Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: November 9, 2020	PREPARED BY: Aaron Gunderson			
Meeting Date Requested: November 17, 2020	PRESENTED BY: Derrick Braaten			
ITEM: (Select One) Consent Agenda	Brought Before the Board Time needed: 10 minutes			
SUBJECT: Closed Record Hearing (Quasi-Judicial Item) - A Conditional Use Permit (CUP) to allow for a renewal and expansion of existing preschool. (File # CUP 2019-07 and SEPA 2019-13)				
FISCAL IMPACT: None				
BACKGROUND: (In accordance with Franklin County Code Section 17.14.040. A proposed use of this type is listed under section E, "Private nursery school, preschool, child mini day-care, and child day-care center"). The applicant proposes to use the entirety of said property for classrooms, outdoor play area, parking, and a green house. The property where the project is proposed is zoned RS-20, Residential Suburban Zone and carries a "Low-Density Residential" City of Pasco Land Use designation; the property is located in an area known as "West Pasco."				
RECOMMENDATION: The Planning Department staff provided the Planning Commission with a written recommendation to approve the request for renewal and expansion of the preschool, provided they comply with the conditions of approval. Subsequently, at their meeting on October 27, 2020, the Planning Commission held a duly advertised open-record public hearing and unanimously passed a motion (5-0) to forward a recommendation of approval of the preschool renewal and expansion to the BoCC, with 6 suggested findings of fact, as amended by the Planning Commission.				
<u>Suggested Motion</u> : I move that the Board of County Commissioners adopt the recommendation of the Planning Commission and approve CUP 2019-07, based upon the written findings of fact.				
If the board wishes to further review the item, no action should be taken to pass the resolution, and instead the Planning and Building department will schedule and advertise a future "closed record appeal hearing."				
COORDINATION: The Building & Planning Dept. processed the application, coordinated for agency comments, and reviewed the application per FCC 14.10. The application was advertised to the public via adopted procedures; a SEPA DNS was issued. Public comment included 1 letter neutral in nature (commenter wanted a fence put up, applicant had already indicated said action) and 1 comment from the applicant in support of the application.				
ATTACHMENTS: (Documents you are submitting to the Board) (1) (1) Summary, (2) Staff Report to the P.C. (3) Draft P.C. Minutes (10/27/2020), and (4) Proposed Resolution				
HANDLING / ROUTING: To the Clerk of the Board: 1 Original Resolution To Planning: 1 Copy Res.				

I certify the above information is accurate and complete.

Saale Derrick Braaten

FRANKLIN COUNTY RESOLUTION _____

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON

Conditional Use Permit (CUP) 2019-07 to renew and expand existing preschool facility.

WHEREAS, on November 17, 2020, the Board of Franklin County Commissioners, via public meeting, considered the positive recommendation of the Franklin County Planning Commission on a conditional use permit for the proposed use under file CUP 2019-07; and

WHEREAS, at the public meeting the Board has found that the County Planning Commission, after an open record public hearing and consideration on CUP 2019-07 did recommend approval of the Conditional Use Permit with several suggested findings of fact, as amended; and

WHEREAS, there was no appeal filed; and

WHEREAS, one (1) comment was in support and one (1) written comment was neutral in nature; and

WHEREAS, it appears to be in the public use and interest to **approve** the conditional use permit; and

NOW, THEREFORE, BE IT RESOLVED that CUP 2019-07 is hereby **approved** in accordance with the provisions of the Franklin County Development Regulations and as recommended by the Planning Commission.

APPROVED THIS 17th DAY OF NOVEMBER, 2020.

	BOARD OF COUNTY COMMISSIONERS FRANKLIN COUNTY, WASHINGTON
,	Chair Pro-Tem
Attest: Clerk of the Board	Member

CONDITIONAL USE PERMIT # 2019-07

The following Conditional Use Permit **is granted**, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissions on November 17, 2020.

APPLICANT: Tyson Fellman, 7208 W. Argent Rd. Pasco, WA 99301

OWNER: Tyson Fellman, 7208 W. Argent Rd. Pasco, WA 99301

LEGAL DESCRIPTION: E 200' of N2NE4NW4NE4 21-9-29, LESS RD

NON-LEGAL DESCRIPTION: An existing preschool located at 7208 W. Argent Rd. Pasco, WA 99301. The parcel is bounded to the North by W. Argent Rd. and to the East by Road 72 (Parcel Number 118-361-014).

SEPA REVIEW: A SEPA Checklist was submitted with the CUP application. Planning Staff [Lead Agency Responsible Official] reviewed the checklist and issued a Mitigated Determination of Non-Significance (MDNS) on July 30, 2020 under WAC 197-11-340(2) which was published on July 30, 2020. Comments on the Threshold Determination were due by August 13, 2020 and comment letters were received. There were no SEPA appeals.

CONDITIONAL USE DESCRIPTION: This Conditional Use Permit (CUP) renewal and expansion of an expired Conditional Use Permit, which was approved under CUP file 2004-05 (Franklin County Resolution 2004-158), which expired in March 2014. This approval allows the continued operation of the preschool and expansion of said preschool. The property where the project is proposed is zoned RS-20, Residential Suburban Zone and carries a "Low-Density Residential" City of Pasco Land Use designation; the property is located in an area known as "West Pasco."

The size of the preschool is approximately 1.17 acres in size, with features of the property to include classrooms, outdoor play area, parking and a green house. Expansion of total licensed capacity from 44 children to 104 children, with the addition of 4,000 sq. ft. of building space.

Six additional parking spaces will be added to the site.

Will be connecting to City of Pasco sewer service.

This decision is supported by the following adopted findings of fact and conditions of approval:

FINDINGS OF FACT:

1. The proposed use in the Residential Suburban 20 (RS-20) Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.

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- a. The Franklin County Comprehensive Plan classifies the land as Urban Growth Area.
- b. There are no critical areas present on the project site.
- c. The County Zoning map designates the land as RS-20.
- d. The use "Preschool" is allowed with a Conditional/Special Use Permit in the RS-20 Zoning District.
- e. The applicant has applied for a Conditional Use Permit to allow the proposed use.
- 2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Access to the parcel is from W. Argent Rd. and Road 72.
 - b. The use will not have a significant impact on the County Road System.
 - c. The existing septic system is to be removed, and the site shall connect to the City of Pasco Sewer system.
- 3. The proposal **WILL BE** constructed, maintained, and operated to be in harmony with the existing or intended character of the general vicinity.
 - a. The existing character of the immediate area consists of single family homes'
 - b. Views onto the site shall be obscured through the use of site-obscuring landscaping or fencing.
 - c. The proposed use will not impair the ability for residential activities to continue, nor will it have a negative impact on the intended character of the general vicinity.
- 4. The location and height of the proposed accessory structures and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
 - a. The center will have a residential appearance and will be compatible with surrounding area.
 - b. Landscaping and fencing will be put up to ensure the compatibility with surrounding area.

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- 5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
 - a. All outdoor lighting shall adhere to dark-sky standards
- 6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The public was notified of this proposal in accordance with all guidelines and requirements, and the Planning Department received **NO COMMENTS** in favor of the proposal, and **NO COMMENTS** in objection to the proposal.

Conditions of Approval:

- 1. The project shall comply with the requirements and recommendations of the **Franklin County Planning and Building Department**:
 - a. The development standards of FCC 17.28.050 will apply to the project. No building shall be closer than 25 feet from a road right-of-way (or 55 feet from the centerline of the adjoining road, whichever is greater). The side setbacks are 10 feet (providing that the side yard on a corner lot shall not be less than 25 feet wide, or 55 feet wide from the centerline of an existing/future road, access easement, or whichever is greater) and the rear yard setback is a minimum of 25 feet.
 - b. Site Obscuring Landscaping and/or fencing will be required to be installed at the site.
 - i. Per FCC 17.74.050.E., fences shall not be constructed out of tires, pallets, tarps and/or sheet plastic, bed springs, multi-colored materials, except colored materials manufactured specifically for fencing (i.e., slats of chain link fences), corrugated sheet metal, wheel rims and similar or like materials not traditionally manufactured or used for fencing purposes.
 - c. Shall connect with City of Pasco sewer system.
 - The existing septic system for the site shall be decommissioned as required, and approved, by Benton Franklin Health Department, with a copy of such approval provided to the Planning & Building Department.

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- ii. A notice of sewer availability from the City of Pasco shall be submitted as part of the building application.
- iii. A notice of approval from the City of Pasco, stating that the property is appropriately connected to City sewer, shall be provided before occupancy of the structures may occur.
- d. During construction, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided.
- e. Lighting shall adhere to dark sky standards. All outdoor lighting shall be aimed down, and no part of the light's ground halo shall encroach onto a neighboring property.
- f. A Franklin County Building application is required for any new structures, or remodels of, and additions to, existing structures, on the site.
- g. Shall receive approval from Washington State Department of Children, Youth, and Families (DCYF).
- h. Washington State Fire Marshal approval as may be applicable.
- i. Architect/Engineered plans are required.
- j. Plot plan, including parking and ADA as applicable, is required.
- k. Water availability notification form will need to be submitted.
- 1. Fire suppression system plans as applicable.
- m. Fire alarm plans as applicable.
- n. Completed Washington State NREC (Non-Residential Energy Code Reports)
- 2. Project shall comply with the requirements and recommendations of the **Franklin County Public Works Department:**
 - a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).

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- b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).
- 3. The applicant shall apply for and receive a County Business License on an annual basis.
- 4. The site shall be maintained at all times so as to not let the land become a fire hazard or accumulate with debris and weeds.
- 5. Comply with **fire code** requirements.
- 6. Future expansions and improvements at the site shall comply with the submitted and approved site and building plans. To allow future flexibility, changes to the plans which are determined to be minor or incidental may be done administratively by the Planning Department. Major changes, which do not meet the intent of, or seriously re-align, the approved plans, shall be reviewed by the Planning Commission through a new Conditional Use Permit process prior to that change occurring.
- 7. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
- 8. If at any time the project is deemed to be not in compliance with the approved Conditional Use Permit "Conditions of Approval," the applicants' County Business Registration and Conditional Use Permit may be reviewed for potential termination and revocation by the Board of County Commissioners.
- 9. In accordance with the County's Zoning Code, any special permit may be revoked by the Board of Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
- 10. This permit applies to the described lands and shall be for the above named individual. The permit may not be transferred to other individual(s) or entities, or to another site. Any changes, or proposed changes, in ownership or operation will require the application of a new Conditional Use Permit.

FRANKLIN COUNTY BOARD OF COMMISSIONERS CONDITIONAL USE PERMIT # 2019-07

RESOLUTION	NUMBER	
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11.	By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County harmless and agree that the County is in no way negligent in relation to granting this permit, or operations or negligence that occur at this location or on surrounding properties caused by operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted that this location that impact the surrounding properties, and obtaining and retaining appropriate insurance
	coverage.

This Conditional Use Permit is issued this 17^{th} day of November, 2020.

	BOARD OF COUNTY COMMISSIONERS FRANKLIN COUNTY, WASHINGTON	
Attest: Clerk of the Board	Chair	
Original to County Commissioners	Duplicate to File	
Duplicate to Applicant	Duplicate to be Filed with Auditor	

CUP 2019-07

PERMIT CONDITIONAL USE

RAINBOW RIVER CHILD CARE



FRANKLIN COUNTY BoCC
Tuesday, November 17, 2020

CUP 2019-07

- CUP 2019-07 is a request to renew and expand an existing child care facility.
- It is located within the City of Pasco UGA, Argent Rd. and to the East by Road 72. Area". It is bordered to the North by W. commonly known as the "West Pasco in a Low-density Residential Area
- Parcel Number: 118-361-014
- □ Address: 7208 W. Argent Rd.

Vicinity Map



CUP 2019-07 Description

- This is a Conditional Use Permit (CUP) application to renew and expand an existing child care facility.
- The applicant proposes to use the entirety of the 1.17 included in site plan are classrooms, outdoor play area, parking and a green house. acre property for the use of child care facility. Features
- Facility will operate Monday-Friday, from 6:30 AM-5:30 PM.

