


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

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 108040183 **Owner Name:** I-MAX LLC
DOR Code: 91 - Undeveloped - Land **Address1:**
Situs: **Address2:** 531 LEVEY RD
Map Number: 093205-00-320905-000-0000 **City, State:** PASCO WA
Status: **Zip:** 99301-9711
Description: TR-7 PTN 5-9-32 DAF: COMM AT NE COR SESW SD SEC; TH ALG N LN SD SUBD S88D11'W, 635.58'; TH S00DW, 345.91' TO TPOB; TH CONT S00DW, 212.37' TH ON ARC OF CUR TO LFT, RAD OF 300', ARC DIST OF 290'; TH S55D23'E, 163.07'; TH N34D36'E, 370.6'; TH ON ARC OF CUR TO LFT, RAD OF 954.93 FEET, ARC DIST OF 296.32'; TH S88D11'W, 602.71' TO TPOB.
Comment: Tax District change for 2015 tax collection from 110 to 106. Fire 3 annexation

Land

Land - Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
Res AC	Acres	5.15000000			

Property Images

No images found.



FRANKLIN COUNTY WASHINGTON

"B-4"



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

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Parcel

Parcel#: 108040172 **Owner Name:** I-MAX LLC
DOR Code: 91 - Undeveloped - Land **Address1:**
Situs: **Address2:** 531 LEVEY RD
Map Number: 093205-00-320905-000-0000 **City, State:** PASCO WA
Status: **Zip:** 99301-9711
Description: TR-6 PTN 5-9-32 DAF: COMM AT THE SW COR OF SD SEC; TH N83D00'43"E ALG S LN 963.88'; TH N21D30'42"E, 861.04' TO BEG OF CUR TO LF RAD 1480.50 FOR 547.44' TO N LN OF SE4SW4; TH N85D05'34"E, 299.73' TO PT OF CUR TO LF RAD 715.17' FOR 240.02' TPB; TH S03D07'11"E, 303.66'; TH N85D05'34"E, 602.65' TO PT OF CUR TO LF, RAD OF 954.93 FOR 87.21'; TH N08D29'38"E, 28.73' TO BEG OF CUR TO RT, RAD OF 572.96' FOR 264.3 TH S85D05'34"W, 488.61' TO PT OF CUR TO RT, RAD OF 705.57' FOR 255.84 TO POB.
Comment: Tax District change for 2015 tax collection from 110 to 106. Fire 3 annexation

Land

Land - Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
Res AC	Acres	5.03000000			

Property Images

No images found.



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"B-8"

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

Assessor Treasurer Appraisal MapSifter

Parcel

Parcel#: 108040238 Owner Name: I-MAX LLC
 DOR Code: 18 - Residential - All other Address1:
 Situs: Address2: 531 LEVEY RD
 Map Number: 093205-00-320905-000-0000 City, State: PASCO WA
 Status: Zip: 99301-9711

Description: THAT PORTION OF PARCEL 12 OF THE RECORD OF SURVEY RECORDED IN VOLUME 2 OF SURVEYS AT PAGES 384-386, LYING IN THE SOUTH HALF OF SECTION 05, TOWNSHIP 09 NORTH, RANGE 32 EAST, W.M., RECORDS OF FRANKLIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF SAID PARCEL THENCE SOUTH 56°48'53" EAST ALONG THE NORTHERLY LINE OF SAID PARCEL 687.02 FEET; THENCE SOUTH 33°11'07" WEST ALONG THE EASTERLY LINE OF SAID PARCEL 27.80 FEET; THENCE SOUTH 83°00'43" WEST ALONG THE SOUTHERLY LINE OF SAID PARCEL 858.53 FEET; THENCE NORTH 03°05'15" WEST 105.28 FEET TO THE NORTHERLY LINE OF SAID PARCEL AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 35°56'47" WEST 600.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE AND THE SAID LINE OF SAID PARCEL 236.25 FEET THROUGH A DELTA ANGLE OF 22°33'35"; THENCE NORTH 31°29'38" EAST ALONG SAID LINE 265.44 FEET TO THE SAID POINT OF BEGINNING.

Comment: Tax District change for 2015 tax collection from 110 to 106. Fire 3 annexation

Land

Land - Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
Res AC	Acres	5.00000000			

Miscellaneous Improvements

Misc Improvements

Improvement	Year In	Size
BSS - BURIED SOLID SETS		Units - 1.00

Permanent Crop

Crop Values

Crop Code	Crop Description	Year Planted	Acres
C1R	CHERRIES C1 RAINIERS	2007	1.00
Total Acres			1.00

Property Images

No images found.



