


Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: October 6th, 2020	PREPARED BY: Robert B. Mendez, Associate Engineer															
Meeting Date Requested: October 13th, 2020	PRESENTED BY: Craig Erdman, PE, County Engineer 															
ITEM: (Select One) <input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Brought Before the Board Time needed:																
SUBJECT: Acceptance of Curlew Lane and Declaring it a County Road																
FISCAL IMPACT: No net change. The acceptance of the following road segment as county road will increase the maintenance cost on the county road fund (please see estimates below). However, the development of the properties along this road will add revenue to both the current expense fund and the county road fund through increased taxable value. This increase is expected to offset the additional costs to the county road fund.																
BACKGROUND: Northridge Estates Phase II has direct access to Curlew Lane, as requested by Franklin Fire District # 3, Curlew Lane is required to be upgraded to a paved road that meets current County standards for 28' wide paved county road. Curlew Lane is an existing private County road, north of Overton Road within the Riverview area of Franklin County. Right of Way for Curlew Lane already exists, see attached recorded short plats. Curlew Lane has since been constructed, and the County Engineer has inspected it on behalf of the Board of Franklin County Commissioners, who have the legislative authority to procure property and erect structures for roadways (RCW 36.75.050). It is the opinion of the County Engineer that Curlew Lane meets the county standards and should be adopted into the county road system. <table border="1"><thead><tr><th>Road No.</th><th>Road Name</th><th>BMP</th><th>EMP</th><th>Est. Maint. Cost</th></tr></thead><tbody><tr><td colspan="5">NORTHRIDGE ESTATES PHASE II</td></tr><tr><td>10080</td><td>Curlew Lane</td><td>0.000</td><td>0.127</td><td>\$1,150.00</td></tr></tbody></table> Rates are amortized and annual. RECOMMENDATION: Staff recommends the Franklin County Board of Commissioners adopt Curlew Lane SUGGESTED MOTION: I hereby move to accept Curlew Lane into the County Road system.		Road No.	Road Name	BMP	EMP	Est. Maint. Cost	NORTHRIDGE ESTATES PHASE II					10080	Curlew Lane	0.000	0.127	\$1,150.00
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NORTHRIDGE ESTATES PHASE II																
10080	Curlew Lane	0.000	0.127	\$1,150.00												
COORDINATION: The procurement procedure for this road adoption was overseen by Craig Erdman, County Engineer and Matt Mahoney, Public Works Director. It has been reviewed by Keith Johnson, County Administrator.																
ATTACHMENTS: (Documents you are submitting to the Board) The documents included in this package are as follows: <ol style="list-style-type: none">1. Resolution accepting Curlew Lane and declaring it a County Road.2. Copies of Short Plat 2003-12 and Short Plat 1977-133. Approved Construction Sheet for Curlew Lane for Northridge Estates Phase II																

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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)

Original Resolution to the Board for their records and a pdf copy of Resolution to Robert Mendez with the Public Works Department.

To the Clerk of the Board:

1–Original of Resolution
1–Copy of Short Plat 2003-12 & Short Plat 1977-13
1–Copy of approved Construction Plans sheets for Northridge Estates Phase II

To the Public Works Department:

1–Copy of Resolution (pdf)

I certify the above information is accurate and complete.



Matt Mahoney, Public Works Director

FRANKLIN COUNTY RESOLUTION NO. _____

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

ACCEPTANCE OF CURLEW LANE AND DECLARING IT A COUNTY ROAD

WHEREAS, Chapter 16.12.020 of the Franklin County Code provides authority to require that newly dedicated roads be constructed to county standards; and

WHEREAS, Section 36.75.050 RCW permits the legislative authority of the county to procure property and erect structures for the establishment and maintenance of the county road system; and

WHEREAS, as a condition of approval of the construction plans, the County requested the developer to construct Curlew Lane, an access road entering/exiting into Northridge Estates Phase II, to current county road standards; and

WHEREAS, said work was completed within established County Right of Way, and has been examined by the County Engineer, and the construction has been found to be in compliance with the applicable specifications and drawings; and

WHEREAS, it is the County Engineer's recommendation that the Board of Franklin County Commissioners accept Curlew Lane, constructed as part of Northridge Estates Phase II, into part of the county road system; and

WHEREAS, the Board of Franklin County Commissioners constitutes the legislative authority of Franklin County and wishes to accept Curlew Lane constructed as part of Northridge Estates Phase II into part of the county road system, finding such as being in the best interest of Franklin County;

NOW, THEREFORE, BE IT RESOLVED that the Board of Franklin County Commissioners hereby accepts the following as county roads:

Curlew Lane, MP 0.00 to MP 0.127

APPROVED this 13th day of October, 2020.