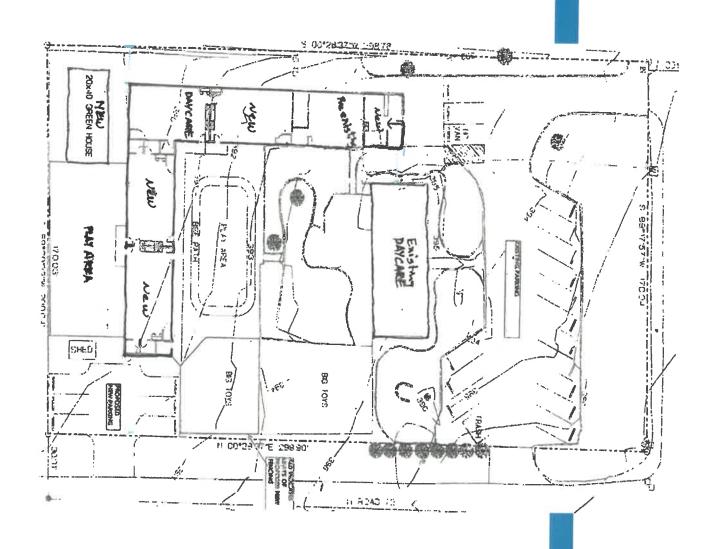
CUP 2019-07 Information

- Property Size: The parcel is approximately 1.17 acres,
- Property to be used: Approx. 12,000 sq. ft. for outdoor play area, 6,760 sq. ft. for classroom space
- Comp. Plan: Low-Density Residential
- Zoning: Suburban Zone (RS-20)
- Critical Areas: None mapped
- Request: Conditional Use Permit
- (DNS) SEPA Determination: Determination of Non-Significance

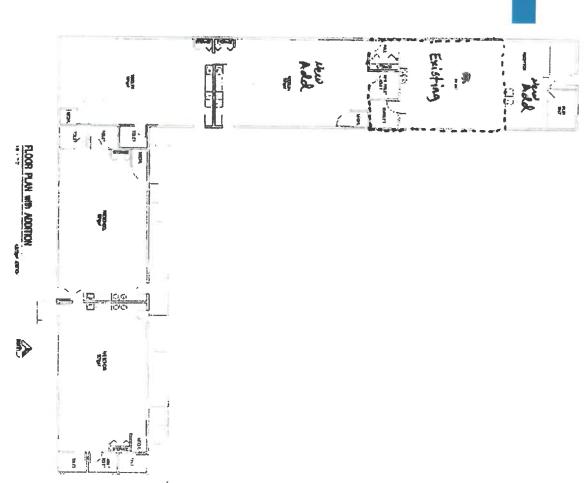
CUP 2019-07 Notes

- Expansion of preschool capacity from 44 children to total licensed capacity of 104.
- Expand preschool facility by 4 classrooms, roughly 4,000 sq. ft. of building space.
- Will be connecting to City of Pasco sewer service.
- Six additional parking spaces will be added to the site.
- There will be 130 additional vehicle trips added per day (55 drop-offs/pick-ups, along with 20 trips for
- Landscaping and fencing will be put up to ensure compatibility with area

CUP 2019-07 Site Plan



CUP 2019-07 Site Plan



CUP 2019-07 Site Photos





CUP 2019-07 Site Photos



CUP 2019-07 Comments

- 1. Sent out for agency comments on August 3, 2020. Received 3 emailed comments, which where neutral in nature.
- 2. Sent out for public comments on SEPA determination on July 30, 2020. Received no comments from the public by the due date of August 13, 2020.
- 3. Sent out for public comments for project proposal on October 12, required. barriers, such as a fence, wall, or a landscaping buffer, be 2020. One public comment was received, requesting that noise
- 4. A sign was posted on the property on October 14, 2020.

CUP 2019-07 PC Recommendation

 The Franklin County Planning Commission (11) suggested conditions of approval can findings of fact, and provided the eleven CUP-2019-07, with the six (6) suggested of Commissioners APPROVE Application be met. recommends that the Franklin County Board

Suggested Findings of Fact (Summary)

- and the applicable Comprehensive Plan. 1. The proposed use 15 in accordance with goals and policies of the County Development Regulations (Zoning)
- The Franklin County Comprehensive Plan classifies the land as Urban Growth Area.
- There are no critical areas present on the project site
- The County zoning map designates the land as RS-20.
- The use "Preschool" is allowed with a Conditional/Special Use Permit in the RS-20 Zoning District.
- The applicant has applied for a Conditional Use Permit to allow the proposed use
- 2. The proposal WILL NOT adversely affect public infrastructure.
- Access to the parcel is from W. Argent Rd. and Road 72.
- The use will not have a significant impact on the County Road System.
- The existing septic system is to be removed, and the site shall connect to the City of Pasco sewer
- character of the general vicinity. 3. The proposal WILL BE constructed, maintained, and operated to be in harmony with the existing or intended
- The existing character of the immediate area consists of single family homes.
- Views onto the site shall be obscured through the use of site-obscuring landscaping or fencing.
- negative impact on the intended character of the general vicinity. The proposed use will not impair the ability for residential activities to continue, nor will it have a

(Summary) Suggested Findings of Fact

- development of permitted uses on property in the general vicinity or impair the value thereof. 4. The location and height of the proposed tent structures and site design WILL NOT discourage the
- Center will have a residential appearance and will be compatible with surrounding area
- Landscaping and fencing will be put up to ensure the compatibility with surrounding area
- by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any 5. The operation in connection with the proposal WILL NOT be more objectionable to nearby properties permitted uses within the district.
- All outdoor lighting shall adhere to dark-sky standards.
- 6. The proposal WILL NOT endanger the public health, safety, or general welfare if located where, and as, proposed.
- The public was notified of this proposal in accordance with all guidelines and requirements, and **COMMENTS** in objection to the proposal the Planning Department received NO COMMENTS in favor of the proposal, and NO

Suggested Conditions of Approval

- The development standards of FCC 17.28.050 will apply to the project.
- N Site obscuring landscaping and/or fencing will be required to be installed at the site.
- 3. Shall connect with City of Pasco sewer system.
- 4 provided disposed of. Dust control measures including an adequate water supply shall be During construction, all construction debris shall be maintained on-site and properly
- 5. Lighting shall adhere to dark sky standards.
- 0 of, and additions to, existing structures, on the site. A Franklin County Building application is required for any new structures, or remodels
- N Families (DCYF). Shall receive approval from Washington State Department of Children, Youth and

(There are 11 Suggested Conditions of Approval)

CUP 2019-07 Recommended Motion

"I move to forward a positive recommendation fact and eleven (11) suggested conditions of commissioners, based the six (6) findings of approval." regarding CUP 2019-07 to the board of

FACT SHEET/STAFF SUMMARY Meeting before the Franklin County Planning Commission

THIS IS A QUASI-JUDICIAL ACTION PLEASE AVOID, AND DISCLOSE, ANY EX-PARTE COMMUNICATIONS (CH 42.36 RCW)

Case file:

CUP 2019-07 (Conditional Use Permit) and SEPA 2019-13

PC Meeting Date:

October 27, 2020

See the staff report for the application details, description, explanation of public notice, etc.

SUMMARY OF THE PUBLIC HEARING:

The request is for a renewal and expansion of existing preschool, under file CUP 2019-07 (in accordance with Franklin County Code Section 17.14.040(E)-Private nursery school, preschool, child mini day-care center), was presented by Staff at an open record public hearing (regular Planning Commission meeting) on October 27, 2020. Applicant proposes to use entirety of 1.17 acre property for classrooms, outdoor play area, parking and a green house. One (1) comment letter was received in advance of the meeting. It was deemed neutral in nature, commenter wanted fencing as a condition of approval (applicant had already indicated putting up fencing and/or landscaping). Please see attached comments.

The applicant spoke about the proposal and time was allowed for clarification by the Planning Commission. There was nobody in attendance at the meeting besides the applicant.

The testimony in support of the proposal primarily focused on the popularity of the child care facility in the community. The applicant stated when he took over four (4) years ago, the facility went to full capacity in less than six (6) months.

<u>Findings of Fact Criteria Used by Planning Commission:</u> The Planning Commission made and entered findings from the record and conclusions thereof as to whether or not:

- The proposal is in accordance with the goals, policies, objectives, maps and/or narrative text of the comprehensive plan;
- 2. The proposal will adversely affect public infrastructure;
- The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;
- 4. The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;
- 5. The operation in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;

6. The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

At the October 27th meeting, the Planning Commission discussed the proposal, the comments made, the record as provided, and findings of fact. A motion was made for a recommendation that the Franklin County Board of Commissioners approve the renewal and expansion of existing preschool, regarding application CUP-2019-07, with alternative findings of fact (as provided below).

Findings of Fact - Planning Commission: The Planning Commission (with assistance from Planning Staff) made and entered the following findings from the record, and conclusions thereof:

- 1. The proposed use **IS** in accordance with the goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Franklin County Comprehensive Plan classifies the land as Urban Growth Area.
 - b. There are no critical areas present on the project site.
 - c. The County zoning map designates the land as RS-20.
 - d. The use "Preschool" is allowed with a Conditional/Special Use Permit in the RS-20 Zoning District.
 - e. The applicant has applied for a Conditional Use Permit to allow the proposed use.
- 2. The proposal WILL NOT adversely affect public infrastructure.
 - a. Access to the parcel is from W. Argent Rd. and Road 72.
 - b. The use will not have a significant impact on the County Road System.
 - c. The existing septic system is to be removed, and the site shall connect to the City of Pasco sewer system.
- 3. The proposal WILL BE constructed, maintained, and operated to be in harmony with the existing or intended character of the general vicinity.
 - a. The existing character of the immediate area consists of single family homes'.
 - b. Views onto the site shall be obscured through the use of site-obscuring landscaping or fencing.
 - c. The proposed use will not impair the ability for residential activities to continue, nor will it have a negative impact on the intended character of the general vicinity.
- 4. The location and height of the proposed structures and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.

- a. The center will have a residential appearance and will be compatible with surrounding area.
- b. Landscaping and fencing will be put up to ensure the compatibility with surrounding area.
- 5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
 - a. All outdoor lighting shall adhere to dark-sky standards.
- 6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where, and as, proposed.
 - a. The public was notified of the proposal in accordance with all guidelines and requirements, and the Planning Department received NO COMMENTS in favor of the proposal, and NO COMMENTS in objection to the proposal.

Suggested Motion: I move that the Board of County Commissioners adopt the recommendation of the Planning Commission and approve CUP 2019-07, based upon the written findings of fact; and conditions of approval.

FRANKLIN COUNTY PLANNING COMMISSION MINUTES October 27, 2020

MEMBERS PRESENT:

Claude Pierret, Roger Lenk, Mike Corrales (arrived later), Melinda Didier, Kent McMullen

MEMBERS ABSENT:

Mike Vincent & Layton Lowe

STAFF PRESENT:

Derrick Braaten, Planning & Building Director

Rebeca Gilley and Aaron Gunderson were present from the Planning and Building Department. Jen Johnson, Civil Prosecutor for Franklin County and Matt Mahoney, Director of Public Works for Franklin County was present.

Before the meeting was called to order, Derrick Braaten read into the record the standard statement regarding virtual meetings.

The Franklin County Planning Commission was called to order at approximately 6:35 pm. by Planning Commission Chairperson Claude Pierret. A quorum was present.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES / AGENDA:

Chair Pierret asked for a motion to approve the Agenda.

Commissioner Lenk made a motion to approve Agenda.

Commissioner McMullen seconded.

Motion carried.

Chair Pierret asked for a motion for approval of the minutes from March 10, 2020 meeting.

Commissioner Lenk moved to approve minutes.

Commissioner McMullen seconded.

PUBLIC HEARING INTRODUCTION:

Chair Pierret read the following:

"It is now time for the Public Hearing Portion of our Meeting Good evening and welcome. I will turn things briefly over to our staff host, who will go over the ground rules for tonight's hearing:"

Mr. Gunderson (Staff Host) read the following:

Here are the ground rules for tonight's virtual WebEx hearing:

- All speakers will be called upon individually during the public testimony portion of the hearing; Giving their name and address for the audio record, as well as if they are in Favor, Neutral, or Against the proposal. PLEASE MUTE YOUR AUDIO WHEN YOU ARE NOT SPEAKING;
- 2. All comments and questions shall be addressed to the Planning Commission, should be relevant to the application and not be of a personal nature;
- 3. Each speaker shall have FIVE minutes to provide testimony;
- 4. Avoid repetitive comments;
- 5. If there are a large number of speakers who are part of a group or organization, please select a representative to speak on behalf of the group;
- 6. Behavior such as clapping, booing, hissing or remarks is prohibited. Every citizen here tonight should have the opportunity to testify without such distractions.

Chair Pierret asked the following:

Are there any questions regarding the Public Hearing ground rules?"

Chair Pierret asked the Commission members to keep in mind that the Planning Commission is prohibited by law from communicating with members of the public on the subject matter of these hearings except in these hearings. Chair Pierret also stated that the Planning Commission may not participate in a decision in which there is an appearance of conflict of interest to the average person. He asked,

"As to the matters which are before us today has anyone:

- Had any ex parte communications,
- Have any ownership interests in the properties,
- Have any business dealings with proponents or opponents of the matters, or
- Have business associates or immediate family who may be either benefited or harmed by a decision in these matters?"

Chair Pierret asked if any Commission Member had declaration regarding any of the items on the agenda.

Commissioner Lenk stated that he participated in a few activities at the location in years past. But feels that he can objectively review and render a decision on the proposal, due to having no connection with current owners and staff.

Chair Pierret asked if anyone in the audience would object to any Commission Member hearing any of the items on the agenda. There were no objections. He proceeded by stating,

"The order of the hearing shall be as follows:

- 1. Planning staff shall provide a staff report; the Commission may ask questions of staff;
- 2. The applicant or applicant's representative(s) presentation;
- 3. Other testimony in favor of the request;
- 4. Testimony either neutral or against the request;
- 5. Final Staff comments;
- 6. Clarification of public statements that occurred during the testimony portion of the public hearing;
- 7. Close the Public Hearing and Planning Commission discussion of the proposed action."

Mr. Braaten interjected to state the need to ask if anybody in the audience has any objections to Commissioner Lenk's participation in the meeting. Mr. Braaten noted Mr. Fellman the applicant, is technically an audience member and we need his consent before proceeding with the meeting. Mr. Braaten asked Mr. Fellman if he had any objections to Commissioner Lenk's participation. Mr. Fellman indicated he had no objections to Commissioner Lenk's participation.

Chair Pierret then proceeded to open public meeting.

OPEN THE PUBLIC HEARING FOR THE REGULAR PLANNING COMMISSION MEETING:

Public Hearing opened at 6:45 pm.