FRANKLIN COUNTY

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"B-7"


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

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Parcel

Parcel#: 108040249 **Owner Name:** I-MAX LLC
DOR Code: 91 - Undeveloped - Land **Address1:**
Situs: **Address2:** 531 LEVEY RD
Map Number: 093205-00-320905-000-0000 **City, State:** PASCO WA
Status: **Zip:** 99301-9711
Description: TR-13 PTN 5-9-32 DAF: COMM AT SW COR OF SE4 SD SEC; TH ALG S LN SD QTR, N86D06'E, 263.54' TO PT ON NWLY R/W OF BNRR; TH ALG SD R/W N36D16'E, 27.8' TO TPOB; TH CONT N36D16'E, 320'; TH N53D44'W, 703.37 FEET TO PT ON CUR; TH SWLY ON ARC OF CUR TO RT, RAD OF 954.93', ARC DIST OF 115.61'; TH S34D36'W, 205.01'; TH S53D44'E, 687.15' TO TPOB.
Comment: Tax District change for 2015 tax collection from 110 to 106. Fire 3 annexation

Land

Land - Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
Res AC	Acres	5.09000000			

Miscellaneous Improvements

Misc Improvements

Improvement	Year In	Size
BSS - BURIED SOLID SETS		Units - 1.00

Permanent Crop

Crop Values

Crop Code	Crop Description	Year Planted	Acres
C1R	CHERRIES C1 RAINIERS	2007	1.00
Total Acres			1.00

Property Images

No images found.



FRANKLIN COUNTY WASHINGTON

"B-6"


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

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Parcel

Parcel#:	108040251	Owner Name:	I-MAX LLC
DOR Code:	91 - Undeveloped - Land	Address1:	
Situs:		Address2:	531 LEVEY RD
Map Number:	093205-00-320905-000-0000	City, State:	PASCO WA
Status:		Zip:	99301-9711
Description:	TR-14 PTN 5-9-32 DAF: COMM AT SW COR OF SE4 SD SEC; TH ALG S LN SD QTR, N86D06'E, 263.54' TO PT ON NWLY R/W OF BNRR; TH ALG SD R/W, N36D16'E, 347.8' TO TPOB; TH CONT N36D16'E, 315.67'; TH N53D44'W, 805.92' TO PT ON CUR; TH SWLY ON ARC OF CUR TO LFT, RAD OF 572.96', ARC DIST 36.73' TO END OF CUR BEARING S13D27'W, 36.72'; TH S11D36'W, 28.73'; TH ON ARC OF CUR TO RT, RAD OF 954.93', ARC DIST 267.93' TO PT BEARING S19D38'W, 266.85'; TH S53D44'E, 703.37' TO TPOB.		
Comment:	Tax District change for 2015 tax collection from 110 to 106. Fire 3 annexation		

Land

Land - Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
Res AC	Acres	5.40000000			

Property Images

No images found.



FRANKLIN COUNTY WASHINGTON

"B-5"


TAXSIFTER
[SIMPLE SEARCH](#) [SALES SEARCH](#) [REETSIFTER](#) [COUNTY HOME PAGE](#) [CONTACT](#) [DISCLAIMER](#)
[PAYMENT CART\(0\)](#)

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

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#: 108040262 **Owner Name:** I-MAX LLC
DOR Code: 91 - Undeveloped - Land **Address1:**
Situs: **Address2:** 531 LEVEY RD
Map Number: 093205-00-320905-000-0000 **City, State:** PASCO WA
Status: **Zip:** 99301-9711
Description: TR-15 PTN 5-9-32 DAF: COMM AT SW COR OF SE4 SD SEC; TH ALG S LN SD QTR, N86D06'E, 263.54' TO PT ON NWLY R/W BNRR; TH ALG SD R/W, N36D16 E, 663.47' TO TPOB; TH CONT N36D16'E, 320'; TH N53D44'W, 832.27' TO PT ON CUR; TH SWLY ON ARC OF CUR TO LFT, RAD OF 572.96', ARC DIST OF 325.44' TO PT BEARING S31D33'W, 321.08'; TH S53D44'E, 805.92' TO TPOB.
Comment: Tax District change for 2015 tax collection from 110 to 106. Fire 3 annexation

Land

Land - Land

Land Code	Unit Type	Units	Land Shape	Width	Depth
Res AC	Acres	6.13000000			

Property Images

No images found.