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

Chair

Chair Pro Tem

Member

Attest

Clerk of the Board

FOR REFERENCE ONLY

SURVEYOR'S CERTIFICATION

I, GARY B. WAGNER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG# 30440), HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

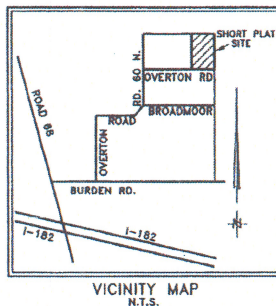


DATE June 10, 2003

NOTES:

1. BASIS OF BEARING IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 29 EAST ACCORDING TO RECORD SURVEY NO. 657 RECORDED UNDER A.F.#468499, RECORDS OF FRANKLIN COUNTY, WASHINGTON.
2. O = SET 5/8" REBAR WITH YELLOW CAP STAMPED "RSI-GBW 30440."
3. @ = FOUND PROPERTY CORNER AS NOTED.
4. (R) = RECORD, (C) = COMPUTED, (M) = MEASURED, (P) = PLAT
5. EQUIPMENT AND PROCEDURES USED: LIEZT SET 3 TOTAL STATION; CLOSED TRAVERSE AND RADIAL SURVEY METHODS USED.
6. FRANKLIN COUNTY IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF PRIVATE INGRESS-EGRESS EASEMENTS.
7. IT IS EXPRESSLY DECLARED AND UNDERSTOOD THAT FRANKLIN COUNTY HAS NO DUTY, OBLIGATION, OR RESPONSIBILITY FOR THE UPKEEP, MAINTENANCE, OR REPAIR OF STORM DRAINAGE FACILITIES LOCATED OUTSIDE COUNTY ROAD RIGHT OF WAY.
8. NO BUILDING PERMITS FOR BUILDINGS REQUIRING POTABLE WATER WILL BE ISSUED UNTIL EVIDENCE OF AN APPROVED POTABLE WATER SUPPLY IS PROVIDED.
9. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE USE, ACCESS AND MAINTENANCE BY THE SHORT PLATTED PROPERTY'S CURRENT UTILITY PROVIDER. SAID UTILITY EASEMENTS ARE FOR THE USE, ACCESS AND MAINTENANCE OF ELECTRIC POWER, TELEPHONE, CABLE AND OTHER DEFINED UTILITIES, TO AND OR THROUGH SAID TRACT.
10. ADDRESSES WILL BE DETERMINED BY COUNTY WHEN BUILDING PERMITS ARE ISSUED. ADDRESS NUMBERS [NOTED IN BRACKETS].