ITEM #1 - CUP 2019-07 / SEPA 2019-13

An application for a Conditional Use Permit to renew and expand an existing child care facility (in accordance with Franklin County Code Section 17.28.040 subsection E, which lists private nursery school, preschool, child mini day-care and child day-care center-under listed conditional uses).

APPLICANT: Tyson Fellman, 7208 W. Argent Rd., Pasco, WA 99301

OWNER: Tyson Fellman, 7208 W. Argent Rd., Pasco, WA 99301

STAFF REPORT

Mr. Gunderson provided a summary of the written staff report. He stated the application is to allow the use of the entirety of the 1.17 acre site for the renewal and expansion of child care center. Approximately 12,000 sq. ft. will be used for outdoor space and 6,760 sq. ft. will be used for classroom space. Features included are classrooms, outdoor play area, parking and a green house. Six additional parking spaces will be added. Facility will have hours operating Monday through Friday, from 6:30 AM-5:30 PM. Proposed expansion will increase license capacity from 44 children to a total capacity of 104 children.

Mr. Gunderson went on to describe the commenting process for CUP 2019-07. He stated public comments for SEPA determination were sent out of July 30, 2020. Received no comments from the public by the due date of August 13, 2020. The project was also sent for agency comments on August 3, 2020 and received three (3) emailed comments, which were neutral in nature by the August 13, 2020 due date. Public comment period for project proposal was sent out again on October 12, 2020, with a sign posted on the property on October 14, 2020. One (1) written

comment was submitted just before the meeting. The comment was of a neutral stance, the commenter just wanted to make certain a fence/noise wall be put in.

Mr. Gunderson closed the report to the Planning Commission suggesting a Positive Recommendation with six (6) suggested findings of fact and sixteen (16) suggested conditions of approval. Mr. Gunderson then gave a summary of the findings of facts and conditions of approval.

CLARIFICATION OF PUBLIC STATEMENTS/QUESTIONS

Chair Pierret stated for the record that Commissioner Corrales has joined the meeting. Chair Pierret asked fellow commissioners if they have any questions for staff.

Commissioner Didier asked if staff could share site plan on the computer screen. In order to better see the details of said site plan. Commissioner Didier had a question on whether the expanded structures are manufactured or are standard structures. Staff didn't have an answer and fielded it over to Mr. Fellman to answer. Mr. Fellman stated the expanded structures will be stickbuilt on a slab foundation.

Commissioner Didier wanted clarification as to the location of additions. Mr. Fellman stated that there are two additions to one of the existing structures, one in front for office space and one in the back for classroom space. Commissioner Didier asked if the existing and expanded structures are all stick-built, Mr. Fellman stated that they were. Commissioner Didier also asked if this site plan will be the one used, if CUP is approved. Mr. Fellman indicated this will be the site plan if approved.

Commissioner Lenk indicated to the chair that he had a couple of questions. Commissioner Lenk first wanted to clarify to Mr. Gunderson that correct term for the area is Riverview and not "donut hole." Mr. Braaten interjected with "West Pasco" as another appropriate name.

Commissioner Lenk moved on to talk about another daycare on the south end of Road 72 which was permitted for 180 children, he wondered if anybody reviewed this project to see if it had any effects on congestion for Road 72 and W. Argent Rd. Mr. Braaten asked Commissioner Lenk if this daycare was in the city or the county. Commissioner Lenk stated the daycare was in the city, located in the faith assembly. Mr. Braaten stated maybe Public Works might have been asked, but he didn't know per say, Mr. Braaten then called on Mr. Mahoney for comment on the daycare. Mr. Mahoney answered with saying whether the project is in the county or the city, the department looks at the effects the project has on the arterials as a whole. The department has not only access to their traffic data, but also the city's traffic data through the Benton-Franklin Council of Governments. Public Works looks at everything as a whole system, not just whether it's in Franklin County or in Pasco. Commissioner Lenk asked if there were any comments on potential congestion or concerns. Mr. Mahoney responded with at the moment there isn't any particular concern, but as growth further continues, congestion at the intersections might become a concern.

Chair Pierret asked if there was any reason the site map was still up. Mr. Gunderson responded by taking down the site map.

Commissioner McMullen asked if the expansion would require a fire suppression system. Mr. Braaten stated he didn't see any comments from building/fire specifically calling that out. Mr. Fellman declared with the plans, it does provide a fire suppression system.

Chair Pierret then asked if everybody was ready to move on and allow for the applicant to speak. Everybody was ready and Mr. Pierret called on Mr. Fellman to speak about his proposal.

PROPONENT STATEMENT

Mr. Fellman started his presentation by thanking the commission for him a chance to speak about his proposal. He stated that he has been running this facility for over four (4) years and has recently received a grant from the state, allowing him to expand. When he took over, the facility went to full capacity in less than six (6) months and continues to be popular in the community. Mr. Fellman concluded by stating this would be a great opportunity for the organization and be a great service to the community. Mr. Fellman then opened for comments.

CLOSING PUBLIC HEARING

Chair Pierret then asked if anyone else wishes to speak in favor. Chair Pierret then asked if there is any testimony against the proposal. Mr. Braaten asked Mr. Gunderson if there was any potential commenters. Mr. Gunderson responded by stating there were no comments. Chair Pierret then asked if staff had any further comments. Staff indicated there were no comments. Chair Pierret asked if there was any further clarification needed by anyone from the audience. Chair Pierret asked if any discussion is needed amongst the Planning Commissioners prior to entertaining a motion. None the commissioners indicated a need, so Chair Pierret moved to entertain a motion to forward

Commissioner Didier made a motion the Planning Commission **approve** CUP 2019-07 with six (6) findings of facts.

Commissioner McMullen seconded.

Vote: CUP 2019-07

Claude Pierret - yes Mike McMullen - yes Mike Corrales - yes Roger Lenk - yes Melinda Didier - yes

The Motion has passed.

FUTURE AGENDA ITEMS/UPDATE ON PAST ITEMS

Chair Pierret asked if there were any other matter to discuss. Mr. Braaten asked the chair if he meant just CUP 2019-07, Chair Pierret indicated that it was any other matters. Mr. Braaten proceeded to move toward the administrative portion of the meeting. Mr. Braaten started with a reminder that the Planning Commission is overdue for the election of executive positons. Mr. Braaten moved that those elections by held at the next Planning Commission meeting on November 17th.

Mr. Braaten mentioned the Mirror Ministries appeal hearing that went in front of BoCC, earlier in the day, with the Board ruling in favor of the appellant. Commissioner Didier asked Mr. Braaten if the next step for Mirror Ministries was the superior court. Mr. Braaten guessed the next potential step for them might be LUPA. Mr. Braaten indicated that what their next step is, would be something for them to decide. Mr. Braaten stated he was planning to send out the notice of decision and resolution to them tomorrow.



Mr. Braaten stated the next meeting there will be two proposals. One, a zoning change request from Big Sky Development and another a Conditional Use Permit from Big Bend Electric for a transmission system.

Mr. Braaten also stated the City of Pasco, just sent the electronic copy of their UGA expansion request and was due to receive a hard copy tomorrow. The meeting after the next, the commission will start doing workshops on the UGA expansion request. Their might be the possibility of bringing said material to the commission by the November 17th meeting, in order to prep before said workshop meeting in December. Mr. Braaten also reminded the commission that there might be an additional number of meetings in order to catch up with their backlog.

Mr. Braaten discussed Gow-Lee's proposal in front of the Board and its subsequent denial by the Board, in line with Planning Commission recommendation.

Chair Pierret asked if there was anything else, before the close of the meeting. Commissioner Lenk, asked if the Gow-Lee CUP was heard on an appeal or was it just based on recommendation. Mr. Braaten clarified that it was just based on recommendation.

Chair Pierret then closed the meeting.

The public hearing was closed at 7:22 pm.

ADJOURN PLANNING COMMISSION REGULAR MEETING

STAFF REPORT

CUP 2019-07

FELLMAN – RAINBOW RIVER CHILD CARE

FACT SHEET/STAFF REVIEW

Hearing before the Franklin County Planning Commission

NOTE TO PLANNING COMMISSIONERS: THIS IS A QUASI-JUDICIAL PUBLIC HEARING PLEASE AVOID, AND DISCLOSE, ANY EX-PARTE COMMUNICATIONS (CH 42.36 RCW)

Case file:

CUP 2019-07 (Conditional Use Permit) and SEPA 2019-13

Hearing Date:

October 27, 2020

Applicant:

Tyson Fellman, 7208 W. Argent Rd. Pasco, WA 99301

Owner:

Tyson Fellman, 7208 W. Argent Rd. Pasco, WA 99301

Location:

An existing preschool located at 7208 W. Argent Rd. Pasco, WA 99301. The parcel is bounded to the North by W. Argent Rd. and to the East by Road 72

(Parcel Number 118-361-014).

Legal description:

E 200' of N2NE4NW4NE4 21-9-29, LESS RD

VICINITY MAP:



Property size:

The current property (parcel) size is approximately 1.17 acres

Property to be used: Entirety of property will be used.

Comp. Plan:

Urban Growth Area

Zoning:

RS-20 Suburban Zone

Staff Report CUP 2019-07

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Suggested

Recommendation: Positive recommendation with six (6) suggested findings of fact and sixteen

(11) suggested conditions of approval

Suggested Motion: I move to forward to the board of commissioners a positive recommendation,

regarding CUP 2019-07, based on the six (6) findings of fact and sixteen (11)

suggested conditions of approval.

APPLICATION DESCRIPTION:

Said application is to allow for the renewal and expansion of existing preschool, addressed as 7208 W. Argent Rd. Pasco, WA 99301, on parcel #118-361-014, which is only allowed with an approved Conditional Use Permit (In accordance with Franklin County Code Section 17.14.040(E)-Private nursery school, preschool, child mini day-care center). The applicant proposes to use the entirety of said property for classrooms, outdoor play area, parking, and a green house. The property where the project is proposed is zoned RS-20, Residential Suburban Zone and carries a "Low-Density Residential" City of Pasco Land Use designation; the property is located in an area known as the "Doughnut Hole(s)."

The following information about the project was included by the applicant in the SEPA Environmental Checklist:

- Expansion of preschool capacity from 44 children to a total licensed capacity of 104.
- Expand preschool facility by 4 classrooms, approximately 4,000 sq. ft. of building space.
- Will be connecting to City of Pasco Sewer service.
- Six additional parking spaces will be added to the site.
- The use results in approximately 55 additional drop offs/pick-ups, along with 20 trips for staff.

The checklist states that in addition to the increase of 4,000 sq. ft. of building space, there is an existing 1991 manufactured home, with an additional 20x40 building, on the site.

The applicant provided a site plan which shows the location of the following features:

- Boundaries of the approximately 1.17 acre property to be used for preschool.
- Features include: Classrooms, outdoor play area, parking and green house.

PUBLIC NOTICE:

- The Planning Staff emailed technical review requests to Technical Agencies on <u>August 3</u>, <u>2020</u>.
- The Planning staff mailed notices to Property Owners within 500 feet on <u>luly 30, 2020</u>.
- A Public Notice for SEPA determination was published in the *Tri-City Herald* and *Franklin County Graphic* on <u>Iuly 30, 2020</u>.

Staff Report CUP 2019-07

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- A Public Notice for project proposal was published in the *Tri-City Herald* and *Franklin County Graphic* on <u>October 15, 2020</u>.
- A sign was posted on the property on <u>October 14, 2020</u>.

SEPA:

- A SEPA Checklist was included in the application. Planning Staff [Lead Agency Responsible Official] reviewed the checklist and issued a Determination of Non-Significance (DNS) on July 30, 2020 under WAC 197-11-340(2) which was published on July 30, 2020.
- The Washington State Department of Ecology filed the notice under <u>SEPA # 202003976</u> in the statewide SEPA Register.
- Comments on the DNS Threshold Determination were due by <u>August 13, 2020</u>. As of the date of this staff report, no comments or appeals have been received.

APPLICABLE STANDARDS/CODES:

- 1. County Zoning-- County Code:
 - a. Chapter 17.10 RS-20 Suburban Zone
 - b. Chapter 17.82 Special Permits
 - c. Chapter 18.04 State Environmental Policy Act Guidelines (SEPA)
- 2. Franklin County Comprehensive Plan
- 3. Benton Franklin District Board of Health Rules and Regulations No. 2

PUBLIC COMMENT:

None received as of the preparation of this staff report.

AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

1. Public Works Department:

- Proposed use will have impact on County Road System, however it will meet the current levels of service.
- An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
- Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution 2000-330).
- 2. Franklin PUD: No comments received.
- 3. Health District: No comments received.

- 4. Fire District #3: No comments received.
- 5. City of Pasco: No comments received.
- 6. **WSDOT**: No comments received.
- 7. Assessor's Office: No comments received.
- 8. **Department of Ecology:** Refer to letter received on August 13, 2020 for more information.
- 9. **Planning and Building Department**: The Planning Department has determined the following suggested findings and provided comments for this application:
 - a. **Addressing:** Classrooms can opt for separate unit numbers and possibly a separate address for the classroom building, if desired by the property owner.
 - b. The property is located in the RS-20 Suburban Zone. A conditional use permit is required for a preschool in this zone.
 - c. The Comprehensive Plan designation for the property is Urban Growth Area.
 - d. There are no mapped critical areas on or near the project site.
 - e. Will have landscaping and fencing to ensure compatibility with area.
 - f. Children will be playing outside on the playground, with noise generated from said activity. The estimate square footage of outdoor area is approximately 12,000 sq. ft.
 - g. Will be connecting to City of Pasco sewer service, they are currently using onsite septic.
 - h. Plan is to add four additional classrooms, which would increase the licensed capacity by an additional 60 children. In the SEPA checklist, it was indicated the square footage of classrooms would be approximately 4,000 sq. ft.
 - Property is directly off a main thoroughfare road (W. Argent Rd.) and is nearby a local high school. In the SEPA checklist, Ben Franklin Bus Route 268, runs down W. Argent Rd, provide public transit service to the area.
 - j. Separate building permits are required for any proposed modifications to the existing structure:
 - i. Building application.
 - ii. WA State Department of Children, Youth and Families.
 - iii. WA State Fire Marshal approval as may be applicable.
 - iv. Architect/Engineered plans.

