

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: April 27, 2021	PREPARED BY: Derrick Braaten
Meeting Date Requested: May 4, 2021	PRESENTED BY: Derrick Braaten
ITEM: (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes	
SUBJECT: Closed Record Hearing (Quasi-Judicial Item) - A Conditional Use Permit (CUP) to allow for a deviation from Franklin County subdivision regulations, specifically FCC 17.10.050(F)(1). (File # CUP 2020-05 and SEPA 2020-12)	
FISCAL IMPACT: None	
BACKGROUND: Said application is to allow for a deviation from Franklin County land subdivision regulations, specifically FCC 17.10.050 (F)(1), Special Provisions/Exemptions, Innovative Short-Plat. Such a request is outside of the administrative authority of the Franklin County Planning & Building Department, and the applicant is exercising their due process rights and requesting the item be presented to the Franklin County Board of County Commissioners, as a special use permit. The request is to allow for a 2-parcel short-plat of an approximately 5-acre (4.24 acre, net) property that has, as provided by the applicant, limited, to no, agricultural production value. The proposed short-plat would create two (2) lots, one approximately 2.01 acres with an existing residence, and one, currently vacant, approximately 2.52 acre lot to be sold to the applicant's son for a potential commercial shop building, and/or a future single family residence. The parcel is an approved, non-conforming lot that was created through a Record of Survey, prior to Franklin County adopting a 20-acre minimum lot size, and the adoption of FCC 17.10.050 (F)(1), Special Provisions/Exemptions, Innovative Short-Plat. The property has a zoning of Agricultural Production 20 (AP-20), with a comprehensive plan designation of Agricultural.	
RECOMMENDATION: The Planning Department staff provided the Planning Commission with a written recommendation of denial for the application. Subsequently, at their meeting on March 30, 2021, the Planning Commission held a duly advertised open-record public hearing and unanimously passed a motion (5-0) to forward a recommendation of denial, 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 deny CUP 2020-05, 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 hearing."	
COORDINATION: The Building & Planning Dept. processed the application, coordinated for agency comments, and reviewed the application per FCC 17.82. The application was advertised to the public via adopted procedures; a SEPA DNS was issued. Public comment included 1 e-mail in support of the proposal.	
ATTACHMENTS: (Documents you are submitting to the Board) (1) (1) Staff Report to the P.C. including attachments and comment letters (2) Draft P.C. Minutes (3/30/2021)	
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.

 Derrick Braaten

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

***Conditional Use Permit (CUP) 2020-05, a request to deviate from the requirements of
Franklin County Code 17.10.050(F)(1)***

WHEREAS, on May 4, 2021, the Board of Franklin County Commissioners, via public meeting, considered the recommendation of the Franklin County Planning Commission to deny a conditional use permit for the proposed use under file CUP 2020-05; and

WHEREAS, at the public meeting the Board has found that the Franklin County Planning Commission, after an open record public hearing and consideration on CUP 2020-05 did recommend denial of the Conditional Use Permit with six (6) suggested findings of fact, provided in Exhibit A; and

WHEREAS, there was no appeal filed; and

WHEREAS, there was no public opposition to the proposal; and

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

NOW, THEREFORE, BE IT RESOLVED that CUP 2020-05 is hereby **denied** in accordance with the provisions of the Franklin County Development Regulations and as recommended by the Planning Commission.

APPROVED THIS 4th DAY OF MAY, 2021.

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

Chair

Chair Pro-Tem

Attest: _____
Clerk of the Board

Member

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2020-05

RESOLUTION NUMBER _____

Exhibit A

The following Conditional Use Permit **is denied**, 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 May 4, 2021.

APPLICANT: Jeffrey Burns, 600 Vineyard Dr., Pasco WA 99301

OWNER: Jeffrey Burns, 600 Vineyard Dr., Pasco WA 99301

LEGAL DESCRIPTION: PTNS FARM UNITS 44 & 47, IRR BLK 17 DAF: BEG AT SE COR SD FU 44; TH N88D40'W ALG S LN SD FU, 468.14'; TH N54D13'E, 920.13'; TH S88D40'E, 74.95' TH S01D20'W, 305.1'; TH N88D40'W, 109.92'; TH S01D20'W, 250' TO S LN SD FU 47; TH N88D40'W ALG SD S LN, 230.72' TO TPOB

NON-LEGAL DESCRIPTION: Parcel #124-670-179 is addressed as 600 West Vineyard Drive. Property is bounded to the South by West Vineyard Road, located approximately 2,900' east of the intersection of Vineyard and N. Railroad Ave. and 2,850' west of the intersection of Vineyard and Hwy-395

This decision is supported by the following adopted findings of fact, as amended by the Planning Commission:

FINDINGS OF FACT:

1. The proposed use in the AP-20 Zoning District **IS NOT** 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 Agricultural.
 - b. The proposed new lot configurations do conflict with the Franklin County Comprehensive Plan goals.
 - c. There are no critical areas present on the project site.
 - d. The County Zoning map designates the land as AP-20.
 - e. Minimum allowed lot size in the AP-20 zone is 20-acres. CUP 2020-05 does not meet this requirement.
 - i. An exception to the 20-acre minimum lot size may be allowed, as provided for in FCC 17.10.050 (F)(1),

Innovative Short Plat.

- ii. FCC 17.10.050 (F)(1) allows for 1-acre minimum lot sizes, provided that for every parcel/lot created that is less than 20-acres in size, 20-acres of land must be reserved, into perpetuity, for agricultural production or open space.
 - iii. As proposed, CUP 2020-05 does not meet this exception.
- 2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Access to the parcel is from Vineyard Drive.
 - b. The use will not have a significant impact on the County Road 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 farms and single family homes.
 - b. The proposed uses for the subject property will be for a small commercial building and/or a single-family residence.
 - c. The existing and intended character of the immediate area is rural and agricultural.
 - d. The zoning of the site and the parcels near the site is AP-20.
- 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. No new permanent structures are proposed as a part of the project at this time.
- 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. If subdivided, the proposed uses on the east lot will be similar to those already in existence on surrounding properties.
- 6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The project is subject to the County's Right to Farm ordinance.
 - b. The project is required to comply with Health Department and Public Works standards regarding health and access/safety

standards for the proposed use.

- c. The public was notified of this proposal in accordance with all guidelines and requirements, and the Planning Department received ONE COMMENT in favor of the proposal, and NO COMMENTS in objection to the proposal.

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 2020-05 (Conditional Use Permit) and SEPA 2020-12

PC Meeting Date: March 30, 2021

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

BACKGROUND/APPLICATION SUMMARY:

The applicant has not been able obtain the required 20-acre agricultural set-aside from surrounding landowners to subdivide the lot through the Innovative Short-Plat process. Said application is to allow for a deviation from Franklin County land subdivision regulations, specifically FCC 17.10.050 (F)(1), Special Provisions/Exemptions, Innovative Short-Plat. Such a request is outside of the administrative authority of the Franklin County Planning & Building Department, and the applicant is exercising their due process rights and requesting the item be presented to the Franklin County Board of County Commissioners, as a special use permit.

The request is to allow for a 2-parcel short-plat of an approximately 5-acre (4.24 acre, net) property that has, as provided by the applicant, limited, to no, agricultural production value. The proposed short-plat would create two (2) lots, one approximately 2.01 acres with an existing residence, and one, currently vacant, approximately 2.52 acre lot to be sold to the applicant's son for a potential commercial shop building, and/or a future single family residence. The parcel is an approved, non-conforming lot that was created through a Record of Survey, prior to Franklin County adopting a 20-acre minimum lot size, and the adoption of FCC 17.10.050 (F)(1), Special Provisions/Exemptions, Innovative Short-Plat. The property has a zoning of Agricultural Production 20 (AP-20), with a comprehensive plan designation of Agricultural.

SUMMARY OF THE PUBLIC HEARING:

Staff presented a summary of the application. The applicant did not attend the public hearing. Staff recommended that the Planning Commission recommend to the Board of County Commissioners that it deny the request, based on six (6) suggested findings of fact. The Planning Commission recommended denial of the CUP, and there were no appeals filed on the recommendation.

Findings of Fact Criteria Used by Planning Commission: The Planning Commission made and entered 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.

At the March 30th meeting, the Planning Commission discussed the proposal, the record as provided, and suggested findings of fact. The Planning Commission determined that, as currently situated, and as provided for in existing Franklin County code, nothing prohibits the property from being used as proposed, except for the ability to sell off a portion of the property. The property already allows for the siting of a second home, for use by family or permanent hired help (FCC 17.10.050 (F)(2)), and/or a commercial shop, assuming such a use was approved through a conditional use permit, which would be required to site a commercial shop on the property, regardless of whether the property was subdivided or not. Therefore, it is not necessary to subdivide the property to allow for the uses proposed by the applicant, and doing so would create a precedent regarding other approximately 5-acre parcels zoned as AP-20. A motion was made for a recommendation that the Franklin County Board of Commissioners deny the request to deviate from Franklin County subdivision regulations regarding application CUP-2020-05, with six (6) 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:

Suggested Findings of Fact:

1. The proposed use in the AP-20 Zoning District **IS NOT** 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 Agricultural.
 - b. The proposed new lot configurations do conflict with the Franklin County Comprehensive Plan goals.
 - c. There are no critical areas present on the project site.
 - d. The County Zoning map designates the land as AP-20.
 - e. Minimum allowed lot size in the AP-20 zone is 20-acres. CUP 2020-05 does not meet this requirement.
 - i. An exception to the 20-acre minimum lot size may be allowed, as provided for in FCC 17.10.050 (F)(1), Innovative Short Plat.
 - ii. FCC 17.10.050 (F)(1) allows for 1-acre minimum lot sizes, provided that for every parcel/lot created that is less than 20-acres in size, 20-acres of land must be reserved, into perpetuity, for agricultural production or open space.
 - iii. As proposed, CUP 2020-05 does not meet this exception.
2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Access to the parcel is from Vineyard Drive.
 - b. The use will not have a significant impact on the County Road 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 farms and single family homes.
 - b. The proposed uses for the subject property will be for a small commercial building and/or a single-family residence.