THE PRELIMINARY PLAT OF SNAKE RIVER BLUFFS

S. 1/2 OF SEC. 05, T.09N., R.32E., W.M.,
FRANKLIN COUNTY, WASHINGTON



NOTES

1. NUMBER OF LOTS, OR LOTS
LEFT SIZE SMALLER LOTS 3 & 4: 5.04 ACRES
LEFT SIZE LARGEST LOTS 1 & 2: 6.15 ACRES
LEFT SIZE AVERAGE: 5.49 ACRES
TOTAL PLAT ACREAGE: 48.41 ACRES

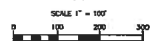
PRIVATE ROAD EASEMENT
ROAD LINEAR FEET: 254.4 FEET
ROAD AREA: 2.83 ACRES

UTILITIES
WATER, SEWER,
POWER, F.C. PUB. DIST. NO. 1
(SEWER),
SEWER, DOW-SITE DISPOSAL,
C&D, N/A

OWNER/DEVELOPER
I-MARK LLC
JEFF CORDON
315 NORTH SUNDAY STREET
BEND, OR 97701
503-338-3000
jeff@cordonsurvey.com

DEVELOPER CONTACT:
NANCY NELSON
nnc@cordonsurvey.com

SCALE 1" = 100'



BASE OF BEARING
BY STATE GRID
SOUTH ZONE (NAD 83)
FOR THIS IS 3-38

EXEMPTED UNDER
A THREE-SECTION TITLE ACT
SECTION 360000, RCW 64A

LEGEND

- RED 6" = YELLOW 5/8" RIBBON BY YELLOW PLASTIC CAP
- BARBED "STATION 1812"
- AD 6" = YELLOW 5/8" RIBBON BY ORANGE PLASTIC CAP
- BARBED "STATION AND 1812"
- 6" = FOUND AS INDICATED
- 6" = NOT FOUND ON SET
- 6" = TO BE VACATED
- 6" = EASEMENT
- 6" = PROPERTY BOUNDARY
- 6" = CONTINGENT
- 6" = POWER LINE OVERHEAD

HORIZONTAL CONTROL

WASHINGTON STATE SOUTH ZONE, US SURVEY FEET,
AND 100'S FOR RECORD OF SURVEY 2-0-0, GPS FIX
HERE MADE TO 1014, 1045, 1018 CONTROL POINTS &
OTHER STATION.

GROUND DISTANCES ARE SHOWN HEREON.

INDEX

BLK	SEC	T.	R.
00	05	09N	32E

PRELIMINARY PLAT FOR
JEFF CORDON

STRATTON SURVEYING & MAPPING, PC
315 NORTH SUNDAY STREET
BEND, OR 97701
(503) 338-3000
jeff@cordonsurvey.com

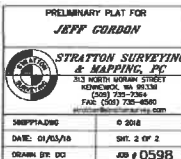
DATE: 01/10/18
DRAWN BY: DC
JOB # 0598

NOTES

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

108040
0048

S. 1/2 OF SEC. 05, T.09N., R.32E., W.M.,
FRANKLIN COUNTY, WASHINGTON



"C"

DESCRIPTION OF PROJECT

We have 9 lots approximately 5 acres each. We would like to change the boundary lines. The goal is to give each lot a view of the Snake River, and the Blue Mountains. The view is spectacular.

Besides the view, moving the boundaries will isolate the building sites away from our neighboring farmers. This will give them a buffer from the homes. It will decrease the noise and insulate the homeowners from the typical activity of farming.

PLANNING AND BUILDING DEPARTMENT
502 W. Boeing St.
Pasco, WA 99301

Receipt Number: PL20-00115

509-545-3521

Payer/Payee: I-MAX LLC ~ JEFF GORDON
531 LEVEY RD
PASCO WA99301-9711

Cashier: Julie Michel

Date: 01/16/2020

BLA-2020-02 BOUNDARY LINE ADJUSTMENT UNKNOWN

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Boundary Line Adjustment	\$150.00	\$150.00	\$0.00
	\$150.00	\$150.00	\$0.00

Payment Method	Reference Number	Payment Amount
CHECK	2724	\$150.00
Total Paid:		\$150.00

S. 1/2 OF SEC. 05, T.09N., R.32E., W.M.,
FRANKLIN COUNTY, WASHINGTON



LOTS
NUMBER OF LOTS: 09 LOTS
LOT SIZE SMALLEST: LOTS 3 & 6: 5.01 ACRES
LOT SIZE LARGEST: LOT 01: 6.15 ACRES
LOT SIZE AVERAGE: 5.49 ACRES
TOTAL PLAT ACREAGE: 49.41 ACRES

PRIVATE ROAD EASEMENT
ROAD LINEAR FEET: 2164 FEET
ROAD AREA: 1.03 ACRES

DEVELOPER CONTACT:
MARC NELSON

10

VER

SCALE 1"