Staff Report CUP 2019-07

- v. Plot plan, including parking and ADA as applicable.
- vi. Updated Access Permit.
- vii. Water availability notification.
- viii. Septic permit or City Sewer connection approvals as may be applicable.
- ix. Fire suppression system plans as applicable.
- x. Fire alarm plans as applicable
- xi. Completed Washington State NREC (Non-Residential Energy Code Reports).

According to the Franklin County Code, Chapter 17.82 Special Permits, the Planning Commission shall:

- 1. Make and enter findings of fact from the record and conclusions thereof;
- 2. Shall render a recommendation to the Board of Commissioners as to whether the proposal be denied, approved, or approved with modifications and/or conditions.

<u>Findings of Fact Criteria by Planning Commission</u>: The planning commission shall make and enter findings from the record and conclusions thereof as to whether or not:

- 1. The proposal is in accordance with the goals, policies, objectives, maps and or narrative text of the comprehensive plan;
- 2. The proposal will adversely affect public infrastructure;
- 3. The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;
- 4. The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;
- 5. The operation in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;
- 6. The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

<u>Planning and Building Department Staff Assistance</u>: Planning Staff will assist the Planning Commission with the determination of findings and conditions for CUP-2019-07.

<u>Recommendation</u>: The Franklin County Planning Department recommends that the Planning Commission forward a **POSITIVE** recommendation to the Franklin County Board of Commissioners

for Application CUP-2019-07, with the following suggested findings of fact and suggested conditions of approval:

Suggested Findings of Fact:

- 1. The proposed use in the Residential Suburban 20 (RS-20) Zoning District IS in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Franklin County Comprehensive Plan classifies the land as Urban Growth Area.
 - b. There are no critical areas present on the project site.
 - c. The County Zoning map designates the land as RS-20.
 - d. The use "Preschool" is allowed with a Conditional/Special Use Permit in the RS-20 Zoning District.
 - e. The applicant has applied for a Conditional Use Permit to allow the proposed use.
- 2. The proposal WILL NOT adversely affect public infrastructure.
 - Access to the parcel is from W. Argent Rd. and Road 72.
 - b. The use will not have a significant impact on the County Road System.
 - The existing septic system is to be removed, and the site shall connect to the City of Pasco Sewer system.
- 3. The proposal **WILL BE** constructed, maintained, and operated to be in harmony with the existing or intended character of the general vicinity.
 - a. The existing character of the immediate area consists of single family homes'
 - b. Views onto the site shall be obscured through the use of site-obscuring landscaping or fencing.
 - c. The proposed use will not impair the ability for residential activities to continue, nor will it have a negative impact on the intended character of the general vicinity.
- 4. The location and height of the proposed accessory structures and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
 - a. The center will have a residential appearance and will be compatible with surrounding area.

- b. Landscaping and fencing will be put up to ensure the compatibility with surrounding area.
- 5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
 - a. All outdoor lighting shall adhere to dark-sky standards
- 6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The public was notified of this proposal in accordance with all guidelines and requirements, and the Planning Department received **NO COMMENTS** in favor of the proposal, and **NO COMMENTS** in objection to the proposal.

Suggested Conditions of Approval:

- 1. The project shall comply with the requirements and recommendations of the **Franklin County Planning and Building Department**:
 - a. The development standards of FCC 17.28.050 will apply to the project. No building shall be closer than 25 feet from a road right-of-way (or 55 feet from the centerline of the adjoining road, whichever is greater). The side setbacks are 10 feet (providing that the side yard on a corner lot shall not be less than 25 feet wide, or 55 feet wide from the centerline of an existing/future road, access easement, or whichever is greater) and the rear yard setback is a minimum of 25 feet.
 - b. Site Obscuring Landscaping and/or fencing will be required to be installed at the site.
 - i. Per FCC 17.74.050.E., fences shall not be constructed out of tires, pallets, tarps and/or sheet plastic, bed springs, multi-colored materials, except colored materials manufactured specifically for fencing (i.e., slats of chain link fences), corrugated sheet metal, wheel rims and similar or like materials not traditionally manufactured or used for fencing purposes.
 - c. Shall connect with City of Pasco sewer system.
 - i. The existing septic system for the site shall be decommissioned as required, and approved, by Benton Franklin Health Department, with a copy of such approval provided to the Planning & Building Department.
 - ii. A notice of sewer availability from the City of Pasco shall be submitted as part of the building application.
 - iii. A notice of approval from the City of Pasco, stating that the property is appropriately connected to City sewer, shall be provided before occupancy of the structures may occur.

- d. During construction, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided.
- e. Lighting shall adhere to dark sky standards. All outdoor lighting shall be aimed down, and no part of the light's ground halo shall encroach onto a neighboring property.
- f. A Franklin County Building application is required for any new structures, or remodels of, and additions to, existing structures, on the site.
- g. Shall receive approval from Washington State Department of Children, Youth, and Families (DCYF).
- h. Washington State Fire Marshal approval as may be applicable.
- i. Architect/Engineered plans are required.
- j. Plot plan, including parking and ADA as applicable, is required.
- k. Water availability notification form will need to be submitted.
- 1. Fire suppression system plans as applicable.
- m. Fire alarm plans as applicable.
- n. Completed Washington State NREC (Non-Residential Energy Code Reports)
- 2. Project shall comply with the requirements and recommendations of the **Franklin County Public Works Department:**
 - a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
 - b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).
- 3. The applicant shall apply for and receive a County Business License on an annual basis.
- 4. The site shall be maintained at all times so as to not let the land become a fire hazard or accumulate with debris and weeds.
- Comply with fire code requirements.

- 6. Future expansions and improvements at the site shall comply with the submitted and approved site and building plans. To allow future flexibility, changes to the plans which are determined to be minor or incidental may be done administratively by the Planning Department. Major changes, which do not meet the intent of, or seriously re-align, the approved plans, shall be reviewed by the Planning Commission through a new Conditional Use Permit process prior to that change occurring.
- 7. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
- 8. If at any time the project is deemed to be not in compliance with the approved Conditional Use Permit "Conditions of Approval," the applicants' County Business Registration and Conditional Use Permit may be reviewed for potential termination and revocation by the Board of County Commissioners.
- 9. In accordance with the County's Zoning Code, any special permit may be revoked by the Board of Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
- 10. This permit applies to the described lands and shall be for the above named individual. The permit may not be transferred to other individual(s) or entities, or to another site. Any changes, or proposed changes, in ownership or operation will require the application of a new Conditional Use Permit.
- 11. By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County harmless and agree that the County is in no way negligent in relation to granting this permit, or operations or negligence that occur at this location or on surrounding properties caused by operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted that this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

PUBLIC NOTICE/PUBLIC COMMENTS CUP 2019-07 FELLMAN – RAINBOW RIVER CHILD CARE



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by Rainbow River Child Care, 7208 W. Argent Rd., Pasco, WA 99301, for a Conditional Use Permit, file # CUP 2019-07 and SEPA 2019-13.

Said application is to allow for the renewal and expansion of existing preschool on parcel #118-361-014, which is only allowed with an approved Conditional Use Permit (In accordance with Franklin County Code Section 17.14.040(E)-Private nursery school, preschool, child mini day-care center). The applicant proposes to use the entirety of said property for classrooms, outdoor play area, parking, and green house. The property where the project is proposed is zoned RS-20 Suburban Zone and carries an "Urban Growth Area" Land Use designation; the property is located in an area known as the "Doughnut Hole(s)."

The subject parcel is described as follows:

LEGAL DESCRIPTION:

E 200' of N2NE4NW4NE4 21-9-29, LESS RD

NON-LEGAL DESCRIPTION:

Address is 7208 W. Argent Rd. Pasco, WA 99301. Property is bounded to the North by W. Argent Rd. and to the East by Road 72. (Parcel Number 118-361-014).

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. A public hearing will be held on October 27, 2020 at 6:30 PM. Due to the Covid-19 emergency declaration, the public may not attend in person. Written comments are accepted prior to the public hearing and those comments shall be submitted by planninginquiry@co.franklin.wa.us, or by regular mail to Franklin County Planning Department, 502 W. Boeing Street, Pasco, WA 99301. Written Comments shall to be submitted by 4:30 PM ON OCTOBER 27, 2020. Further information on how to participate in the meeting is provided through the link, provided below. All concerned may phone in and provide comment on the proposal during the public hearing portion of the meeting.

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 <u>July 30, 2020</u> and comment period for determination and environmental impacts of proposal were closed on <u>August 13, 2020</u>.

HOW TO ATTEND VIRTUAL MEETING: https://www.co.franklin.wa.us/planning/agenda.html, once at the webpage, you can select either the YouTube Live link to watch proceedings or select the agenda packet link for call-in information. Please note: Meeting agendas will be posted at least 3-days before the meeting date.

Information concerning the proposal can be obtained by email at <u>planninginquiry@co.franklin.wa.us</u> or by calling (509) 545-3521.

DATED AT PASCO, WASHINGTON ON THIS 12th DAY OF OCTOBER 2020

PUBLISH:

Franklin County Graphic: October 15, 2020

Tri-City Herald: October 15, 2020



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by Rainbow River Child Care, 7208 W. Argent Rd., Pasco, WA 99301, for a Conditional Use Permit, file # CUP 2019-07 and SEPA 2019-13.

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The subject parcel is described as follows:

LEGAL DESCRIPTION:

E 200' of N2NE4NW4NE4 21-9-29, LESS RD

NON-LEGAL DESCRIPTION:

The property address is 7208 W. Argent Rd. Pasco, WA 99301. The parcel is bounded to the north by W. Argent Rd. and to the East by Road 72. (Parcel Number 118-361-014).

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. A public hearing will be held on October 27, 2020 at 6:30 PM. Due to the Covid-19 emergency declaration, the public may not attend in person. Written comments are accepted prior to the public hearing and those comments shall be submitted by either email at planninginquiry@co.franklin.wa.us, or by regular mail to Franklin County Planning Department, 502 W. Boeing Street, Pasco, WA 99301. Written Comments shall to be submitted by 4:30 PM ON OCTOBER 27, 2020. Further information on how to participate in the meeting is provided through the link, provided below. All concerned may phone in and provide comment on the proposal during the public hearing portion of the meeting.

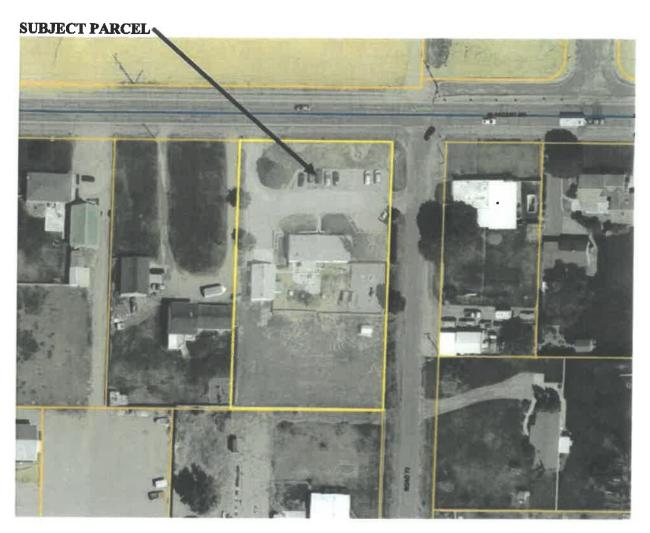
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Page 2 CUP 2019-07/SEPA 2019-13

VICINITY MAP:



DATED AT PASCO, WASHINGTON ON THIS 12th DAY OF OCTOBER 2020.

PUBLISH:

Franklin County Graphic: October 15, 2020 Tri-City Herald: October 15, 2020



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by **Rainbow River Child Care**, 7208 W. Argent Rd., Pasco, WA 99301, for a Conditional Use Permit, file # CUP 2019-07 and SEPA 2019-13.

Said application is to allow for the renewal and expansion of existing preschool on parcel #118-361-014, on approximately 1.17-acre property. The area to be developed will cover the entirety of said property. The property is zoned Suburban Zone (RS-20) and carries an "Urban Growth Area" Comprehensive Plan Land Use designation.

The subject parcel is described as follows:

LEGAL DESCRIPTION:

E 200' of N2NE4NW4NE4 21-9-29, LESS RD

NON-LEGAL DESCRIPTION:

Address is 7208 W. Argent Rd. Pasco, WA 99301. Property is bounded to the North by W. Argent Rd. and to the East by Road 72. (Parcel Number 118-361-014).