- c. The existing and intended character of the immediate area is rural and agricultural.
- d. The zoning of the site and the parcels near the site is AP-20.
- 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. No new permanent structures are proposed as a part of the project at this time.
- 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. If subdivided, the proposed uses on the east lot will be similar to those already in existence on surrounding properties.
- 6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The project is subject to the County's Right to Farm ordinance.
 - b. The project is required to comply with Health Department and Public Works standards regarding health and access/safety standards for the proposed use.
 - c. The public was notified of this proposal in accordance with all guidelines and requirements, and the Planning Department received ONE COMMENT 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 deny CUP 2020-05, based upon the 6 written findings of fact.

DRAFT COPY – NOT YET APPROVED BY THE PLANNING COMMISSION

ITEM #1-CUP 2020-05/SEPA 2020-14

The proposal is for the approval of a Conditional Use Permit (CUP), to allow for a deviation from Franklin County land subdivision regulations. Such a request is outside of the administrative authority of the Franklin County Planning & Building Department, and in an exercise of their due process rights, the applicant is requesting the item be presented to the Franklin County Board of County Commissioners, as a special use permit. The CUP seeks to allow for a 2-parcel short plat (Lot 1: 2.01 acres, with an existing residence; Lot 2: 2.52 acres, for a potential commercial shop building, and/or a future single family residence) of an approximately 5 acre (4.24 acre, net) property with limited, to no, agricultural production value. The parcel is an approved, non-conforming lot created through a Record of Survey, prior to Franklin County adopting a 20-acre minimum lot size, and the adoption of FCC 17.10.050 (F)(1), Special Provisions/Exemptions, Innovative Short Plat. The property has a zoning of Agricultural Production 20 (AP-20), with a comprehensive plan designation of Agricultural.

APPLICANT: Jeff Burns

OWNER: Jeff Burns

OPEN PUBLIC HEARING:

Chair Pierret opened hearing at 6:40 PM.

STAFF REPORT:

Mr. Braaten presented staff report to the commission. Mr. Braaten stated staff has suggested a negative recommendation with six suggested findings of fact.

COMMISSIONER QUESTIONS FOR STAFF:

- Chair Pierret had some questions about the innovative short plat process, particularly about whether the applicant can build without the CUP. Mr. Braaten stated it depends on the type and use of the building [repair facility vs. storage building]. Mr. Braaten continued by reiterating by example of how the innovative short plat process works.
- Commissioner Vincent wanted more clarification on how the innovative short plat process acreage set aside worked. Mr. Braaten further explained how the acreage set asides worked.
- Commissioner Didier wondered if the applicant could build an additional dwelling, without going through the process of making the property more non-conforming. Mr. Braaten stated the applicant could build an additional dwelling without going through the process of dividing the property.
- Commissioner Lenk wondered if the parcel was tied to a twenty acre lot or was it independent of a twenty acre lot. Mr. Braaten replied the lot was created by a record of survey and is independent. Commissioner Lenk asked if there was a way to tie the parcel to a family member. Mr. Braaten stated there was no way to tie parcel to a family member. Commissioner Lenk wondered if the well, located by the potential boundary between the two properties was going to be a shared well and if it was allowed. Mr. Braaten stated in the scenario of the property becoming two lots, they would both have separate well and septic systems. Commissioner Lenk asked about the ability of the CUP to be revoked once approved. Mr. Braaten stated there was no ability to revoke the CUP once passed, due to it being a subdivision of land.

DRAFT COPY - NOT YET APPROVED BY THE PLANNING COMMISSION

PUBLIC COMMENTS:

There was no public comment.

CLOSING PUBLIC HEARING ITEM:

Chair Pierret closed the public hearing portion of the meeting at 7:12 PM.

Commissioner Vincent made a motion to approve a negative recommendation for CUP 2020-05 with the (6) findings of fact.

Commissioner Didier seconded the motion.

Vote: CUP 2020-05

Melinda Didier-Yes

Claude Pierret-Yes

Mike Vincent-Yes

Roger Lenk-Yes

Kent McMullen-Yes

The motion has passed.

The remainder of the meeting minutes are being EXCLUDED, as the next part of the meeting addressed an item will go to the Board of County Commissioners at a future date, which is subject to the state Appearance of Fairness Doctrine.

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 2020-05 (Conditional Use Permit) and SEPA 2020-14

Hearing Date: March 30, 2020

Applicant: Jeffrey Burns, 600 W. Vineyard Dr., Pasco, WA 99301

Owner: Jeffrey Burns, 600 W. Vineyard Dr., Pasco, WA 99301

Location: The property is addressed as 600 W. Vineyard Drive, Pasco, WA 99301. The parcel is bounded to the south by Vineyard Drive, by a residence to the east, and irrigated crop circles to the west and north. It is approx. 2,850' west of the intersection of Vineyard and Hwy 395, and approx. 2,900 east of the intersection of Railroad Ave. and Vineyard. (Parcel Number 124-670-179).

Legal description: PTNS FARM UNITS 44 & 47, IRR BLK 17 DAF; BEG AT SE COR SD FU 44; TH N88D40'W ALG S LN SD FU, 468.14'; TH N54D13'E, 920.13'; TH S88D40'E, 74.95' TH S01D20'W, 305.1'; TH N88D40'W, 109.92'; TH S01D20'W, 250' TO S LN SD FU 47; TH N88D40'W ALG SD S LN, 230.72' TO TPOB

VICINITY MAP:



Property size: The current property (parcel) size is approximately 5 acres (gross), 4.24 acres (net).

Property to be used: The request is to create two (2) lots, one approximately 2.01 acres with an existing residence, and one, currently vacant, approximately 2.52 acre lot for a potential commercial shop building, and/or a future single family residence.

Comp. Plan: Agricultural

Zoning: Agricultural Production 20, AP-20

Suggested Recommendation: Negative recommendation **with six (6) suggested findings of fact**

Staff Report
CUP 2020-03

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Suggested Motion: I move to forward CUP 2020-03 to the board of commissioners with a ^{negative} ~~positive~~ recommendation based on the six (6) findings of fact and ~~sixteen (16)~~ ~~suggested conditions of approval~~.

APPLICATION DESCRIPTION:

The applicant has not been able obtain the 20-acre agricultural set-aside required for an Innovative Short-Plat from surrounding landowners to subdivide the lot through the Innovative Short-Plat process. Said application is to allow for a deviation from Franklin County land subdivision regulations. Such a request is outside of the administrative authority of the Franklin County Planning & Building Department, and the applicant is exercising their due process rights and requesting the item be presented to the Franklin County Board of County Commissioners, as a special use permit.

The request is to allow for a 2-parcel short-plat of an approximately 5-acre (4.24 acre, net) property with as provided by the applicant, limited, to no, agricultural production value. The proposed short-plat would create two (2) lots, one approximately 2.01 acres with an existing residence, and one, currently vacant, approximately 2.52 acre lot for a potential commercial shop building, and/or a future single family residence. The parcel is an approved, non-conforming lot that was created through a Record of Survey, prior to Franklin County adopting a 20-acre minimum lot size, and the adoption of FCC 17.10.050 (F)(1), Special Provisions/Exemptions, Innovative Short-Plat. The property has a zoning of Agricultural Production 20 (AP-20), with a comprehensive plan designation of Agricultural.

PUBLIC NOTICE:

- The Planning Staff emailed technical review requests to Technical Agencies on **January 14, 2021**.
- The Planning staff mailed notices to Property Owners within **one mile** on **January 14, 2021**. On **March 11, 2021**, a second notice was sent to all landowners within 1-mile of the site, informing them that this item would have its public hearing on March 30, 2021.
- A Public Notice was published in the *Tri-City Herald* and *Franklin County Graphic* on **January 14, 2021**. On **March 11, 2021**, a second notice was posted in the papers informing the public that the public hearing for this item was to be held on March 30, 2021.
- A sign was posted on the property on **March 11, 2021**.

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 **January 14, 2021** under WAC 197-11-340(2) which was published on **January 14, 2021**.
- The Washington State Department of Ecology filed the notice under **SEPA # 202100214** in the statewide SEPA register.
- Comments on the DNS Threshold Determination were due by **January 28, 2021**. No SEPA specific comments or appeals have been received.

APPLICABLE STANDARDS/CODES:

1. County Zoning-- County Code:
 - a. Chapter 17.10 AP-20 Agricultural Production 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:

One public comment was received, in support of the action.

AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

1. **Public Works Department:** Public Works has concluded that the proposed use will not have a significant impact on the County Road System and provides the following general comments:
 1. Subdivision comments will be addressed at the time of subdivision
 2. 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).
 3. 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:** *Standard short-plat response. Please see June 5, 2020 letter.*
1. **Fire District #3:** *No comments received.*
2. **South Columbia Basin Irrigation District:** *No comments received*
3. **US Bureau of Reclamation:** *No comments received.*
4. **Planning and Building Department:** The Planning Department has determined the following suggested findings and provided comments for this application:
 - a. The property is approximately 5-acres, 4.24 acres, net.
 - b. The property was formed through a Record of Survey, and purchased by the applicant in 1992.
 - c. The west half of the subject property is currently being used as a single-family residence.