PER FMS F

SPECIALLY PREPARED

1898

FAX: (313) 486-1111

DATE: 01/10/18

1

- FOUND 5/8" REBAR W/ YELLOW PLASTIC CAP MARKED "STRATTON 14120"
- FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AND 38021"
- FOUND AS INDICATED

--- EASEMENT
 --- PROPERTY BOUNDARY

CONTROL

DATE: _____

WASHINGTON STATE SOUTH ZONE, US SURV
NAD 83(BI). PER RECORD OF SURVEY 3-33

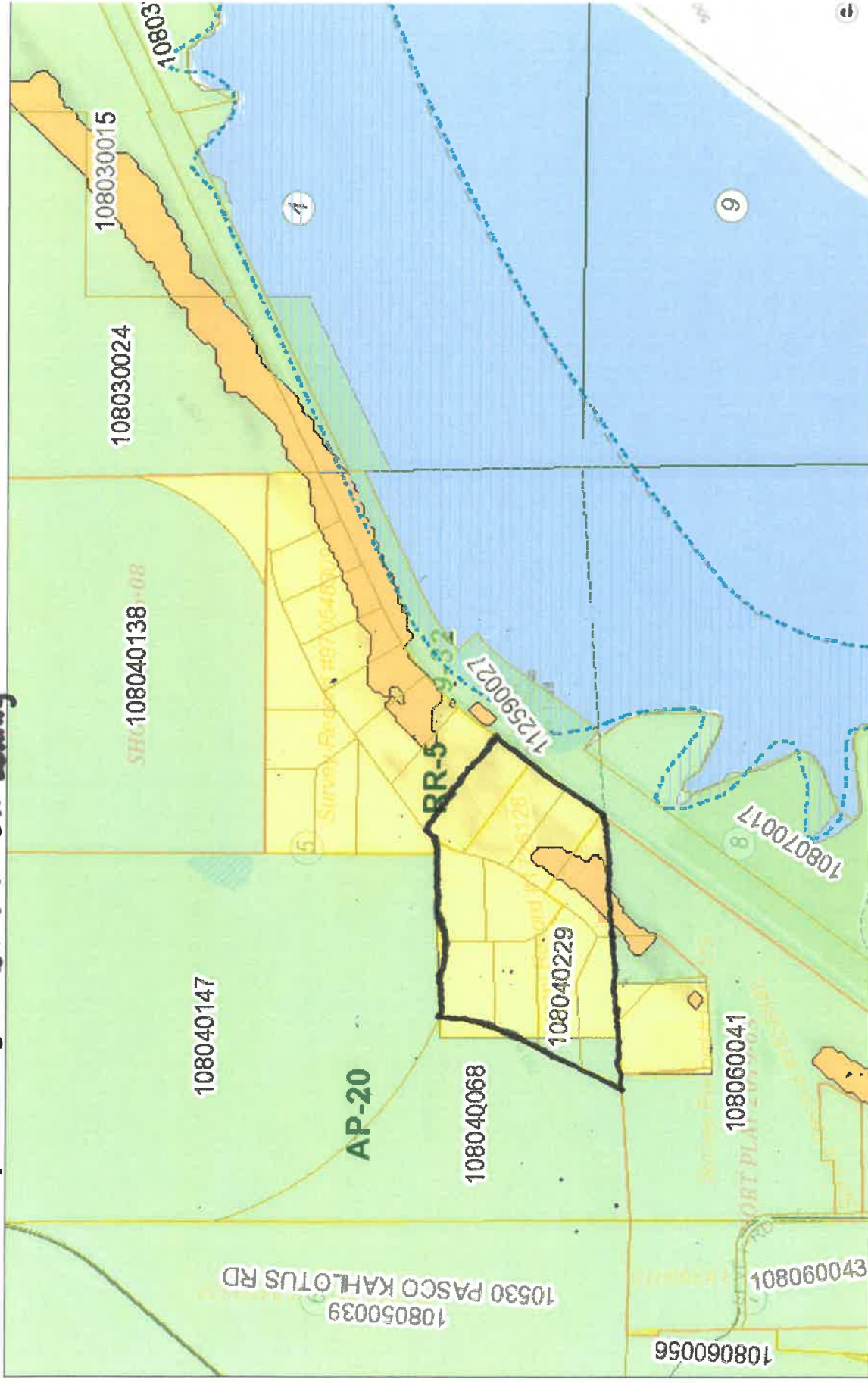
GROUND DISTANCES ARE SHOWN HEREON.



THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE INFORMATION IS COMPLETE AND ACCURATE. THE INFORMATION IS EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS CLOSELY AS POSSIBLE FROM THE INFORMATION AVAILABLE, THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



Franklin County Planning BIA 270-02 Zoning



Planning map for Franklin County

Subject properties - 