11. LOT OWNER(S) SHALL AGREE TO PARTICIPATE IN UTILITY L.I.O./R.I.D. FOR ROADS, DRAINAGE, CURB AND GUTTERS, STREET LIGHTS, STORM SEWERS, WATER AND/OR SANITARY SEWERS, AND FIRE HYDRANTS.
12. APPROACH PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO COUNTY ROADS.
13. THE OWNER NAMED HEREON IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL TRENCH, CONDUIT, PRIMARY VAULTS, SECONDARY JUNCTION BOXES, AND BACKFILL FOR THE P.U.D.'S PRIMARY AND SECONDARY DISTRIBUTION SYSTEM IN ACCORDANCE WITH P.U.D. SPECIFICATIONS; SAID OWNER WILL MAKE FULL ADVANCE PAYMENT OF LINE EXTENSION FEES AND WILL PROVIDE ALL NECESSARY UTILITY EASEMENTS PRIOR TO P.U.D. CONSTRUCTION AND/OR CONNECTION OF ELECTRICAL SERVICE TO THE PLAT.
14. ALL NEW STRUCTURES SHALL HAVE A TWENTY-FIVE FOOT (25') SEPARATION FROM THE FRONT AND REAR PROPERTY LINES, TWENTY FOOT (20') SEPARATION FROM THE SIDE PROPERTY LINE(S), AND FIFTEEN FOOT (15') SEPARATION BETWEEN STRUCTURES. THE STRUCTURE SEPARATION COULD BE ADJUSTED WITH AN APPROVED FIREWALL CONSTRUCTION.
15. LAND CONTAINED WITHIN A SHORT PLAT SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO THE FRANKLIN COUNTY SUBDIVISION ORDINANCE NO. 03-2000.
16. NO BUILDING PERMITS SHALL BE ISSUED FOR LOT 1 UNTIL A PRIVATE ACCESS LANE IS BUILT TO CURRENT COUNTY STANDARDS INCLUDING A CUL-DE-SAC WITHIN THE WEST 30 FEET DEDICATED FOR ROADS BY THE OWNER(S).
17. LOT 1 SHALL NOT BE FURTHER DIVIDED UNTIL A HARD SURFACED ROAD IS CONSTRUCTED TO CURRENT COUNTY STANDARDS INCLUDING A CUL-DE-SAC TO ACCESS ANY NEW LOT. THIS CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND SHALL ALSO INCLUDE DESIGN PLANS DONE BY A LICENSED PROFESSIONAL CIVIL ENGINEER.

VICINITY MAP
N.T.S.FND. U.S.B.R.
BRASS CAP

ROGERS SURVEYING INC.
809 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 827-5656
FAX: (509) 827-2994
www.rogerssurveying.com

CLIENT	KENT MOREHOUSE			JOB
PROJECT	SHORT PLAT			4703
DRN. BY	BRF	SCALE 1"=100'	F. B. NO. NONE	SHEET 1
APPROVED	DATE	DATE	DATE	DATE

1626744
Page: 1 of 1
06/24/2003 12:28P
PATSY LEE MOREHOUSE
SP
06.00 Franklin Co. WA

SHORT PLAT NO. 2003-12

PREPARED UNDER SHORT PLAT ORDINANCE NO. 3-2000
SECTION 10, TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M.
FRANKLIN COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL "A"

THE EAST 332.5 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M., FRANKLIN COUNTY, WASHINGTON, EXCEPT THE SOUTH 30 FEET THEREOF FOR COUNTY ROADS.

PARCEL "B"

THE WEST 332.5 FEET OF THE EAST 665.0 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M., FRANKLIN COUNTY, WASHINGTON, EXCEPT THE SOUTH 30 FEET THEREOF FOR COUNTY ROADS.

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN, AND THAT THE EASEMENTS ON THE SHORT PLAT ARE HEREBY GRANTED FOR THE USES SHOWN HEREON.

R. Kent Morehouse
R. KENT MOREHOUSE

Patsy Lee Morehouse
PATSY LEE MOREHOUSE

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF FRANKLIN }

THIS IS TO CERTIFY THAT ON THIS 11TH DAY OF JUNE, 2003, PERSONALLY APPEARED BEFORE ME, KENT MOREHOUSE AND PATSY LEE MOREHOUSE, TO ME KNOWN TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING "OWNERS CERTIFICATE", AND ACKNOWLEDGED TO ME THAT THEY SIGNED TO THE SAME AS THEIR VOLUNTARY ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Margaret Hines
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT FRANKLIN COUNTY
MY COMMISSION EXPIRES: MAY 15, 2006



APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2003 FOR TAX PARCEL NUMBERS 116-201-020 AND 116-201-011.

James J. Zacher 6-11-03
FRANKLIN COUNTY TREASURER DATE

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

Sharon K. Little, Field Engineer 6-11-03
FRANKLIN COUNTY P.U.D. DATE

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.
Gene S. Randle, EHSIT 6-13-03
BEAVER FRANKLIN HEALTH DEPARTMENT DATE

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.
Dan Haff 6-13-03
FRANKLIN COUNTY ENGINEER DATE

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.
Steve Miller 6-23-03
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS DATE