- d. The east half of the subject property is vacant, other than a fenced in area that appears to be a private BMX track.
- e. The properties to the north and west of the site are crop circles.
- f. The property to the east of the subject property is a single-family residence, with accessory structures, including what appears to be an agricultural storage building (silo).
- g. Both the subject property and the residential property to the east appear to be formed from "crop corners" – portions of properties that are irrigated using a "pivot", which are not irrigated by the pivot, nor used for growing crops.
- h. The property is located in the AP-20 (Agricultural Production 20) zone.
- i. The Comprehensive Plan designation for the property is Agricultural.
- j. There are no mapped critical areas on or near the project site.
- k. Minimum allowed lot size in the AP-20 zone is 20-acres.
 - i. An exception to the 20-acre minimum lot size may be allowed, as provided for in FCC 17.10.050 (F)(1), Innovative Short Plat.
 - ii. FCC 17.10.050 (F)(1) allows for 1-acre minimum lot sizes, provided that for every parcel/lot created that is less than 20-acres in size, 20-acres of land must be reserved, into perpetuity, for agricultural production or open space.
 - iii. No more than four (4) lots (three (3) lots smaller than 20-acres, plus the 4th lot being the remainder/reserved property) may be created through FCC 17.10.050 (F)(1).
- l. All AP-20 zoned properties allow for the siting of one (1) single-family residence.
 - i. Site specific limitations, such as easements, irrigation systems, critical areas, etc. may make it cost-prohibitive to build a residence on a property.
 - ii. The subject property does not have any of these limitations.
- m. Up to four (4) residential structures may be permitted on a property in the AP-20 zone, without acquiring a conditional use permit, for family or permanent hired help, as provided for in FCC 17.10.050 (F)(2).
 - i. Such residences cannot be rented to, or occupied by, parties other than family or permanent hired help.
 - ii. One structure is considered the "primary structure" and is not limited in size, other than as required to meet required setbacks, or to prevent encroachment into easements, rights-of-way, critical areas, etc.

- iii. Such residences, other than the primary residence or structure, are considered detached accessory dwelling units (ADU), and are limited to 1,600 sq. ft. in size.
- iv. ADUs, as described in (m)(iii) above, generally cannot be subdivided or sold separately from the main property.
- n. Any exterior lighting shall be directed on-site so as not to interfere with the comfort and repose of adjoining property owners.
- o. Separate building permits are required for any proposed or future structures and buildings, including storage buildings exceeding 200 sq. ft.:
 - i. A Building application is required with the submittal for building permits.
 - ii. A detailed plot plan with distances to all lot lines, easements and adjacent structures as applicable.
 - iii. An access permit is required from the Franklin County Public Works office.
 - iv. Scaled detailed plans of structures. (WA State Engineering may be required dependent on type, occupancy, and/or method of construction).

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.

Findings of Fact Criteria by Planning Commission: 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;

Staff Report
CUP 2020-03

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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.

Planning and Building Department Staff Assistance: Planning Staff will assist the Planning Commission with the determination of findings and conditions for CUP-2020-05

Recommendation: The Franklin County Planning ^{Commission} ~~Department~~ recommends that the Planning Commission forward a **NEGATIVE** recommendation to the Franklin County Board of Commissioners for Application CUP-2020-05, with the following **six (6)** suggested findings of fact: 5 *

Suggested Findings of Fact:

1. The proposed use in the AP-20 Zoning District **IS NOT** 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 Agricultural.
 - b. The proposed new lot configurations do not conflict with the Franklin County Comprehensive Plan goals.
 - c. There are no critical areas present on the project site.
 - d. The County Zoning map designates the land as AP-20.
 - e. Minimum allowed lot size in the AP-20 zone is 20-acres. **CUP 2020-05 does not meet this requirement.**
 - i. An exception to the 20-acre minimum lot size may be allowed, as provided for in FCC 17.10.050 (F)(1), Innovative Short Plat.
 - ii. FCC 17.10.050 (F)(1) allows for 1-acre minimum lot sizes, provided that for every parcel/lot created that is less than 20-acres in size, 20-acres of land must be reserved, into perpetuity, for agricultural production or open space.
 - iii. **As proposed, CUP 2020-05 does not meet this exception.**
2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Access to the parcel is from Vineyard Drive.
 - b. The use will not have a significant impact on the County Road 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 farms and single family homes.
 - b. The proposed uses for the subject property will be for a small commercial building and/or a single-family residence.

- c. The existing and intended character of the immediate area is rural and agricultural.
 - d. The zoning of the site and the parcels near the site is AP-20.
- 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. No new permanent structures are proposed as a part of the project at this time.
- 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. If subdivided, the proposed uses on the east lot will be similar to those already in existence on surrounding properties.
- 6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The project is subject to the County's Right to Farm ordinance.
 - b. The project is required to comply with Health Department and Public Works standards regarding health and access/safety standards for the proposed use.
 - c. The public was notified of this proposal in accordance with all guidelines and requirements, and the Planning Department received ONE COMMENT in favor of the proposal, and NO COMMENTS in objection to the proposal.

Agenda Item #1

PUBLIC NOTICE

PUBLIC COMMENTS

CUP 2020-05

Jeffrey Burns – Subdivision Request



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PUBLIC HEARING & SEPA DETERMINATION

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by **Jeff Burns**, 600 W. Vineyard Drive, Pasco WA 99301, for a Conditional Use Permit, file # **CUP 2020-05** and **SEPA 2020-14**.

Said application is to allow for a deviation from Franklin County land subdivision regulations. Such a request is outside of the administrative authority of the Franklin County Planning & Building Department, and the applicant is requesting the item be presented to the Franklin County Board of County Commissioners, as a special use permit, exercising their due process rights. The request is to allow for a 2-parcel short-plat of an approximately 5-acre (4.24 acre, net) property with limited, to no, agricultural production value. The proposed short-plat would create two (2) lots, one approximately 2.01 acres with an existing residence, and one, currently vacant, approximately 2.52 acre lot for a potential commercial shop building, and potentially a future single family residence. The parcel is an approved, non-conforming lot that was created through a Record of Survey, prior to Franklin County adopting a 20-acre minimum lot size, and the adoption of FCC 17.10.050 (F)(1), Special Provisions/Exemptions, Innovative Short-Plat. The property has a zoning of Agricultural Production 20 (AP-20), with a comprehensive plan designation of Agricultural.

The subject parcel is described as follows:

LEGAL DESCRIPTION:

PTNS FARM UNITS 44 & 47, IRR BLK 17 DAF: BEG AT SE COR SD FU 44; TH N88D40'W ALG S LN SD FU, 468.14'; TH N54D13'E, 920.13'; TH S88D40'E, 74.95' TH S01D20'W, 305.1'; TH N88D40'W, 109.92'; TH S01D20'W, 250' TO S LN SD FU 47; TH N88D40'W ALG SD S LN, 230.72' TO TPOB

NON-LEGAL DESCRIPTION:

Parcel #124-670-179 is addressed as 600 West Vineyard Drive. Property is bounded to the South by West Vineyard Road, located approximately 2,900' east of the intersection of Vineyard and N. Railroad Ave. and 2,850' west of the intersection of Vineyard and Hwy-395 (Parcel Number's #124-670-179).

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. Public hearing was originally set for February 2, 2021, but had to be canceled due to staff emergency. Public hearing was originally rescheduled to March 2, 2021, but was also canceled. A public hearing will be held on **March 30, 2021 at 6:30 PM**. Due to the Covid-19 emergency declaration, the public may not attend in person. Written comments are accepted prior to 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 be submitted by **4:00 PM on March 29, 2021**. Further information on how to participate in the meeting is provided below.

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 **January 14, 2021** and the comment period for the determination and environmental impacts of the proposal were closed on **January 28, 2021**.

HOW TO ATTEND VIRTUAL MEETING: To participate in meeting, you will have to pre-register by phone at 509-545-3521 or email at planninginquiry@co.franklin.wa.us before end of business day **(4:00 PM) March 26, 2021**. WebEx invitations will be sent out through email **March 29, 2021 by 4:00 PM**. You can watch the proceeding on YouTube Live, by going to the Franklin County, WA agenda page at

<https://www.co.franklin.wa.us/planning/agenda.html>. There you can access the virtual agenda with the YouTube Live link. Virtual agendas will be posted by the Friday before said meeting date. May 4, 2021 BoCC Meeting
Page 21 of 67

Information concerning the proposal can be obtained by email at planninginquiry@co.franklin.wa.us or by calling 509-545-3521.

DATED AT PASCO, WASHINGTON ON THIS 11th DAY OF MARCH 2021

PUBLISH:

Franklin County Graphic: March 11, 2021

Tri-City Herald: March 11, 2021



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

MAILED
1/14/21

NOTICE OF PUBLIC HEARING & SEPA DETERMINATION

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Said application is to allow for a deviation from Franklin County land subdivision regulations. Such a request is outside of the administrative authority of the Franklin County Planning & Building Department, and the applicant is requesting the item be presented to the Franklin County Board of County Commissioners, as a special use permit, exercising their due process rights. The request is to allow for a 2-parcel short-plat of an approximately 5-acre (4.24 acre, net) property with limited, to no, agricultural production value. The proposed short-plat would create two (2) lots, one approximately 2.01 acres with an existing residence, and one, currently vacant, approximately 2.52 acre lot for a potential commercial shop building, and potentially a future single family residence. The parcel is an approved, non-conforming lot that was created through a Record of Survey, prior to Franklin County adopting a 20-acre minimum lot size, and the adoption of FCC 17.10.050 (F)(1), Special Provisions/Exemptions, Innovative Short-Plat. The property has a zoning of Agricultural Production 20 (AP-20), with a comprehensive plan designation of Agricultural.

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NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. A public hearing will be held on **February 2, 2021 at 6:30 PM**. Due to the Covid-19 emergency declaration, the public may not attend in person. Written comments are accepted prior to 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 be submitted by **4:00 PM on February 1, 2021**. Further information on how to participate in the meeting is provided below.