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. However, due to the current restrictions associated with the COVID-19 emergency, public hearings are on hold. Notice providing the specific date of the public hearing for this item will be sent to all parties within 1-mile of the proposal site at least two (2) weeks in advance of said meeting. Written comments are being accepted at this time, and those comments shall be submitted to the Franklin County Planning Department, 502 W. Boeing Street, Pasco, Washington 99301, by 5 pm, August 6, 2020, to be filed as part of the record.

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 <u>July 30, 2020</u> and comments regarding the determination and the environmental impacts of the proposal can be made to the Planning Department by 5 pm, <u>Thursday</u>, August 13, 2020.

Information concerning the proposal can be obtained at the Franklin County Planning Department, 502 W. Boeing Street, Pasco, Washington 99301, or by calling (509) 545-3521.

DATED AT PASCO, WASHINGTON ON THIS 30th DAY OF JULY 2020

PUBLISH:

Franklin County Graphic: July 30, 2020

Tri-City Herald: July 30, 2020

Page 2

CUP 2019-07

VICINITY MAP:





DATED AT PASCO, WASHINGTON ON THIS 30th DAY OF JULY 2020.

PUBLISH:

Franklin County Graphic: July 30, 2020 Tri-City Herald: July 30, 2020

Julie A. Michel

From:

KS Van Horne <vanhorneks@yahoo.com>

Sent:

Tuesday, October 27, 2020 3:30 PM

To:

planninginquiry

Subject:

[EXTERNAL] Rainbow River Child Care expansion

CAUTION: This email originated from outside of Franklin County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My only concern/objection to this is I do not see a fence/noise wall on the drawings. What they have now does not help with the noise of the adults and kids yelling. And the property in general is not well kept now so if it were contained with a fence that would help.

Regards,

Krist Van Horne 2909 Rd 72

Memo



To:

Derrick Braaten, Planning & Building Director

From:

John Christensen, County Surveyor

CC:

Craig Erdman, County Engineer

Date:

August 4, 2020

Re:

CUP 2019-07 Rainbow River Child Care

Derrick.

We have reviewed the application for a Conditional Use Permit along with SEPA 2019-13 to allow for the renewal and expansion of existing preschool in the RS-20 zoning district on parcel #118-361-014.

Public Works has concluded that the proposed use will have an impact on the County Road System. However, it will meet the current level of service. Therefore, we have the following general comments:

- An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
- Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

Please let me know if you have any questions.



STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

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

August 12, 2020

Derrick Braaten
Planning and Building Director
Franklin County Planning and Development Department
502 W Boeing Street
Pasco, WA 99301

Re: Rainbow River Expansion, File: SEPA 2019-13, CUP 2019-07

Dear Derrick Braaten:

Thank you for the opportunity to comment on the Mitigated Determination of Nonsignificance regarding the proposal to renew and expand the existing preschool. The project includes construction of classrooms, play area, circular bike path, greenhouse and parking shed (Proponent: Tyson Fellman). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

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

Please keep in mind that during the construction activities associated with the Rainbow River Expansion, some construction-related wastes produced may qualify as 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
- Treated wood

You may find a more comprehensive list, as well as a link to identify and designate your wastes on the Common Construction and Demolition Wastes website at https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition.

The applicant, as the facility generating the waste, bears the responsibility for all construction waste.

Derrick Braaten August 12, 2020 Page 2

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.

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

State Environmental Policy Act (SEPA)

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

To receive more guidance on or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology Eastern Regional Office (Ecology File #: 202003976)

cc: Tyson Fellman

8-4-20

Building Department Comments – Rainbow River Child Care; 7208 W Argent Rd. Pasco, WA 99301. (CUP 2019-07)

- 1. Building Application
- 2. WA State Department of Children, Youth and Families
- 3. WA State Fire Marshal approval as may be applicable
- 4. Architect/Engineered Plans
- 5. Plot Plan, including parking and ADA as applicable
- 6. Updated Access Permit
- 7. Water Availability Notification.
- 8. Septic permit or City Sewer connection approvals as may be applicable.
- 9. Fire Suppression System Plans as applicable
- 10. Fire Alarm Plans as applicable
- 11. Completed WA State NREC (Non-Residential Energy Code Reports)

Darryl Brown
Building Official

Aaron Gunderson

From:

Michael Morgan

Sent:

Monday, August 10, 2020 4:15 PM

To:

Aaron Gunderson; Craig Erdman; John Christensen; Robin Moug; Darryl Brown; Darcy

Bourcier

Cc:

Matt Mahoney; Rebeca Gilley; Derrick Braaten

Subject:

RE: Request for Review and Comments & Notice of DNS

The classrooms can opt for separate unit numbers, and possibly a separate address for the classroom building, if desired by the property owner.

Michael Morgan

GIS Manager & E911 MSAG Coordinator Franklin County, WA 1016 N 4th Ave. Pasco, WA 99301 509-545-3585 pis@co.franklin.wa.us http://franklingis.org

From: Aaron Gunderson <a href="mailto:square-right-number-square-r

Sent: Monday, August 3, 2020 10:36 AM

To: Craig Erdman <cerdman@co.franklin.wa.us>; John Christensen <jchristensen@co.franklin.wa.us>; Rick Dawson <Rickd@bfhd.wa.gov>; Deana Chlodo <deanac@bfhd.wa.gov>; mharris@fcfd3.org; fcid1@pocketinet.com; jburn@pocketinet.com; bhooper@franklinpud.com; rrichmond@franklinpud.com; Robin Moug <rmoug@co.franklin.wa.us>; Michael Morgan <mmorgan@co.franklin.wa.us>; Darryl Brown <dbrown@co.franklin.wa.us>; freuded@wsdot.wa.gov; WrightP@wsdot.wa.gov; SCPlanning@WSDOT.WA.GOV; kaiserM@wsdot.wa.gov; WHITER@pasco-wa.gov; Darcy Bourcier <bourcierd@pasco-wa.gov>; separegister@ecy.wa.gov; sepacenter@dhr.wa.gov; Kelly.Cooper@doh.wa.gov; jessica.logan@parks.wa.gov;

SEPAdesk@dfw.wa.gov; sepa@dahp.wa.gov; sepaunit@ecy.wa.gov

Cc: Matt Mahoney mmahoney@co.franklin.wa.us; Derrick Braaten

<dbraaten@co.franklin.wa.us>
Subject: Request for Review and Comments & Notice of DNS

NOTICE OF APPLICATION / REQUEST FOR REVIEW AND COMMENTS

Please find attached an application and a request for review & comments on a Conditional Use Permit (CUP 2019-07).

NOTICE OF SEPA DNS

A SEPA DNS has been issued for the proposal. (Franklin County File # SEPA 2019-13)

The Public Notice, DNS and SEPA Environmental Checklist is attached for your records and review. Comments on the DNS are due by August 13, 2020.

Thank you,

CONNELL, WA 99326-1200

7HA PASCO LLC BABENKO, MICHAEL & JENNA **BOGGESS, CHARLES & GLORIA** 2090 KINGSTON RD 7103 MAXIM CT 7220 W ARGENT RD RICHLAND, WA 99354-4922 PASCO, WA 99301-6207 PASCO, WA 99301-1857 **CADD DEVELOPMENT** CHABRIER, ROBERT L **CLATTERBUCK, BRUCE & LYNDA 10712 W COURT ST** 2909 N ROAD 76 3001 N ROAD 72 PASCO, WA 99301-6512 PASCO, WA 99301-1816 PASCO, WA 99301-1955 **CURIEL, JORGE & EVA CURIEL (ETAL), JORGE & EVA** DOTY, JOHN & LINDA 135 S HUGO AVE 135 S HUGO AVE 7404 W ARGENT RD PASCO, WA 99301-4420 PASCO, WA 99301-4420 PASCO, WA 99301-1855 **DOUBLE ARROW REAL ESTATE** EDRINGTON, ROBERT & M H **EM DRYWALL LLC PO BOX 904** 2804 N ROAD 72 203212 E SR 397 PROSSER, WA 99350-0904 PASCO, WA 99301-1919 KENNEWICK, WA 99337-7195 **FELLMAN, TYSON & TIFFANY** FISTER (II), NATASHA & ROBERT FOX, JOSHUA J & MICHELLE 7208 W ARGENT RD 7120 W ARGENT RD 7316 W DRADIE ST PASCO, WA 99301-1857 PASCO, WA 99301-1950 PASCO, WA 99301-4474 **GRABIEC, GLENN L & MADELYN** MACK, WAYNE D & MARILYN MOORE, RAQUEL N 7115 MAXIM CT 7108 W ARGENT RD 2830 N ROAD 72 PASCO, WA 99301-6207 PASCO, WA 99301-1950 PASCO, WA 99301-1919 **NORTH PSC CONGREGATION OF JEHOVAS** ROGERS, RICHARD A & CAREL L CITY OF CONNELL, S. JOYNER WITNESS 10712 W COURT ST **PO BOX 1200** PO BOX 3565 PASCO, WA 99301-6512 CONNELL, WA 99326-1200 PASCO, WA 99302-3565 SISEMORE, JOHN D & MEGAN THOMPSON, CHASE O & ELISE M THOMPSON, ROLAND L & TERI **7025 MAXIM CT** 7300 W ARGENT RD 2820 ROAD 72 PASCO, WA 99301-6148 PASCO, WA 99301-1856 PASCO, WA 99301-1919 **VAN HORNE, KRISTOPHER & SHERRI** WADE, AJ CITY OF CONNELL, MAYOR 2909 N ROAD 72 **4207 SANTA ANNA LOOP** PO BOX 1200 PASCO, WA 99301-1918

PASCO, WA 99301-8404

APPLICATION, SEPA DETERMINATION/CHECKLIST CUP 2019-07 FELLMAN – RAINBOW RIVER CHILD CARE





Submittal Checklist:

	General Land Development Application
	\$400.00 Conditional Use Permit Fee: Check made payable to the Franklin County Planning and
	Building Department.
	\$150.00 SEPA Fee: Check made payable to the Franklin County Planning and Building Department.
	SEPA Checklist: A completed State Environmental Policy Checklist shall be completed and submitted with this application.
	\$80.00 Variance Report Fee: Check made payable to the Franklin County Assessor's Office. An
	applicant does not need to contact the Assessor's Office to obtain this report. At the time of
	application, the Planning Division will request the report from the Assessor's Office. The report
	includes the Adjoining Property Owners' Names and Addresses (500 feet within an Urban Growth
	Area or one (1) mile outside an Urban Growth Boundary). As an alternative to the Assessor's Office,
	an applicant may also obtain this report from a licensed title company.
ľ	
	Please notethe typical review period will not begin until this Variance Report is completed.
	Site Plan: Provide a site plan on 8.5" x 11" or 11" x 17" paper, drawn neatly and to scale, that
	includes:
	 North arrow, Legend stating the Owner/Applicant name, date the site plan was drawn, tax
	parcel number, and scale;
	 Exterior property lines and any adjacent public street or alley rights-of-way;
	Existing and proposed buildings and other structures;
	 Existing and proposed retaining walls or fences (indicate material, if the fencing provides
	visual screening, the height of the fence, and if there is barbed wire);
	 Existing and proposed points of ingress and egress, drives and driveways and circulation pattern;
	The location of existing and proposed parking areas with each parking space shown and
	surface type indicated and lighting noted;
	Existing and proposed open spaces and landscape areas;
	Water (Location of well or water systems within 100 feet of the subject property or within a
	100 foot well control zone and the distance from any structures within the well control
	zone) and sewerage facilities (Location of proposed or existing drain field area, extension
	area, and tank area as well as replacement areas and distances to structures and property
	lines);
	Storm water drainage;
	Sidewalks and streetlights;
	 Fire protection devices, with sufficient water storage and flows;
	 Facilities or improvements to address compatibility with adjacent dissimilar land uses;
	 Location of structures on the adjoining lots, which may cause compatibility issues;
	All major man-made and natural physical features such as railroads, canals, streams, creeks,
	drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways,

 the 100-year base flood elevations etc. on-site or adjacent to the site; Proposed contours and grading as they affect lot layout, streets, and drainage was Location of proposed or existing drain field area, extension area, and tank area as replacement areas and distances to structures and property lines. 		
	Property Information: Covenants, Conditions and Restrictions (CC&Rs) or deed restrictions pertaining to or affecting the property (if any).	
	Written approval from the Benton-Franklin Health District. The Health District is located at 7102 West Okanogan Place, Kennewick, WA – (509) 460-4205.	