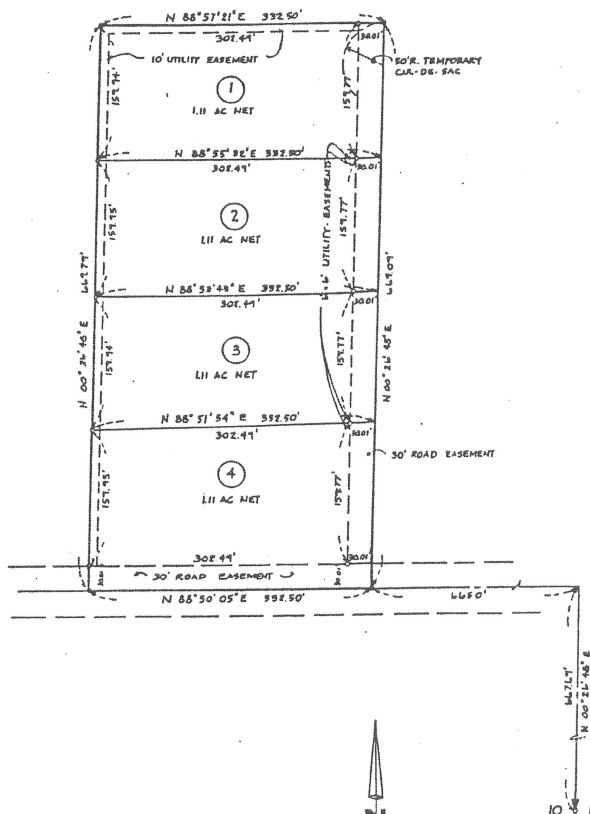
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ROGERS SURVEYING AT 12:21 PM,
THIS 24 DAY OF June, 2003 A.D., AND RECORDED IN VOLUME 1 OF
SHORT PLATS, AT PAGE 583, RECORDS OF FRANKLIN COUNTY, WASHINGTON.

Zona Benhart 1626744
FRANKLIN COUNTY AUDITOR FEE NUMBER
REV. 04/26/03

FOR REFERENCE ONLY

A PORTION OF SECTION 10, T.9N., R.29 E.W.M.
FRANKLIN COUNTY, WASHINGTON



SCALE: 1" = 100'
• INDICATES IRON PIN SET
• INDICATES IRON PIN FOUND

A.D. STANLEY &
ASSOCIATES INC.
CONSULTING ENGINEERS
LAND SURVEYORS
PASCO, WASHINGTON

5-3277

SHORT PLAT NO. 77-13
PREPARED UNDER FRANKLIN COUNTY SHORT PLAT ORDINANCE No 74-4

OWNER'S CERTIFICATE

WE, WALLY M. MINIELLY AND DONNA J. MINIELLY, HUSBAND AND WIFE, ARE THE OWNERS OF THE LAND DESCRIBED HEREON.

Wally M. Minelly Donna J. Minelly
WALLY M. MINIELLY DONNA J. MINIELLY
HUSBAND AND WIFE

ENGINEER'S CERTIFICATE

I, ALLEN D. STANLEY, A REGISTERED CIVIL ENGINEER AND PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL COUESSES AND DISTANCES ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS SHOWN HEREON.

Allen D. Stanley
ALLEN D. STANLEY WASH. REG. NO. 1870

2-24-77
DATE



DESCRIPTION

THE WEST 392.5 FEET OF THE EAST 992.5 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M., FRANKLIN COUNTY, WASHINGTON, RESERVING THEREFROM EASEMENT FOR ROAD OVER THE SOUTH 30 FEET AND EAST 30 FEET THEREOF. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

ACKNOWLEDGEMENT

STATE OF WASHINGTON } S.S.
COUNTY OF FRANKLIN }

I, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AFORESAID, HEREBY CERTIFY THAT ON THE 24TH DAY OF FEBRUARY, 1977, PERSONALLY APPEARED BEFORE ME WALLY M. MINIELLY AND DONNA J. MINIELLY, HUSBAND AND WIFE, KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE FOREGOING OWNERS CERTIFICATE AND THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR WRITTEN ABOVE.

Dorothy Towne
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Pasco
MY COMMISSION EXPIRES June 1, 1980



APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR OF 1977.