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 **January 14, 2021** and the comment period for the determination and environmental impacts of the proposal will close on **January 28, 2021**.

HOW TO ATTEND VIRTUAL MEETING: To participate in meeting, you will have to pre-register by phone at 509-545-3521 or email at planninginquiry@co.franklin.wa.us before end of business day **(4:00 PM) January 29, 2021**. WebEx invitations will be sent out through email **February 1, 2021 by 4:00 PM**. You can watch the proceeding on YouTube Live, by going to the Franklin County, WA agenda page at <https://www.co.franklin.wa.us/planning/agenda.html>. There you can access the virtual agenda with the YouTube Live link. Virtual agendas will be posted by the Friday before said meeting date.

DATED AT PASCO, WASHINGTON ON THIS 14th DAY OF JANUARY 2021

PUBLISH:

Franklin County Graphic: January 14, 2021

Tri-City Herald: January 14, 2021



SHORT PLAT NO.

PREPARED UNDER COUNTY SUBDIVISION ORD. 2-2008
LOCATED IN THE N 1/2 OF SECTION 30,
TOWNSHIP 10 NORTH, RANGE 30 EAST, W.M.
FRANKLIN COUNTY, WASHINGTON

LEGAL DESCRIPTION:

THAT PORTION OF PARCEL 47, IRRIGATION BLOCK 17, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF SOUTH COLUMBIA BASIN DISTRICT RECORDS OF FRANKLIN COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH HALF OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 30 EAST, W.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING THE SOUTHWEST CORNER OF SAID PARCEL 47, THENCE N88°40'00"W, ALONG THE SOUTH LINE OF SAID PARCEL UNIT 47, FOR 468.14 FEET; THENCE N54°13'39"E, FOR 320.13 FEET; THENCE S89°40'00"E, FOR 74.85 FEET; THENCE S0°20'00"W, FOR 305.10 FEET; THENCE N88°40'00"W, FOR 109.92 FEET; THENCE S0°20'00"W, FOR 220.22 FEET TO THE TRUE POINT OF BEGINNING. ALSO SHOWN AS PARCEL 1 OF RECORD SURVEY FILED IN VOLUME 1 OF SURVEYS, PAGE 982 AND RECORDED UNDER AUDITOR'S FILE NO. 504846

NARRATIVE:

THIS SURVEY WAS PERFORMED IN JULY 2018 IN ORDER TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO PARCELS, PARCEL 1 AND PARCEL 2, AS SHOWN HEREON. THE SURVEY WAS CONDUCTED AND ESTABLISHED BY WOLLEY SURVEYING FOR RECORD OF SURVEY FOR CLEARED ROTHMANS, RECORDED IN VOLUME 1 OF SURVEYS, PAGE 982, RECORDS OF FRANKLIN COUNTY.

SURVEYOR'S CERTIFICATE:

I, DAVID P. BAYLUM, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG# 41023), HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY AND THAT THE SURVEY WAS CONDUCTED AND ESTABLISHED BY WOLLEY SURVEYING FOR RECORD OF SURVEY FOR CLEARED ROTHMANS, RECORDED IN VOLUME 1 OF SURVEYS, PAGE 982, RECORDS OF FRANKLIN COUNTY.



DATE _____
DAVID P. BAYLUM, REG# 41023

AUDITOR'S CERTIFICATE

PLAT FOR RECORD AT THE REQUEST OF ROGERS SURVEYING AT _____ M.
THIS _____ DAY OF _____, 20____ AD, AND RECORDED IN VOLUME _____ OF
SHORT PLATS, AT PAGE _____, RECORDS OF FRANKLIN COUNTY, WASHINGTON.

FRANKLIN COUNTY AUDITOR

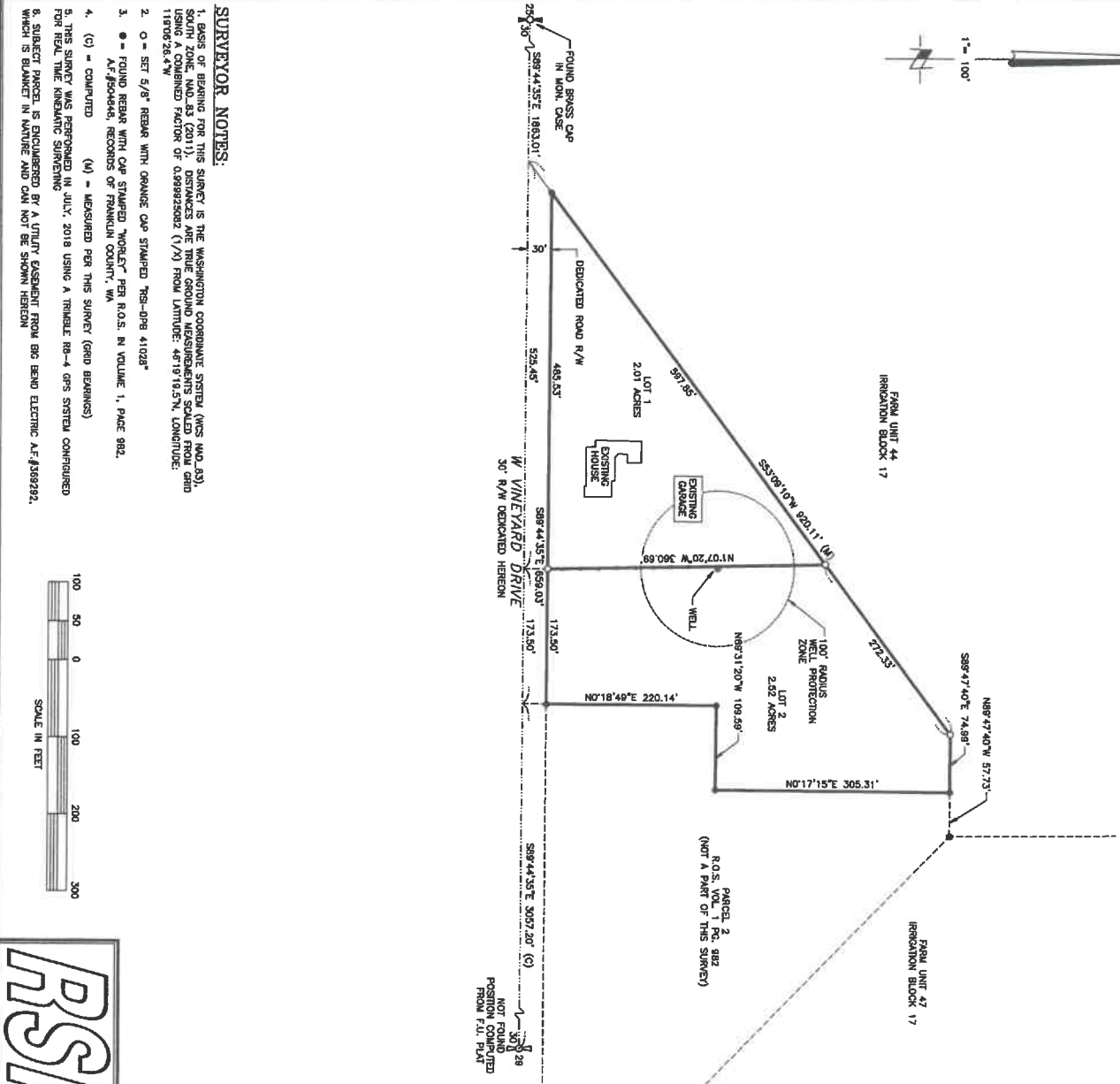
FEE NUMBER _____ REV. 7/13/20 MFL



CLIENT	JEFFREY & KAREN BURNS	JOB#	2616
PROJECT	SHORT PLAT		
PTN.	N1/2, SEC 30, T10N, R30E, W.M.		
DRAWN BY	DMW	SCALE	1"=100'
APPROVED GRW	DATE 7/19/18	FILE	20318.DWG
SHEET 1		SHEET 1	



- SURVEYOR NOTES:**
1. BASIS OF BEARING FOR THIS SURVEY IS THE WASHINGTON COORDINATE SYSTEM (NAD 83). THE SURVEY WAS CONDUCTED IN JULY 2018 USING A TRIMBLE R8-4 GPS SYSTEM CONFIGURED FOR REAL TIME KINEMATIC SURVEYING.
 2. 0 = SET 5/8" REBAR WITH ORANGE CAP STAMPED TNS-078 41023
 3. 0 = FOUND REBAR WITH CAP STAMPED "WOLLEY" PER R.O.S. IN VOLUME 1, PAGE 982. A.F.#504846, RECORDS OF FRANKLIN COUNTY, WA.
 4. (C) = COMPUTED (M) = MEASURED PER THIS SURVEY (GRD BEARINGS)
 5. THIS SURVEY WAS PERFORMED IN JULY, 2018 USING A TRIMBLE R8-4 GPS SYSTEM CONFIGURED FOR REAL TIME KINEMATIC SURVEYING
 6. SUBJECT PARCEL IS ENCUMBERED BY A UTILITY EASEMENT FROM DBS BEND ELECTRIC A.F.#392922, WHICH IS SHOWN IN NATURE AND CAN NOT BE SHOWN HEREON



Aaron Gunderson

From: Rebeca Gilley
Sent: Tuesday, January 19, 2021 10:57 AM
To: dwerth98@yahoo.com
Cc: Aaron Gunderson; Derrick Braaten; Donna Crisp; Julie A. Michel
Subject: FW: [EXTERNAL] Re: CUP 2020-05 and SEPA 2020-14

I will forward your request to our Planners, Aaron and Derrick

From: Tim Smith [mailto:dwerth98@yahoo.com]
Sent: Monday, January 18, 2021 4:48 PM
To: planninginquiry <planninginquiry@co.franklin.wa.us>
Subject: [EXTERNAL] Re: CUP 2020-05 and SEPA 2020-14

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 whomever it may concern-

I am writing to voice my support for the application by Mr. Burns for his filed CUP 2020-05 and SEPA 2020-14. The approval of this application would be beneficial to both the community and the applicant.