7 ml Dawson - 43/3



CONDITIONAL USE PERMIT INFORMATION	
ZONING:	
PROJECT NAME: Rainbow River Childcare es	pansion
WHAT ARE YOU PROPOSING? (ex: Accessory Dwelling Unit, Bed and Breakfast Church, Dairy, Accessory Building deviating from standards, Wireless Commun.	st. Commercial Agriculture
Expand childrane facility	RECEIVED
LOT/PARCEL SIZE: 1.17 Acres	M/A 13 20 1
SIZE OF THE AREA TO BE USED FOR THE PROPOSED USE OR BUILDING:	FRANKLIN COUNTY PLANNING DEPARTMENT
PRESENT USE OF THE LAND AND STRUCTURES, IF ANY: Currenty used as a childrane cert Troo building currenty used	ter
DETAILED DESCRIPTION OF THE PROPOSED USE / DEVELOPMENT PROPOSAL (A NEEDED): Plan on adding four additional for children would add an additional 60 children his would add an additional 60 children his licensed capacity.	Class rooms.
VILL THE PROJECT BE CONDUCTED ENTIRELY WITHIN A STRUCTURE? I YES A. IF NO, DESCRIBE THE OUTDOOR ACTIVITIES (E.G., OUTDOOR EATING, PLAYSTER ON the playster	NO AYGROUND, PARK):
B. WHAT IS THE APPROXIMATE SQUARE FOOTAGE, OR SEATING CAPACITY OF AREA(S)? 12,000 Sq. 41 estimate	OF YOUR OUTDOOR USE
C. WHAT TYPE OF NOISES WILL THE OUTDOOR USE GENERATE (E.G. MUSIC, Children playing, Rids Masic	
ROPOSED HOURS OF OPERATION/DAYS OF THE WEEK (INDICATE MONTHS, IF SE Open year round Monday through Friday	EASONAL): 6:30 - 5:30

PROPOSED STRUCTURES AND USE (SIZE, HEIGHT, ETC.):	RECEIVED
To be determined.	ILOLIVED
lo be determined.	HAX TV .
	FRANKLIN COUNTY PLANNING DEPARTMENT
HOW WILL THE PROPOSED DEVELOPMENT BE COMPATIBLE WITH THE U	SES PERMITTED IN THE
SURROUNDING ZONE(S)? Surrounding Zoning is residential. The serii residential appearance and will be useful the area. This development will impose the	Center has a
Surrounding 7001mg is resident	tene coverntible
semi residential appearance and will be	and the someth
with the area this development will improve the	appearance of 14 piper 1.
DESCRIBE HOW THE SUBJECT PROPERTY IS PHYSICALLY SUITABLE FOR TH	E TYPE, DENSITY AND/OR INTENSITY
OF THE USE BEING PROPOSED:	E 11 E, DENSITY AND ON HATENSHIP
Property is suitable for a didcare centur	Since it is in
a residential area on a busy road by a	Tigy School,
The 1.17 acros on the property is plenty o	it space to
il it of 104 dellare amores	, ,
OF THE USE BEING PROPOSED: Property is suitable for a children centur a residential area on a basy road by a the 1.17 across on the property is plenty of the capacity of 104 children propose	α.
PROPOSED MEASURES TO ENSURE COMPATIBILITY WITH PERMITTED USE	
(EXAMPLE: FENCES, LANDSCAPE BUFFFRS, RERMS, ETC):	
Will landscape and put up fencing to compatibility with area.	ensure
compatibility with area.	
Cord	
DESCRIBE ANY EXISTING ZONING ORDINANCE VIOLATION:	d by V/L
N/A	
JULY TO THE TOTAL THE TOTAL TO THE TOTAL TOT	
IRRIGATION SOURCE:	
□ NONE □ PRIVATE □ SCBID Ø FCID	
DOMESTIC WATER SUPPLY:	the gap demonstration of the state of the st
☐ ON-SITE WELL ☐ COMMUNITY WELL (Well ID # and location):	
MOTHER (SPECIFY): () SCO	
SEWAGE DISPOSAL:	
City of Pasco Mee complete	rure de onsite sept. c.
LIST LITH ITY PROVIDERS:	Cheren
Power - Franchin PUD	
Telephone - Charter	
Natural Gas - NA	
Cable / Broadband - Charter	
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 applicant for the pr		nt's representative (if applicable) to uest.	act on behalf of the
٠,	2 7M	- 11/20	/19	
Owne	7	Dat	Applicant/Representative	Date
Print I	Name: Tyson	Fellman	Print Name:	Rev. Jan 2019





FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

	OFINE PURE PURE DE	PELOPIVIEIVI APPLICATION
FOR STAFF USE ONLY:	FILE #: Complete:	Reviewed by: Hearing Date: FRANKLIN COUNTY PLANNING DEPARTMENT
	☐ Comprehensive Plan Amendment ☐ Conditional Use Permit ☐ Variance ☐ Rezone ☐ Non-Conforming Use Determination ☐ Zoning Interpretation / Administrative Decision ☐ Short Plat ☐ Subdivision (Long Plat) ☐ Binding Site Plan ☐ Lot Segregation Request ☐ Alteration / Vacation ☐ Planned Unit Development ☐ Other:	□ Boundary Line Adjustment □ Shoreline Substantial Development □ Shoreline Conditional Use Permit □ Shoreline Variance □ Shoreline Exemption □ Shoreline Non-Conforming ☑ SEPA Environmental Checklist □ Appeal (File # of the item appealed
for contact person:	CONTACT INFORMATION	
D)	Property Owner Name: Tison Fellman Malling Address: 7208 W Argent 7 Phone: (509) 627-8491	Email: Rainbow River CCR Gmal. com
	Applicant / Agent / Contractor (If different Company: Leveke and Page LLC Address: Phone:	t) Name: Try Email:
	Surveyor / Engineer Company: Workey Surveying Services Address: 20. Box 6132 Kennewick W	Name: Rick Russum 4 99574 Email: Rick Q worky 641 Ve ving Com

Rev. Jan 2019

BRIEF DESCRIPTION OF PROJECT OR REQUEST:	
Add on building of around 4000 to expand childrane center.	59. 44
1 littage soutes	
To expand curious corner.	RECEIVE
PROPERTY INFORMATION:	; to the plan
Parcel number(s) (9-digit tax number):	PLANNING DEPARTM
118361014	TORNING BEPARTIN
egai Description of Property:	
7708 W Argent Rol Pasco W	IA 99301
 information is submitted along with this application form. if the property is owned by a corporation or LLC please attach deperson signing as the "owner" has the authority to sign on behathere are multiple owners, provide an attachment in the san declarations. 	If of the composition or U.C. If
the undersigned, hereby authorize the filing of this application and cert e information contained in this application is complete and correct or there, I hereby grant Franklin County staff or representatives to enter nois review to inspect my property as needed.	to the best of my knowledge. ny property during the course of
understand that any information submitted to the Franklin County P bject to public records disclosure laws for the State of Washington (RC plicable laws that may require the release of the documents to the public	W Chapter 42.17) and all other
This authorizes the designated Applicant's representative (if applicant for the processing of this request.	icable) to act on behalf of the
2 Fell 1/20.19	
ner // Date Applicant/Represent	
Date Applicant Represent	ative Date

PLANNING AND BUILDING DEPARTMENT

502 W. Boeing St. Pasco, WA 99301

Receipt Number: PL19-00827

509-545-3521

Payer/Payee: FELLMAN, TYSON & TIFFANY 7208 W ARGENT RD

PASCO WA 99301-1857

Cashler: Rebeca Gilley

Date: 11/27/2019

CUP-2019-07	CONDITIONAL USE PERMIT	7208 W ARGENT RD		AND DESCRIPTION
Fee Desc	ription	Fee Amount	Amount Paid	Fee Balance
	al Use Permit	\$400.00	\$400.00	\$0.00
State Envi	ronmental Policy Act (SEPA)	\$150.00	\$150.00	\$0.00
		\$550.00	\$550.00	\$0.00

Total Paid:		\$550,00
CHECK	2561	\$550.00
Payment Method	Roference Number	Payment Amount

PLANNING AND BUILDING DEPARTMENT

502 W. Boeing St. Pasco, WA 99301

Receipt Number: PL19-00829

509-545-3521

Payer/Payee: FELLMAN, TYSON & TIFFANY 7208 W ARGENT RD PASCO WA 99301-1857

Cashler: Rebeca Gilley

Date: 11/27/2019

CUP-2019-07	CONDITIONAL USE PERMIT	7208 W ARGENT RD	43 65 N	3 3 3 3 3
Fee Desc	ription	Fee Amount	Amount Paid	Fee Balance
State Env	ironmental Policy Act (SEPA)	(\$150.00)	(\$150.00)	\$0.00
		(\$150.00)	(\$150.00)	\$0.00

Total Paid:		(\$150.00)
CHECK	2561	(\$150.00)
Payment Method	Reference Number	Payment Amount

		Previous Related Payments	•		
Receipt#	Receipt Date	Fee Description	16 8 15 CV	Amount Paid	Permit#
PL19-00827	11/27/2019	Conditional Use Permit		\$400.00	CUP-2019-07
PL19-00827	11/27/2019	State Environmental Policy Act (SEPA)		\$150.00	CUP-2019-07
			Total:	\$550.00	





SIMPLE SEARCH SALES SEARCH REETSIFTER COUNTY HOME PAGE CONTACT DISCLAIMER

PAYMENT CARTIE

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

Assessor Treasurer Appraisal MapSifter

Parcel

Parcel#: 118361014 Owner Name: FELLMAN, TYSON & TIFFANY

DOR Code:

18 - Residential - All other

Address1: Address2:

7208 W ARGENT RD

Situa:

7208 W ARGENT RD, PASCO 99301

City, State:

PASCO WA

Status:

Map Number: 092921-21-000000-000-00000

Zip:

99301-1857

E 200' OF N2NE4NW4NE4 21-9-29, LESS RD

Description: Comment:

TITLE ELIMINATED 9-2-98 REC 556220.

2020	Accommo	et Doto

:Land: . Improvements:

2020 Market Value

\$84,600 | Land: \$84,600 District: \$144,200 Improvements:

\$144,200 Ourrent Use/DFL:

106 - DISTRICT 106

Permanent Crop:

Total

\$0 Permanent Crop: \$228,800 Total

\$0 \$228,800 Total Acres:

1.17000

Ownership

2020 Taxable Value

Owner's Name FELLMAN, TYSON & TIFFANY

Ownership % 100 %

Sales History

	Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
	11/04/15	SWD-1837432	1	50884	GROCE, CHRISTINE M	FELLMAN, TYSON & TIFFANY	\$275,000
	03/23/07	WD-1699589	1	27145	GARTON, GEORGE E & KARREN	GROCE, CHRISTINE M	\$264,500
1	03/23/07	QD-1699590	1	27146		GROCE, CHRISTINE M	\$0
	07/19/01	WD-1593027	1	8450	LARRABEE, ED & MICHELLE	GARTON, GEORGE E & KARREN	4134 000

Building Permits

Permit No.	Date	Description	Amount
2004-375	7/30/2004	INSTALL 3 PLUMB FIX INSTALL 1 TOILET IN ADA BATH-2 SINKS	\$1,000.00
2001230	8/28/2001	56 SQ' ADDN FOR STORAGE RM	\$3,011.00
2001219	8/14/2001	WD FRAME ADDN & ALTERATEON	\$22,822.00
98155	5/28/1998	REAPP 92-002130 92 MARLETTE 26x66	00.02

Historical Valuation Info

Year	Bliled Owner	Land ,	Impr. ,	PermCrop Value	Total	Exempt	Taxable
2020		\$84,600 [:]	\$144,200	\$0	\$228,800	\$0	\$228,800
2019	FELLMAN, TYSON & TIFFANY	\$78,100	\$130,200	\$0!	\$208,300	\$0	\$208,300
2018	Fellman, Tyson & Tiffany	\$71,600	\$107,000	\$0	\$178,600	\$O·	\$178,600
2017	FELLMAN, TYSON & TIFFANY	\$67,100	\$102,300	\$0	\$169,400	\$0	\$169,400
2016	FELLMAN, TYSON & TIFFANY	\$65,100	\$104,400	\$0°	\$169,500-	\$0	\$169,500



COMMUNITY AND ECCONOMIC DEVELOPMENT ENGINEERING - DEVELOPMENT (509)545-3444 PO Box 293/525 North 3rd Ave. Pasco, WA 99301/www.pasco-wa.gov

December 9, 2019

Tyson and Tiffany Fellman 7208 W Argent Road Pasco, WA. 99301

Mr. and Mrs. Fellman,

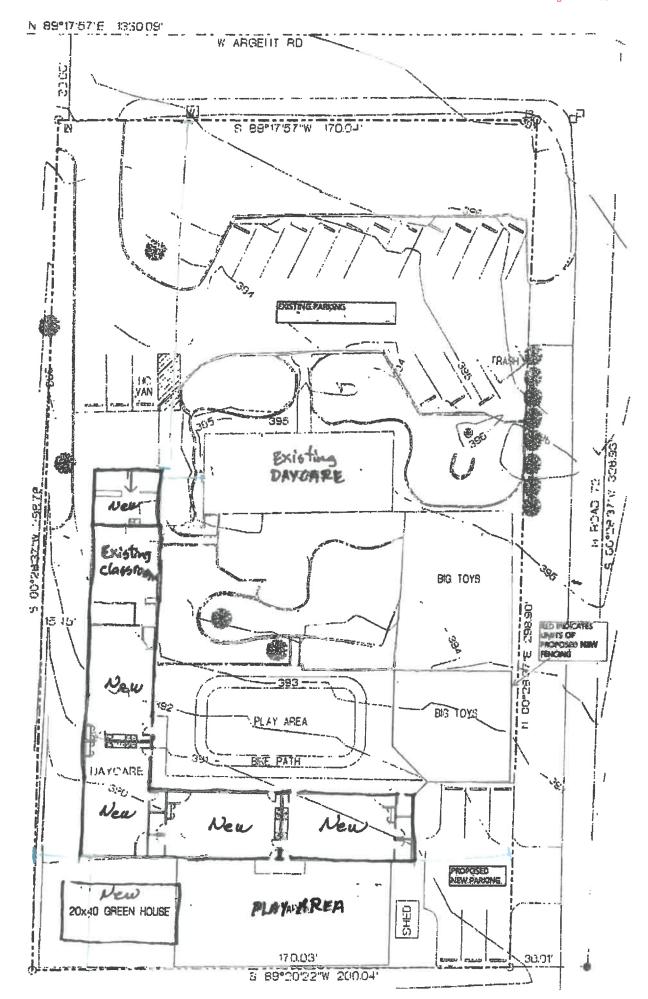
This letter serves as certification that Parcel 118361014 (7208 W. Argent Road) will be allowed to connect to the City of Pasco sanitary sewer system. As a condition of connection, you must fulfill all the requirements of connection as if this parcel were located within the City limits. This includes extending any sewer mains "to and through" the parcel.