Richard Hansen
FRANKLIN COUNTY TREASURER

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

Roger J. Blaylock
FRANKLIN COUNTY SUBDIVISION ADMINISTRATOR

FILED FOR RECORD AT THE REG. 1ST OF Feb Minelly AT 41 MINUTES PAST 2 P.M. THIS
24 DAY OF February, 1977. AND RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 53

3680-11

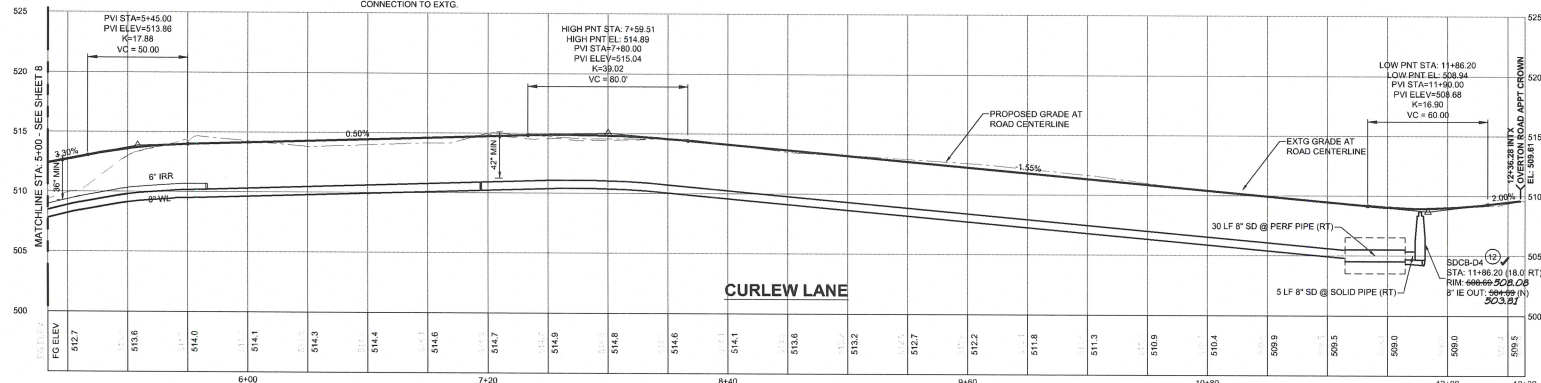
Dorothy Towne, Auditor
By Dorothy Towne and Richard Hansen
FRANKLIN COUNTY AUDITOR

130 33-1972

1. WORK SHALL HAVE A 24-MONTH WARRANTY, ONCE WORK IS COMPLETED AND ACCEPTED BY THE COUNTY AND/OR THE CITY, WHICHEVER OCCURS LATER.
2. WORK WITHIN COUNTY RIGHT OF WAY SHALL HAVE A CONSTRUCTION PERMIT ISSUED BY THE OFFICE OF THE COUNTY ENGINEER.
3. ALL CONSTRUCTION TESTING REPORTS SHALL BE SUBMITTED TO CITY OF PASCO AND TO THE OFFICE OF THE COUNTY ENGINEER PRIOR TO FINAL APPROVAL OF THE PROJECT. ALL TESTING SHALL BE COMPLETED ON SUB-GRADE, BASE COURSE, TOP COURSE, AND HMA.

[illegible]

- 1 EXISTING MONUMENTS ON CURLEW LANE SHALL BE MARKED AS PROTECTED FROM CONSTRUCTION REMOVAL AND PLACED IN A MONUMENT CASE .
- 2 NEW MONUMENTS SHALL BE INSTALLED IN ACCORDANCE WITH FRANKLIN COUNTY STANDARD PLAN FC-A-10.30-00 (BRASS CAP IN MONUMENT CASE) FOR CENTERLINE MONUMENTS. SEE SHEET 11 FOR DETAIL.



Scale 1" = 30'



NORTHBRIDGE ESTATES - PHASE 2
A SUBDIVISION LOCATED IN THE CITY OF PASCO, WASHINGTON
CURLEW LAKE PLAN AND PROFILE STA 2+00 TO STA 3+50 FOR:



DESIGNED:	JRT
CHECKED:	RJB
SEPT 2020	66006.003
SHEET ID	

Sheet Format Is 22x34; If Printed Size Is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.

12+39
RECORD DRAWING