Please approve this application.

Timothy Smith
506 E. Vineyard Rd
Pasco, WA
99301

Memo



Public Works Department

To: Derrick Braaten, Planning & Building Director
From: John Christensen, County Surveyor
cc: Craig Erdman, County Engineer
Date: January 15, 2021
Re: CUP 2020-05 Burns

Derrick,

We have reviewed the application for a Conditional Use Permit along with SEPA 2020-14 for a deviation from the Franklin County subdivision rules regarding the subdivision of AP-20 zoned lands, specifically FCC 17.10.050(F)(d) on parcel #124-670-179.

Public Works has concluded that the proposed use will not have a significant impact on the County Road System. However, we have the following general comments:

1. Subdivision comments will be addressed at the time of application.
2. 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).
3. 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

January 27, 2021

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

Re: Burns Short Plat, File: SEPA 2020-14, CUP 2020-05

Dear Derrick Braaten:

Thank you for the opportunity to comment on the Mitigated Determination of Nonsignificance regarding the proposal to divide approximately 5-acres into two lots (Proponent: Jeff Burns). 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 Burns Short Plat project, 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.

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, contact Andy Maher at (509) 329-3612 or andy.maher@ecy.wa.gov.

Derrick Braaten
January 27, 2021
Page 2

Toxics Cleanup Program-Evelyn Cummings (509) 329-3492

If the property has been historically used for agricultural purposes, then the applicant may need a site assessment to ensure that possible residues from agricultural chemicals do not pose a threat to human health and the environment.

For more information or technical assistance, please contact Evelyn Cummings at (509) 329-3492 or via email at Evelyn.Cummings@ecy.wa.gov.

Water Resources Program-Herm Spangle (509) 329-3488

Any ground water development proposal that withdraws water in excess of 5,000 gallons per day for single or group domestic supply, or for industrial purposes, or for the irrigation of more than ½ acre of lawn or non-commercial garden requires a permit from the Department of Ecology.

For more information, please contact Herm Spangle at (509) 329-3488 or via email at herm.spangle@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: 202100214)

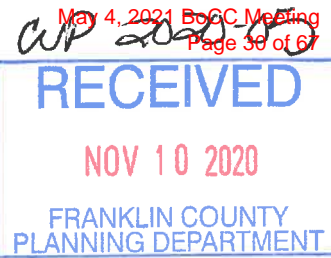
cc: Jeff Burns

Agenda Item #1

APPLICATION, SEPA DETERMINATION & SEPA CHECKLIST

CUP 2020-05

Jeffrey Burns – Subdivision Request



LAND USE PROPOSAL

My name is Jeff Burns, and my residence of 30+ years is at 600 W. Vineyard Dr. Pasco, WA. I would like to get approval from the county planning department to divide my property at 600 W. vineyard Dr. into 2 parcels. The reason is to possibly sell one parcel or the other to one of my two children, or someone else for a new residence. My understanding of the current AP20 zoning in my area is to retain and protect farm ground for the future of agriculture use. Dividing my property of approximately 4.6 acres will not effect any future agriculture use, and would actually put the property to a better use. Sincerely, Jeff Burns.

File CWP 2020-05



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY:	FILE #: CWP 2020-05	Reviewed by: Hearing Date:	<div style="border: 1px solid blue; padding: 5px; text-align: center;"> RECEIVED STAMP HERE: NOV 10 2020 FRANKLIN COUNTY PLANNING DEPARTMENT </div>
	Total Fees: \$ 400.00		
	Receipt #: PL20-00789		
	Date of Pre-App meeting:		
	Date deemed complete:		

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

<input checked="" type="checkbox"/> for contact person	CONTACT INFORMATION Jeff Burns 5099478015-Jeffburns60@aol.com
<input checked="" type="checkbox"/>	Property Owner Name: Jeffrey A Burns Mailing Address: 600 W. Vineyard Drive Pasco, Washington 99301 Phone: 5099478015 Email: Jeffburns60@aol.com
<input type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: _____ Name: _____ Address: _____ Phone: _____ Email: _____
<input checked="" type="checkbox"/>	Surveyor / Engineer Company: Rogers Surveying Name: Dan Wulf Address: 1455 Columbia Park Trail Suite 201 Richland WA 99352 Phone: 5097834141 Email: _____

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

To Split one property into two properties for residential use.

PROPERTY INFORMATION:

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

124-670-179

Legal Description of Property:

See Attached

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

600 W. Vineyard Drive Pasco, WA 99301

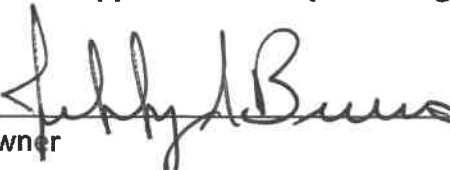
- All appropriate fees must accompany this application. Fees are non-refundable and subject to change. Please contact the Planning Department for current fee totals.
- This application, including attachments, must be completed in its entirety for all items applicable to your project.
- Supplemental information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

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

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



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

 11-10-20
Owner Date

Applicant/Representative Date

Print Name: Jeffrey A Burns

Print Name: _____

TELEPHONE 509—783-9576

HOME TELEPHONE 509—783-6006

WORLEY SURVEYING SERVICE, INC., P.S.

P.O. BOX 6132

KENNEWICK, WASHINGTON 99336

June 10, 1992

PARCEL 3 - BURKE

That portion of Farm Unit 44 and Farm Unit 47, Irrigation Block 17, according to the plat thereof, recorded in Volume 1 of South Columbia Basin District Plats, page 44, records of Franklin County, Washington, being a portion of the North half of Section 30, Township 10 North, Range 30 East, W.M., and more particularly described as follows:

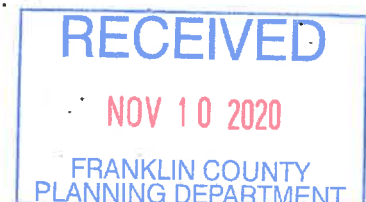
Beginning at the Southeast corner of said Farm Unit 44 being also the Southwest corner of said Farm Unit 47; Thence N88°40'00"W, along the South line of said Farm Unit 44, for 468.14 feet; Thence N54°13'39"E for 920.13 feet; Thence S88°40'00"E for 74.95 feet; Thence S01°20'00"W for 305.10 feet; Thence N88°40'00"W for 109.92 feet; Thence S01°20'00"W for 250.00 feet to the South line of said Farm Unit 47; Thence N88°40'00"W, along said South line, for 230.72 feet to the true point of beginning.

Subject to easements, reservations and restrictions of record.

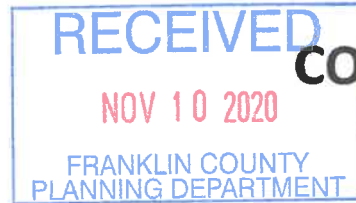
Containing 5.00 acres.

No. 92-40

Parcel # 124-670-179



Fik CUP 2020-05



FRANKLIN COUNTY CONDITIONAL USE PERMIT (CUP) APPLICATION SUPPLEMENT

Submittal Checklist:

<input checked="" type="checkbox"/>	General Land Development Application
<input checked="" type="checkbox"/>	\$400.00 Conditional Use Permit Fee: Check made payable to the Franklin County Planning and Building Department.
<input checked="" type="checkbox"/>	\$150.00 SEPA Fee: Check made payable to the Franklin County Planning and Building Department.
<input checked="" type="checkbox"/>	SEPA Checklist: A completed State Environmental Policy Checklist shall be completed and submitted with this application.
<input checked="" type="checkbox"/>	<p>\$80.00 Variance Report Fee: Check made payable to the Franklin County Assessor's Office. An applicant <u>does not</u> 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.</p> <p><i>Please note....the typical review period will not begin until this Variance Report is completed.</i></p>
<input checked="" type="checkbox"/>	<p>Site Plan: Provide a site plan on 8.5" x 11" or 11" x 17" paper, drawn neatly and to scale, that includes:</p> <ul style="list-style-type: none"> • 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 (<i>indicate material, if the fencing provides visual screening, the height of the fence, and if there is barbed wire</i>); • 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,

	<p>the 100-year base flood elevations etc. on-site or adjacent to the site;</p> <ul style="list-style-type: none"> Proposed contours and grading as they affect lot layout, streets, and drainage ways; and 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.
<input checked="" type="checkbox"/>	Property information: Covenants, Conditions and Restrictions (CC&Rs) or deed restrictions pertaining to or affecting the property (if any).
<input checked="" type="checkbox"/>	Written approval from the Benton-Franklin Health District. The Health District is located at 7102 West Okanogan Place, Kennewick, WA – (509) 460-4205.

CUP 2020-05

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NOV 10 2020

FRANKLIN COUNTY
PLANNING DEPARTMENT**CONDITIONAL USE PERMIT INFORMATION**

ZONING:

AP-20

PROJECT NAME:

Burns

WHAT ARE YOU PROPOSING? (ex: Accessory Dwelling Unit, Bed and Breakfast, Commercial Agriculture, Church, Dairy, Accessory Building deviating from standards, Wireless Communication Facility, etc.)

To split existing parcel into two more usable parcels.

LOT/PARCEL SIZE:

Lot 1-2.01 acres, and Lot 2-2.52 acres.

SIZE OF THE AREA TO BE USED FOR THE PROPOSED USE OR BUILDING:

Total area is 4.53 acres.

PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:

One residence and shop on approximately 2 acres of the property. The balance is 1 acre of pasture and 1.5 acres open area.