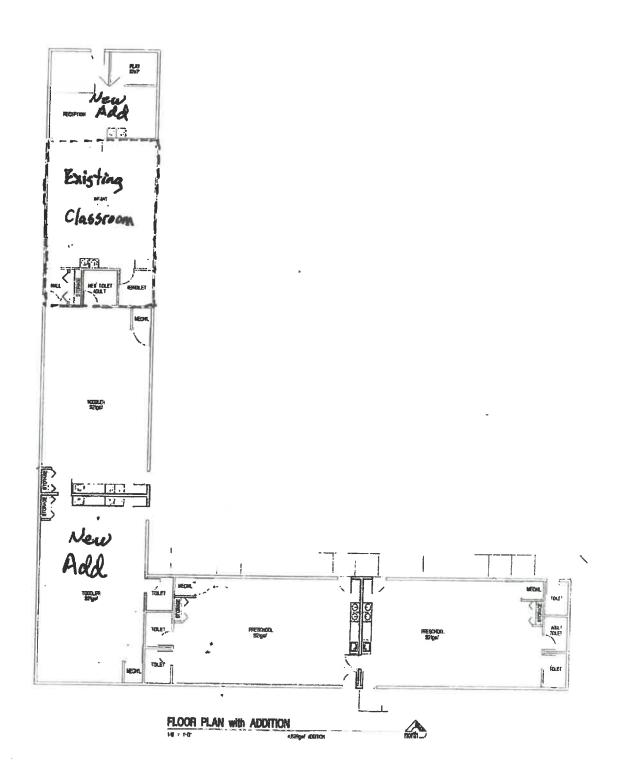
If the City has not previously received an annexation agreement, you will need to sign one during the permitting process for the sewer connection.

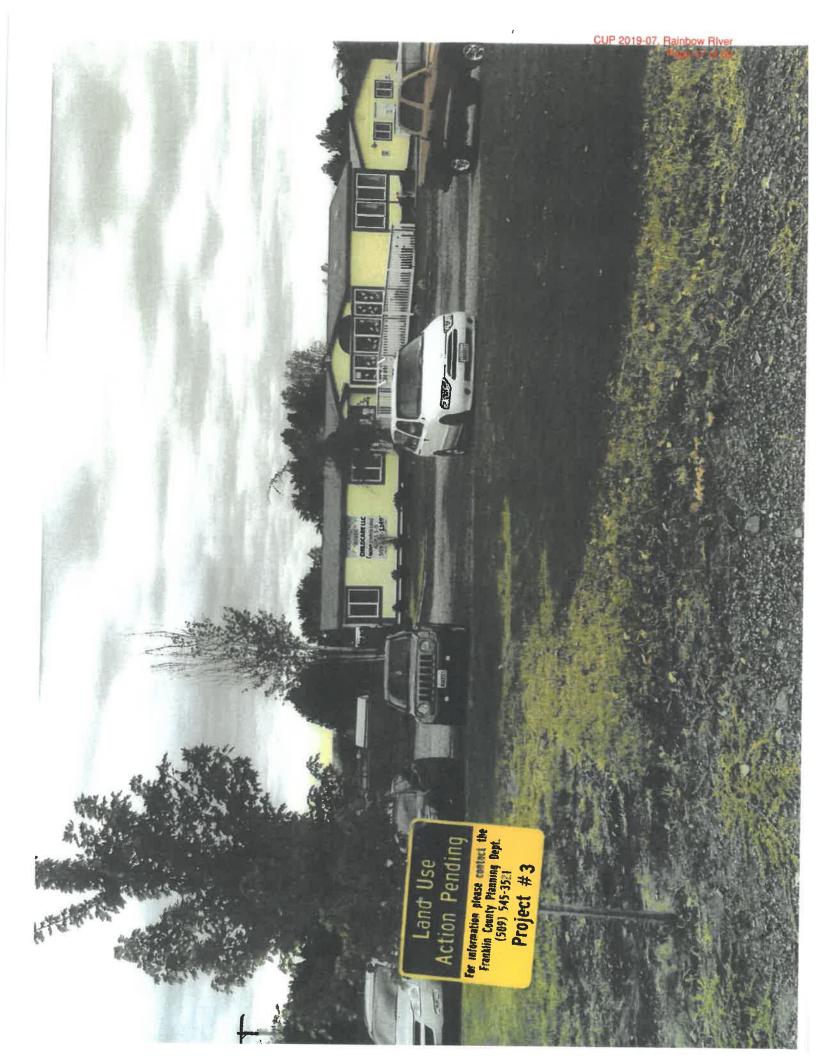
Dan Ford, PE City Engineer

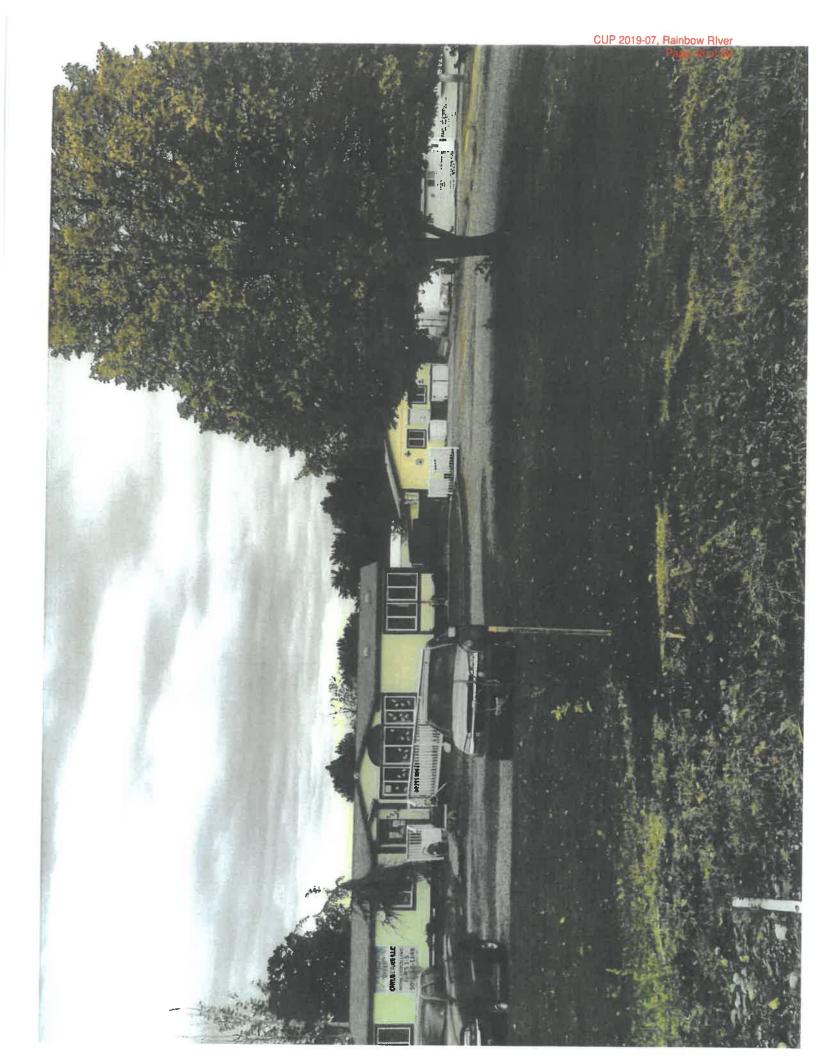
Cc. Steve Worley, PE, Public Works Director
Rick White, CE&D Director
Curt Shaw, Pw offling Collections Manager

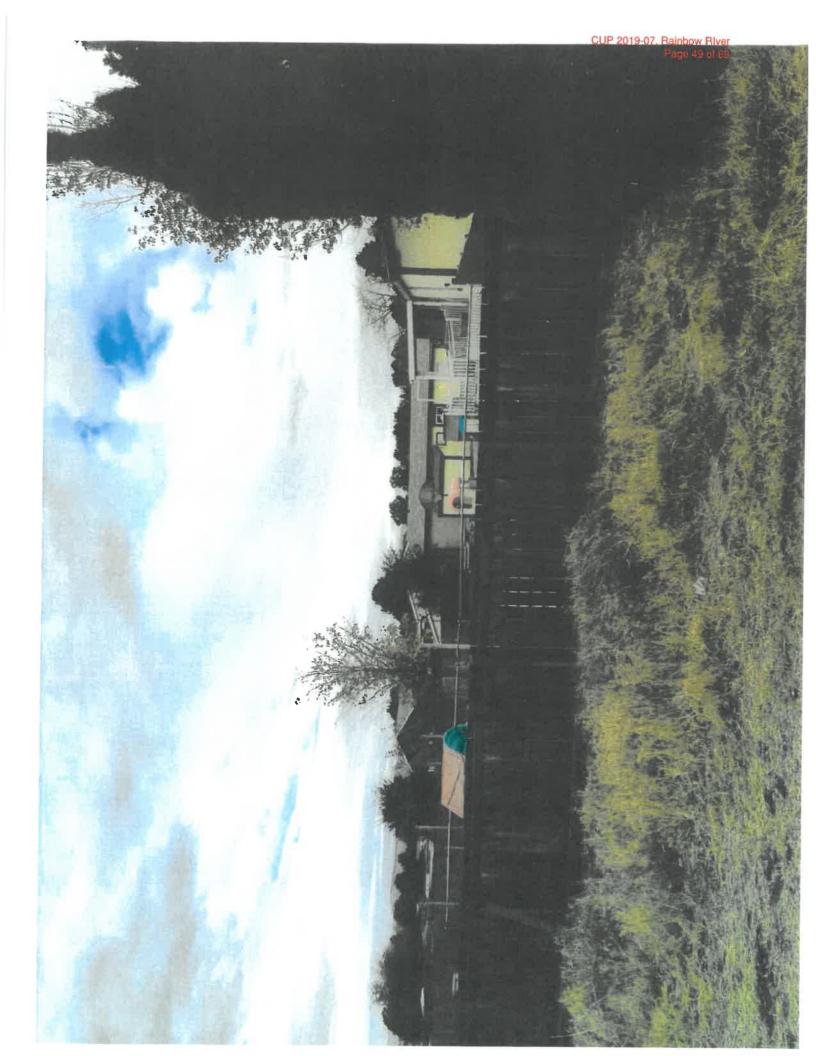
file

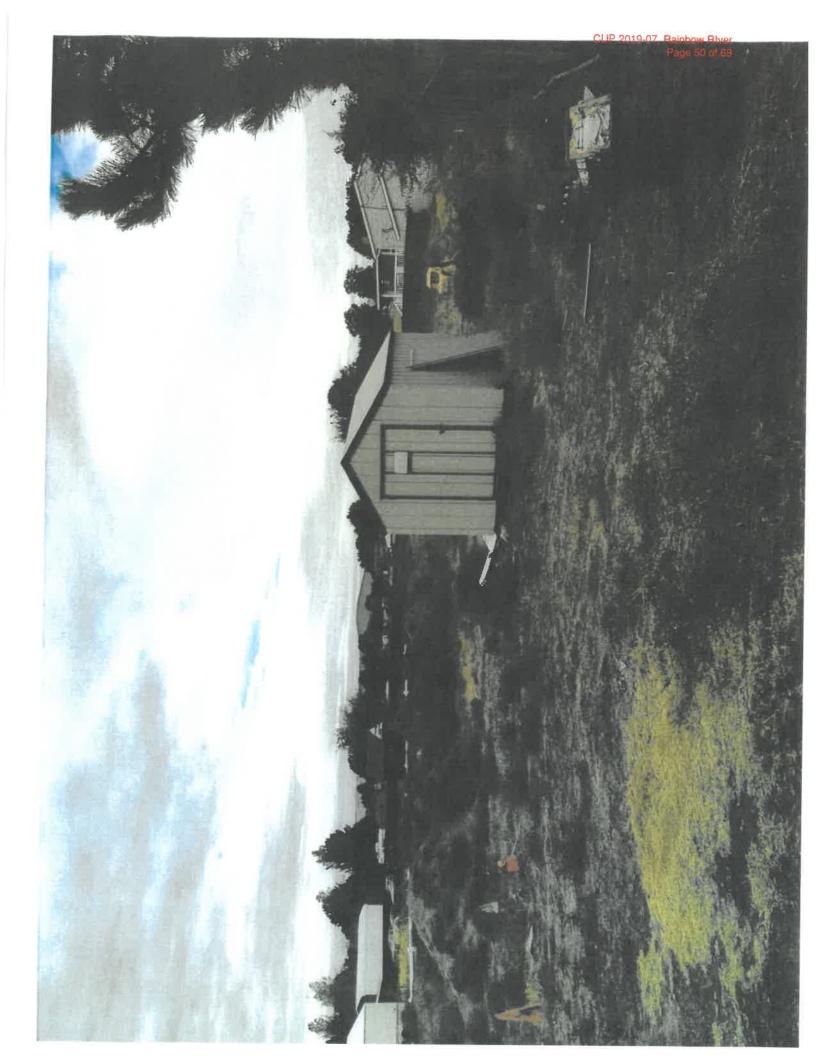












FRANKLIN COUNTY, WASHINGTON

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of proposal: The proposal is for the approval of a Conditional Use Permit, to renew and expand an existing preschool. The applicant proposes to use the entirety of the 1.17 acre property for the proposed use. The proposal includes classrooms, play area, circular bike path, greenhouse, parking, shed, etc. The property where the project is proposed is zoned RS-20 and carries an "Urban Growth Area" land use designation; the property is located the area known as the "doughnut holes."