DETAILED DESCRIPTION OF THE PROPOSED USE / DEVELOPMENT PROPOSAL (ATTACH ADDITIONAL SHEETS IF NEEDED):

Proposal is to divide existing acres into two separate parcels, leaving the existing home and shop on 2 acres and making the other 2.5 acres available for another residence.

WILL THE PROJECT BE CONDUCTED ENTIRELY WITHIN A STRUCTURE? ☐ YES ☒ NO

A. IF NO, DESCRIBE THE OUTDOOR ACTIVITIES (E.G., OUTDOOR EATING, PLAYGROUND, PARK):

Pasture and open ground.

B. WHAT IS THE APPROXIMATE SQUARE FOOTAGE, OR SEATING CAPACITY OF YOUR OUTDOOR USE AREA(S)?

N/A

C. WHAT TYPE OF NOISES WILL THE OUTDOOR USE GENERATE (E.G. MUSIC, MACHINERY, VEHICLES)?

N/A

PROPOSED HOURS OF OPERATION/DAYS OF THE WEEK (INDICATE MONTHS, IF SEASONAL):

N/A

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FRANKLIN COUNTY
PLANNING DEPARTMENT

PROPOSED STRUCTURES AND USE (SIZE, HEIGHT, ETC.):
Home with possible out buildings.

HOW WILL THE PROPOSED DEVELOPMENT BE COMPATIBLE WITH THE USES PERMITTED IN THE SURROUNDING ZONE(S)?

Current zoning will not permit another residence on the property, although we believe allowing for an additional residence in this location will not hinder the intentions of existing zoning and is in fact a better use of the property.

DESCRIBE HOW THE SUBJECT PROPERTY IS PHYSICALLY SUITABLE FOR THE TYPE, DENSITY AND/OR INTENSITY OF THE USE BEING PROPOSED:

This property is in a desirable rural area, even though there have been only two residences on this entire road for over 45 years. The geography is flat, partially fenced, has inground irrigation, and an existing well (not shared) Also has a nice view of tri cities.

PROPOSED MEASURES TO ENSURE COMPATIBILITY WITH PERMITTED USES IN THE SURROUNDING ZONE (EXAMPLE: FENCES, LANDSCAPE BUFFERS, BERMS, ETC):

There is in ground irrigation for pasture or minimal agriculture. Large area for possible home with farm shop and or animals. Even under AP-20 another home on this property would more than likely be a small family type farm allowing the property to be used for a better purpose.

DESCRIBE ANY EXISTING ZONING ORDINANCE VIOLATION:

Currently AP-20. Even with another home on this property it would not interfere with the intended AP-20 zoning to preserve agricultural property, and would place this preticular property to a better use.

IRRIGATION SOURCE:

☐ NONE ☐ PRIVATE ☒ SCBID ☐ FCID

DOMESTIC WATER SUPPLY:

☒ ON-SITE WELL ☐ COMMUNITY WELL (Well ID # and location):

☐ OTHER (SPECIFY):

SEWAGE DISPOSAL:

☒ ON-SITE SEPTIC ☐ OTHER (SPECIFY):

LIST UTILITY PROVIDERS:

Power — Big Bend

Telephone — Century Link

Natural Gas — N/A

Cable / Broadband — Dessert Winds Wireless

Sanitary waste disposal - BDI

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

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

Jeffrey A Burns 11-10-20
Owner Date Applicant/Representative Date

Print Name: Jeffrey A Burns Print Name: _____
Rev. Jan 2019



TELEPHONE 509—783-9576

HOME TELEPHONE 509—783-6006

WORLEY SURVEYING SERVICE, INC., P.S.

P.O. BOX 6132
KENNEWICK, WASHINGTON 99336

June 10, 1992

PARCEL 3 - BURKE

That portion of Farm Unit 44 and Farm Unit 47, Irrigation Block 17, according to the plat thereof, recorded in Volume 1 of South Columbia Basin District Plats, page 44, records of Franklin County, Washington, being a portion of the North half of Section 30, Township 10 North, Range 30 East, W.M., and more particularly described as follows:

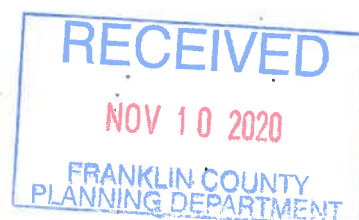
Beginning at the Southeast corner of said Farm Unit 44 being also the Southwest corner of said Farm Unit 47; Thence N88°40'00"W, along the South line of said Farm Unit 44, for 468.14 feet; Thence N54°13'39"E for 920.13 feet; Thence S88°40'00"E for 74.95 feet; Thence S01°20'00"W for 305.10 feet; Thence N88°40'00"W for 109.92 feet; Thence S01°20'00"W for 250.00 feet to the South line of said Farm Unit 47; Thence N88°40'00"W, along said South line, for 230.72 feet to the true point of beginning.

Subject to easements, reservations and restrictions of record.

Containing 5.00 acres.

No. 92-40

Parcel # 124-670-179





FRANKLIN COUNTY WASHINGTON



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[PAYMENT CART\(0\)](#)

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

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

Parcel

Parcel#: 124670179 **Owner Name:** BURNS, JEFFREY & KAREN R
DOR Code: 81 - Resource - Agriculture **Address1:**
Situs: 600 W VINEYARD DR **Address2:** 600 W VINEYARD DR
Map Number: 103030-22-IRB017-044-0030 **City, State:** PASCO WA
Status: **Zip:** 99301-9385
Description: PTNS FARM UNITS 44 & 47, IRR BLK 17 DAF: BEG AT SE COR SD FU 44; TH N88D40'W ALG S LN SD FU, 468.14'; TH N54D13'E, 920.13'; TH S88D40'E, 74.95' TH S01D20'W, 305.1'; TH N88D40'W, 109.92'; TH S01D20'W, 250' TO S LN SD FU 47; TH N88D40'W ALG SD S LN, 230.72' TO TPOB
Comment:

2021 Market Value		2021 Taxable Value		2021 Assessment Data	
Land:	\$128,000	Land:	\$128,000	District:	106 - DISTRICT 106
Improvements:	\$377,100	Improvements:	\$377,100	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$505,100	Total	\$505,100	Total Acres:	4.24000

Ownership

Owner's Name	Ownership %	Owner Type
BURNS, JEFFREY & KAREN R	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
10/01/92	2785	1	491845			\$25,000

Building Permits

Permit No.	Date	Description	Amount
11-3523	2/18/2011	ADDITION 806 SQ'/ ATT. GARAGE 795 SQ'/ PATIO COVER 174 SQ'/ PERGOLA 276 SQ'	\$134,347.00
272	9/16/1996	GARAGE	\$14,400.00

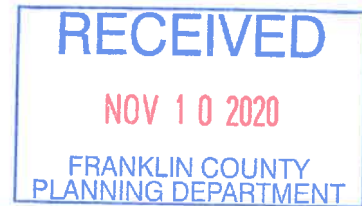
Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2021	BURNS, JEFFREY & KAREN R	\$128,000	\$377,100	\$0	\$505,100	\$0	\$505,100
2020	BURNS, JEFFREY & KAREN R	\$107,600	\$299,600	\$0	\$407,200	\$0	\$407,200
2019	BURNS, JEFFREY & KAREN R	\$103,000	\$282,000	\$0	\$385,000	\$0	\$385,000
2018	BURNS, JEFFREY & KAREN R	\$93,600	\$280,800	\$0	\$374,400	\$0	\$374,400
2017	BURNS, JEFFREY & KAREN R	\$93,600	\$266,000	\$0	\$359,600	\$0	\$359,600

[View Taxes](#)

Parcel Comments

CUP 2020-05



June 5, 2020

Jeff Burns
600 W Vineyard Dr.
Pasco WA, 99301

RE: Proposed Short Plat at 600 W Vineyard Dr, Parcel #124-670-179, legally described as: PTNS FARM UNITS 44 & 47, IRR BLK 17 DAF: BEG AT SE COR SD FU 44; TH N88D40'W ALG S LN SD FU, 468.14'; TH N54D13'E, 920.13'; TH S88D40'E, 74.95' TH S01D20'W, 305.1'; TH N88D40'W, 109.92'; TH S01D20'W, 250' TO S LN SD FU 47; TH N88D40'W ALG SD S LN, 230.72' TO TPOB

Dear Mr.Burns:

This department completed a preliminary on-site re-review on May 28th 2020 of the above referenced two lot short plat proposal. This proposal generally meets our requirements for plats utilizing on-site sewage systems and single family wells provided:

1. All lots shall be a minimum of 1 acre with 20,000 square feet of usable land area after all easements and encumbrances are subtracted.
2. The following information should appear on the plat map:
 - a. Any existing buildings.
 - b. Any wells or surface water within 150' of the plat. Please include the 100' radius sanitary control area around the well. This would include the neighbor's well at 460 W Vineyard if it is within range of your property.
3. A copy of the final proposal and supporting data must be reviewed and approved by this office prior to recording the final plat.

This recommendation is based on present known site conditions and does not guarantee the granting of an on-site sewage disposal permit. Our approval of any lot within this plat may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date. Should adverse site conditions be revealed at a later date, the Health Department reserves the right to

impose restrictions or deny the issuance of any on-site sewage disposal permit.

Your application will be held in an active state until May 4th 2020, at which time the submittal will be deemed null and void should this proposal not be developed by that time.

If you have any questions, please contact me at the Kennewick Health Office, phone (509) 460-4316.

Sincerely,

A handwritten signature in black ink that reads "Deana Chiodo". The signature is written in a cursive, flowing style.

Deana Chiodo
Environmental Health Specialist II

cc: Rogers Surveying
Franklin County Planning Department

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

Receipt Number: PL20-00789

509-545-3521

Payer/Payee: JEFFREY & KAREN R BURNS
600 W VINEYARD DR
PASCO WA 99301-9385

Cashier: Julie Michel

Date: 11/12/2020

CUP-2020-05 CONDITIONAL USE PERMIT 600 W VINEYARD DR

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Conditional Use Permit	\$400.00	\$400.00	\$0.00
	\$400.00	\$400.00	\$0.00

Payment Method	Reference Number	Payment Amount
CHECK	1960	\$400.00
Total Paid:		\$400.00

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 allow for a deviation from Franklin County land subdivision regulations. Such a request is outside of the administrative authority of the Franklin County Planning & Building Department, and in an exercise of their due process rights, the applicant is requesting the item be presented to the Franklin County Board of County Commissioners, as a special use permit. The CUP seeks to allow for a 2-parcel short-plat (Lot 1: 2.01 acres, with an existing residence; Lot 2: 2.52 acres, for a potential commercial shop building, and/or a future single family residence) of an approximately 5-acre (4.24 acre, net) property with limited, to no, agricultural production value. The parcel is an approved, non-conforming lot created through a Record of Survey, prior to Franklin County adopting a 20-acre minimum lot size, and the adoption of FCC 17.10.050 (F)(1), Special Provisions/Exemptions, Innovative Short-Plat. The property has a zoning of Agricultural Production 20 (AP-20), with a comprehensive plan designation of Agricultural.

File Number: SEPA 2020-14 (CUP 2020-05)

Proponent Jeff Burns

Location: Parcel #124-670-179 is addressed as 600 West Vineyard Drive. Property is bounded to the South by West Vineyard Road, located approximately 2,900' east of the intersection of Vineyard and N. Railroad Ave. and 2,850' west of the intersection of Vineyard and Hwy-395 (Parcel Number's #124-670-179).

Legal Description: PTNS FARM UNITS 44 & 47, IRR BLK 17 DAF: BEG AT SE COR SD FU 44; TH N88D40'W ALG S LN SD FU, 468.14'; TH N54D13'E, 920.13'; TH S88D40'E, 74.95' TH S01D20'W, 305.1'; TH N88D40'W, 109.92'; TH S01D20'W, 250' TO S LN SD FU 47; TH N88D40'W ALG SD S LN, 230.72' TO TPOB

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 (January 14, 2021). Comments must be submitted by: January 28, 2021.

Responsible official: Derrick Braaten

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

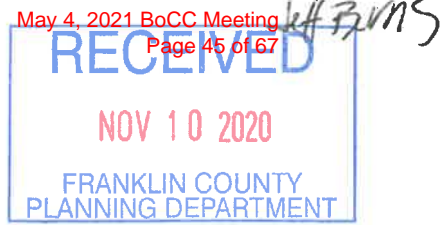
Address: 502 Boeing Street, Pasco, WA 99301

Date/Signature:

1/14/2021 - Derrick Braaten

Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than **January 28, 2021**. Contact the responsible official to read or ask about the procedure for SEPA appeals.

SEPA 2020-14



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 decision-making 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 adverse impact.

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

1. Name of proposed project, if applicable: N/A.
2. Name of applicant: Jeffrey A Burns.

3. Address and phone number of applicant and contact person: 600 W. Vineyard Dr. Pasco, WA 99301.

4. Date checklist prepared: 11-10-2020.

5. Agency requesting checklist: Planning dept.
Franklin County.

6. Proposed timing or schedule (including phasing, if applicable): N/A.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No.

10. List any government approvals or permits that will be needed for your proposal, if known. Health department.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) Modify existing use of property from one parcel to two parcels for residence.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. 600 W. Vineyard Dr. Pasco, Wa 99301. See Attached.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

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

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.

Sandy loam/ Sand.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None.

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. None.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. None.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 5%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Gravel/ Pasure/ Lawn.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

2. Air

- 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. None.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None.

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

3. Water

- a. Surface Water:
 - 1) 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. None.

 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. None.

 - 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. None.

 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. None.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.
- 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. None.

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. Domestic well approx. 320' /20gpm, for household use.
- 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. Future domestic septic system for single family home.

c. Water runoff (including stormwater):

- 1) 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. Single family home. Drainage will be natural into lawn, pasture ect. No nearby water ways.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

2) Could waste materials enter ground or surface waters? If so, generally describe. No.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: None.

4. Plants

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☒ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
Unknown.

c. List threatened and endangered species known to be on or near the site. None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Typical household landscaping for the area.

e. List all noxious weeds and invasive species known to be on or near the site. None.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other
____None.____

- b. List any threatened and endangered species known to be on or near the site. None.
- c. Is the site part of a migration route? If so, explain. No.
- d. Proposed measures to preserve or enhance wildlife, if any: None.
- e. List any invasive animal species known to be on or near the site. None.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electric is source currently available. Possible solar.
- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. No.
- c. What kinds of energy conservation features are included in the plans of this proposal? Standard building requirements or codes.
List other proposed measures to reduce or control energy impacts, if any: None.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? No.
If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses. None.
- 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.
- 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. None.
- 4) Describe special emergency services that might be required. Fire dept 3 miles, police 6-.
- 5) Proposed measures to reduce or control environmental health hazards, if any: None.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None.
- 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-

To Be Completed by Applicant:

***Evaluation for
Agency Use
Only:***

cate what hours noise would come from the site. Standard building construction noise for up to 6 month at time of residential construction.

3) Proposed measures to reduce or control noise impacts, if any: 8 am to 6pm

8. Land and Shoreline Use

- 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. Residential homes on east and west sides. Farming on north and south sides. Proposal will not effect any of these current land uses.
- 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? No.
- 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: No.
- c. Describe any structures on the site. None
- d. Will any structures be demolished? If so, what? No.
- e. What is the current zoning classification of the site? AP20
- f. What is the current comprehensive plan designation of the site? Residential.

To Be Completed by Applicant:

***Evaluation for
Agency Use
Only:***

- g. If applicable, what is the current shoreline master program designation of the site? N/A.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No.
- i. Approximately how many people would reside or work in the completed project? Family.
- j. Approximately how many people would the completed project displace? None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: None.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: N/A.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Single family, mid income.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.
- c. Proposed measures to reduce or control housing impacts, if any: None.

To Be Completed by Applicant:

***Evaluation for
Agency Use
Only:***

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? Two story, wood or stucco siding.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
Covenants.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No
- 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:
Building codes for residential.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? None.
- b. Would the proposed project displace any existing recreational uses? If so, describe. None.

To Be Completed by Applicant:

***Evaluation for
Agency Use
Only:***

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

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. No.
- 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. No.
- 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. No knowledge of anything in this area.
- 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. None.

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. County road on south side of property. Ingress and egress will comply with county requirements.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

- 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? No. Nearest stop approx. 5 miles.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? N/A.
- 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). No.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.
- 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 models were used to make these estimates? Standard family traffic.
- 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. None
- h. Proposed measures to reduce or control transportation impacts, if any:
None.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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. Fire and police would be available.

- b. Proposed measures to reduce or control direct impacts on public services, if any. N/A

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other ___Electricity, water, telephone, internet service, waste disposal. _____

- b. 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. Big Bend electrical utilities available, well is existing, Desert Winds Wireless, BDI for waste disposal, and septic to be installed.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

Jeffrey A. Burns
Jeffrey A. Burns
Owner

11-10-20

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? Would not.

Proposed measures to avoid or reduce such increases are:None.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? Would not.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:None

3. How would the proposal be likely to deplete energy or natural resources?Would not.

Proposed measures to protect or conserve energy and natural resources are:None.

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? Would not.

Proposed measures to protect such resources or to avoid or reduce impacts are:None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? Would not.

Proposed measures to avoid or reduce shoreline and land use impacts are: None.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Would not.

Proposed measures to reduce or respond to such demand(s) are: None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. Would not.

Agenda Item #1

MAPS

CUP 2020-05

Jeffrey Burns – Subdivision Request





PREPARED UNDER COUNTY SUBDIVISION ORD. 2-2008
LOCATED IN THE N 1/2 OF SECTION 30,
TOWNSHIP 10 NORTH, RANGE 30 EAST, W.M.
FRANKLIN COUNTY, WASHINGTON

LEGAL DESCRIPTION:

THAT PORTION OF FARM UNIT 14 AND FARM UNIT 47, IRRIGATION BLOCK 17, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 1 OF SOUTH COLUMBIA BASIN DISTRICT PLATS, PAGE 44, RECORDS OF FRANKLIN COUNTY, WASHINGTON, BEING A PORTION OF THE NORTH HALF OF SECTION 36, TOWNSHIP 30 NORTH, RANGE 11 WEST, BEING ALSO THE SOUTHWEST CORNER OF SAID FARM UNIT 47, BEGINNING AT THE SOUTHEAST CORNER OF SAID FARM UNIT 44, BEING ALSO THE SOUTHWEST CORNER OF SAID FARM UNIT 48; THENCE SOUTH LINE OF SAID FARM UNIT 44, FOR 74.95 FEET; THENCE N89°40'00"W, ALONG THE SOUTH LINE OF SAID FARM UNIT 44, FOR 486.14 FEET; THENCE N47°13'39"E, FOR 820.15 FEET; THENCE S88°40'00"E, FOR 74.95 FEET; THENCE S89°40'00"E, FOR 486.14 FEET; THENCE S47°13'39"E, FOR 820.15 FEET; THENCE N89°40'00"W, 501.20 LONG, FOR 250.00 FEET, TO THE SOUTH LINE OF SAID FARM UNIT 47; THENCE N89°40'00"W, 501.20 LONG, SOUTH LINE, FOR 230.72 FEET TO THE TRUE POINT OF BEGINNING.