File Number:

SEPA 2019-13 (CUP 2019-07)

Proponent

Tyson Fellman

Location:

An existing preschool on the property is addressed as 7208 W. Argent Rd., Pasco, WA. The parcel is bounded to the north by Argent Road

and by Road 72 to the east. (Parcel Number 118-361-014)

Legal Description:

E 200' OF N2NE4NW4NE4 21-9-29, LESS RD

Lead agency:

Franklin County, Washington.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of publication (July 30, 2020). Comments must be submitted by: August 13, 2020.

Responsible official: Derrick Braaten

Position/title/Phone: Planning and Building Director - (509) 545-3521

Address:

502 Boeing Street, Pasco, WA 99301

Date/Signature:

Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than August 13, 2020. Contact the responsible official to read or ask about the procedure for SEPA appeals.

7/30/2000 Herrich Breat

SEPA ENVIRONMENTAL CHECKLIST FRANKLIN COUNTY, WASHINGTON

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decisionmaking process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant

For guidance on completing this form or assistance in understanding a question, visit http://www.ecy.wa.gov/programs/sea/sepa/ChecklistGuidance.html

The SEPA Handbook is available online at: http://www.ecy.wa.gov/programs/sea/sepa/handbk/hbintro.html

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements - that do not contribute meaningfully to the analysis of the proposal.

A. Background

	SEPA Environmental checklist (WAC 197-11-960)	FRANKLIN COUNTY _ DEC 2046	
Tyson	3. Address and phone number of app Fellown 7208 W Argent	licant and contact person: Pasco 99301	(509)627-8491
	2. Name of applicant: 14507	Fellower	
	1. Name of proposed project, if applied and the Tanksow Time I	cable: Xpansion FCP: 11/20/2	019 CUP 2019-07 7/14/2020
	and the state of t		

4. Date checklist prepared:	.20.19
Agency requesting checklist Franklin County	
April or May 7070 7. Do you have any plans for fur connected with this proposal? If Plan to expend to the proposal information of the proposal directly related to this proposal directly related to this proposal directly related to this proposal directly related to the proposal directly related to	FCP: SEPA checklist 7/14/2020
	ons are pending for governmental approvals of other operty covered by your proposal? If yes, explain.
FCP: Business lice 11. Give brief, complete description of the project and site. There are seedescribe certain aspects of your propage. (Lead agencies may modify the description.) Child Care Careat licensed Capacity to pacity to paci	cense, City of Pasco water and sewer 7/14/2020 of your proposal, including the proposed uses and the size several questions later in this checklist that ask you to posal. You do not need to repeat those answers on this his form to include additional specific information on project fifth is ground and we glan on the conditional specific information on project fifth is ground and we glan on the property of the pr
See site plan	FCP: 7208 W. Argent Rd. Pasco, WA Parcel # 118-361-014
	Intersection of Argent Rd. and Road 72 7/14/2020

Evaluation for Agency Use Only:

В.	ENVIRONMENTAL	ELEMENTS
----	---------------	----------

- 1. Earth
- a. General description of the site:

(circle one):(Flat) rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)?

See site survey FCP: Relatively flat, with slight gradient differences of 1 to

ft. based on site survey 7/14/2020 c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

grazel parking, FCP: Quincy-Royal-Hezel USDA General Soils Map Franklin

ountv. WA 7/14/2020 d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. indicate source of fill.

FCP: Dirt filler, compacted down in order to match soil level of existing buildings. 7/14/2020

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

FCP: Water and wind erosion is possible even with a small project, Care will be taken to control dust during cut/grading 7/14/2020

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

FCP: 25 to 40 percent, based on site map 7/14/2020

h. Proposed measures to reduce or control erosion, or other impacts to the

earth, If any:

NA land mostly that FCP: Planting trees and grass 7/14/2020

2. Air

Evaluation for Agency Use Only:

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Note: A small disruption of soil will occur during construction. Control of dust will be by application of water. 7/14/2020

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

- 3. Water
- a. Surface Water:
 - Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Vo FCP: None known 7/14/2020

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach evallable plans.

No FCP: N/A 7/14/2020

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. indicate the source of fill material.

NA

4) Will the proposal require surface water withdrawals or diversions?

Give general description, purpose, and approximate quantities if known.

FCP: N/A 7/14/2020

Evaluation for Agency Use Only:

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

FCP: FEMA Flood Map zone C Panel # 530044 0695 B 5/1/1980 7/14/2020

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

FCP: Requirement of project is connection to city water and sewer 7/14/2020

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Will connect to City soon

c. Water runoff (including stormwater):

 Describe the source of runoff (Including storm water) and method of collection and disposal, if any (Include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

FCP: Most of the project is covered with grass and other plant landscaping. Driveways and

2) Could waste materials enter ground or surface waters? If so, generally describe.

FCP: No 7/14/2020

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

FCP: No 7/14/2020

Evaluation for Agency Use Only:

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

	•
	FCP: Trees and grass 7/14/2020
	4. Plants
	a. Check the types of vegetation found on the site:
	deciduous tree: aider, maple, aspen, otherevergreen tree: fir, cedar, pine, othershrubsXgrasspasturecrop or grainOrchards, vineyards or other permanent crops.
	wet soil plants: cattall, buttercup, bullrush, skunk cabbage, other water plants: water lify, eelgrass, milfoll, other other types of vegetation
b	. What kind and amount of vegetation will be removed or altered?
	FCP: Grass removed in some areas and expanded in others, along with planting of trees
C.	List three chad and endangered species known to be on or near the site. FCP: None known 7/14/2020
d.	Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
	FCP: Tumbleweeds and milkweeds 7/14/2020

e. List all noxious weeds and invasive species known to be on or near the site.

- 5. Animals
- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

FCP: Hawk, eagle, songbirds, ducks, geese, pheasant, crow, robin, sparrow

Evaluation for Agency Use Only:

Manager of the state of the sta
mammals: deer, bear, elk, beaver, other: fish: bass, salmon, trout, herring, shellifish, other
b. List any threatened and endangered species known to be on or near the
C. Is the site next of a classic
c. Is the site part of a migration route? If so, explain. No, 5mg 1 acre, 80 Surrounded by horres, d. Proposed measures to acre, 80 Surrounded by horres.
preserve or enhance wildlife, if any:
None
e. List any invasive animal species known to be on or near the site.
FCP: None known
6. Energy and Natural Resources
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be
the completed project's energy prode?
manufacturing, etc.
manufacturing, etc. W: 11 use electric for heating and other power meeds.
b. Would your project affect the potential use of solar energy by adjacent
properties?
if so, generally describe. No, the new brilding will not be very high single story) c. What kinds of energy conservation features are included in the solar partels.
Milhous construction also not
c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if
any: 7/14/2020 Control energy impacts, if
Will build additional classrooms to be energy efficient.
Will must current standards.
r. Environmental Health
2. Are there any environmental health hazards, including exposure to toxic
of fire and explosion, spill or become up to the second of
result of this proposal?
If so, describe. FCP: Only those associated with residential living common to all
FCP: Only those associated with residential living common to all. 7/14/2020
Describe any known or possible contamination at the site from
present or past uses.
present or past uses. Non-FCP: None known 7/14/2020
A Emfrormantal charles at the

7.

Evaluation for Agency Use Only:

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Vonc FCP: Those used in the construction industry for a light commercial build (Ex: paint, pipeglue, etc.) 7/14/2020

4) Describe special emergency services that might be required.

5 pc Cor Police fire departs vent amb denser those services already required by neighborhood in immediate vicinity 7/14/2020

5) Proposed measures to reduce or control environmental health hazards, if any:

W/A FCP: Those associated with school activities and common sense

b. Noise

1) What types of noise exist in the area which may affect your project (for example:

Noises will not affect the project,

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indi-

dust ten - Construction noise during normal business hours.

FCP: Long-term; Class noise during normal business hours 7/14/2020

3) Proposed measures to reduce or control noise impacts, if any:

FCP: None needed, due to business activity occuring during business hours 7/14/2020

8. Land and Shoreline Use

Evaluation for Agency Use Only:

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. Site is currently used as a Child care Center. Nearby Properties are homes b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
c. Describe any structures on the site. 1991 manufactured house and additional building that is about 20'x40' d. Will any structures be demolished? If so, what? No.
e. What is the current zoning classification of the site?
f. What is the current comprehensive plan designation of the site? ### FCP: Urban Growth Area 7/14/2020
g. If applicable, what is the current shoreline master program designation Of the site?
h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
i. Approximately how many people would reside or work in the completed project?
1 4

I.

j. Approximately how many people would the completed project displace?

Evaluation for Agency Use Only:

k. Proposed measures to avoid or reduce displacement impacts, if any:	
None	
i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: FCP: Complying with all governmental requirements	
m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:	•
9. Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.	
c. Proposed measures to reduce or control housing impacts, if any:	
10. Aesthetics	*
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? ECP: Tallest proposed structure is 12 ft. The principal exterior building materials.	
FCP: Tallest proposed structure is 12 ft. The principal exterior building material is T-11 7/14/2020 b. What views in the immediate vicinity would be altered or obstructed?	1 siding
b. Proposed measures to reduce or control aesthetic impacts if any	
11. Light and Glare FCP: Landscape and fencing 7/14/2020	
a. What type of light or glare will the proposal produce? What time of day would it mainly FORUM lighting stall adhere to dark sky standards a light shall be direct down not opened.	ı on
b. Could light or glare from the finished project be a safety hazard or interfere with views?	
SEPA Environmental checklist (WAC 197-11-980) FRANKLIN COUNTY - DEC 2016 Page 10 of 16	

Evaluation for Agency Use Only:

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any:

None FCP: Landscaping and adherence to dark sky standards. 7/14/2020

- 12. Recreation
- a. What designated and informal recreational opportunities are in the immediate vicinity?

b. Would the proposed project displace any existing recreational uses? If so, describe.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

FCP. The "Washington information system for Architectural and Archaeological Records Data" was consulted 7/14/2020

Evaluation for Agency Use Only:

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. FCP: Any inadvertent discovery must be reported to the Mone Yakima Nation, Colville Confederated Tribes, and Confederated Tribes of the Umatilla Reservation 7/14/2020 14. Transportation a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any, See site plan FCP: Argent Rd. and Road 72 7/14/2020 b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? There is a ben franklin bus stop nearby FCP: Ben Franklin Bus Route 268, runs down Argent Rd c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Would add 4 parking spots, FCP: Site Plan shows 6 additional parking will be revious parking stalls 7/14/2020 d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). City of Pasco May require improvements to connect to sewer. e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No, closest would be Pasco Airport

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation 130 Vehicular trys added, models were used to make these estimates? Figure and 70 trips for 51 miles additional drop of 55 additional sick up and 70 trips for 51 miles and 70 miles and 70 trips for 51 miles and 70 miles and

Evaluation for Agency Use Only:

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
h. Proposed measures to reduce or control transportation impacts, if any:
15. Public Services
a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. Area is growing and the service is needed. b. Proposed measures to reduce or control direct impacts on public services, if any. FCP: Increase in healthcare, due to more children on premises. 7/14/2020
16. Utilities
electricity natural gas, water, refuse service, belephone sanitar sewer, septic system, other Currently on septic but will switch to City gewer.
Describe the utilities that are proposed for the protect the utility.

Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Will connect to Eity sewer. Will have to have general road work done. City of Pasco provides sewer service.

FCP: Power-Franklin PUD, Telephone-Charter, Cable/Broadband-Charter, Sanitary Waste Disposal-Basin Disposal, Water/Sewer-City of Pasco 7/14/2020

C.	Sig	natur	3
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lead agency is relying on them to p	implete to the best of take its decision.	my knowledge. I	understand that the
Signature: A FM			
Name of signee	te/lucy	4	
Position and Agency/Organization	owner/	Rainbow	River Childcare
Date Submitted: FCP: 11/20/2	019 7/14/2020		

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be tikely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
Proposed measures to avoid or reduce shoreline and land use impacts are:
How would the proposal be likely to increase demands on transportation or public services and utilities?
Proposed measures to reduce or respond to such demand(s) are:
 Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

PLANNING AND BUILDING DEPARTMENT

502 W. Boeing St. Pasco, WA 99301

Receipt Number: PL19-00830

509-545-3521

Payer/Payee: RAINBOW RIVER CHILDCARE LLC

7208 W ARGENT RD PASCO WA 99301-1857 Cashier: Rebeca Gilley

Date: 11/27/2019

SEPA-2019-13	STATE ENVIRONMENTAL POLICY ACT	7208 W ARGENT RD
	(SEPA)	
Fee Deser	Intlan	THE RESERVE TO THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW

res Description	
State Environmental	Policy Act (SEPA)

Fee Amount	Amount Paid	Fee Balance
\$150.00	\$150.00	\$0.00
\$150.00	\$150.00	\$0.00

Total Paid:		\$150.00
CHECK	2561	\$150.00
Payment Method	Reference Number	Payment Amount