ALSO SHOWN AS PARCEL 1 OF RECORD SURVEY FILED IN VOLUME 1 OF SURVEYS, PAGE 982 AND RECORDED UNDER AUDITOR'S FILE NO. 504548

NARRATIVE:

THIS SURVEY WAS PERFORMED IN JULY, 2018 IN ORDER TO SUBDIVIDE THE SUBJECT PARCEL INTO TWO SEPARATE LOTS. THIS SURVEY IS BASED ON EXISTING PROPERTY CORNER MONUMENTS ESTABLISHED BY WORLEY SURVEYING PER RECORD OF SURVEY FOR GALEN ROTTINGHAUS, RECORDED IN VOLUME 1 OF SURVEYS, PAGE 982, RECORDS OF FRANKLIN COUNTY.

SURVEYOR'S CERTIFICATE:

I, DAVID P. BAUMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, (REG.# 41028), HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID SHORT PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.



DAVID P. BAALMAN, REG# 41028

DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ROGERS SURVEYING AT ____ M.,
THIS ____ DAY OF ____, 20__ A.D., AND RECORDED IN VOLUME ____ OF
SHORT PLATS, AT PAGE ____ RECORDS OF FRANKLIN COUNTY, WASHINGTON.

FRANKLIN COUNTY AUDITOR	FEE NUMBER

REV: 7/15/20 MPL

N BURNS

AT

ON, R30E, W.M.

F. B. NO. NONE
ACAD VER - C3D17
FILE: 26319 DMAC

FILE 200100000

RS/
ROGERS
SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
N. WYOMING, WY 83406
PHONE (307) 788-4141
FAX (307) 788-8984
www.rogerssurveying.com

PS

A vertical scale bar labeled "SCALE IN FEET". The scale has markings at 100, 50, 0, 100, 200, and 300. The markings are on the left side of the bar, and the text "SCALE IN FEET" is written vertically to the right of the bar.

3. (C) = COMPUTED (M) = MEASURED PER THIS SURVEY (GRID BOUNDS)
5. THIS SURVEY WAS PERFORMED IN JULY, 2018 USING A TRIMBLE R8-4 GPS SYSTEM CONFIGURED FOR REAL-TIME KINEMATIC SURVEYING
6. SURVEYED PARCEL IS ENCUMBERED BY A UTILITY EASEMENT FROM BIG BEND ELECTRIC A/E-369225-0001 WHICH IS BLANKET IN NATURE AND CAN NOT BE SHOWN HEREON

SURVEYOR NOTES:

1. BASIS OF BEARING FOR THIS SURVEY IS THE WASHINGTON COORDINATE SYSTEM (WCS NAD_83). SOUTH ZONE, NAD_83 (2011). DISTANCES ARE TRUE GROUND MEASUREMENTS SCALED FROM GRID USING A COMBINED FACTOR OF 0.998925082 (1/X) FROM LATITUDE: 46°19'19.5"N. LONGITUDE: 122°56'03.0"W.

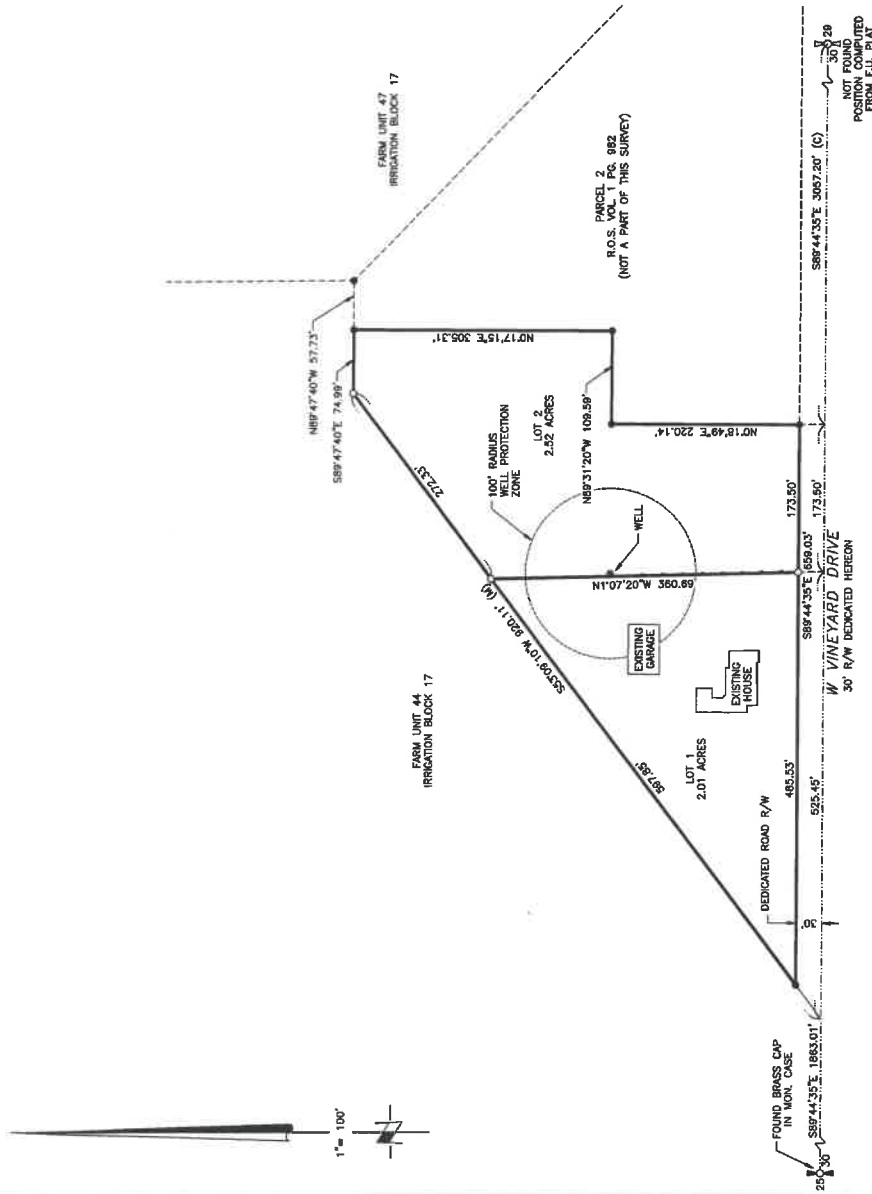
2. O = SET 5/8" REBAR WITH ORANGE CAP STAMPED "RSI-DPB 41028"

3. ● = FOUND REBAR WITH CAP STAMPED "WORLEY" PER R.O.S. IN VOLUME 1, PAGE 982.

A.F. #504848, RECORDS OF FRANKLIN COUNTY, WA

4. (C) = COMPUTED (M) = MEASURED PER THIS SURVEY (GRID BEARINGS)
5. THIS SURVEY WAS PERFORMED IN JULY, 2018 USING A TRIMBLE RB-4 GPS SYSTEM CONFIGURED FOR REAL TIME KINEMATIC SURVEYING

6. SUBJECT PARCEL IS ENCUMBERED BY A UTILITY EASEMENT FROM BIG BEND ELECTRIC A.F.#369292, WHICH IS BLANKET IN NATURE AND CAN NOT BE SHOWN HEREON

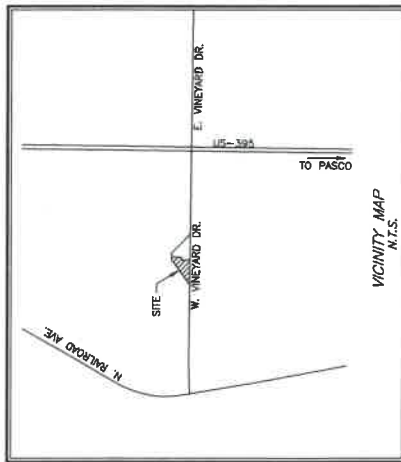


SHORT PLAT NO.

PREPARED UNDER COUNTY SUBDIVISION ORD. 2-2008
LOCATED IN THE N 1/2 OF SECTION 30,
TOWNSHIP 10 NORTH, RANGE 30 EAST, W.M.
FRANKLIN COUNTY, WASHINGTON

FRANKLIN COUNTY NOTES:

1. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE USE, ACCESS AND MAINTENANCE BY THE SHOWN PLATTED PROPERTY'S CURRENT UTILITY PROVIDER. SAID UTILITY EASEMENTS ARE FOR THE USE, ACCESS AND MAINTENANCE OF "GAS, WATER, SEWER, TELEPHONE, CABLE AND OTHER DEFINED UTILITIES, TO AND OR THROUGH SAID TRACT."
2. ADDRESSES WILL BE DETERMINED BY COUNTY WHEN BUILDING PERMITS ARE ISSUED. ADDRESS NUMBERS [NOTED IN BRACKETS]
3. APPROACH PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO FRANKLIN COUNTY ROADS
4. LANDS WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIFTY YEARS AFTER THE DATE OF RECORDING OF THIS SHORT PLAT AND TO THE PROVISIONS OF CHAPTER 12.24 AND 16.24 FRANKLIN COUNTY CODE.
5. THE FOLLOWING SEPARATION EASEMENTS SHALL BE REQUIRED FOR ALL NEW STRUCTURES ON EACH LOT OR PHASE UNLESS THERE IS AN EXISTING SEPARATION EASEMENT. THE FOLLOWING REQUIREMENTS, LOCATED WITHIN 500 FEET OF THE PROPOSED STRUCTURES, THE FOLLOWING SHALL APPLY:
FRONT YARD SETBACK:
PRIMARY/ACCESSORY: TWENTY FIVE (25) FEET FROM A ROAD RIGHT OF WAY AND/OR A DEDICATED ROADWAY/EASEMENT, AND/OR FIFTY FIVE (55) FEET FROM THE CENTER LINE OF SUCH ROAD RIGHT OF WAY AND/OR ROAD EASEMENT WHICHEVER IS GREATER.
REAR YARD SETBACK:
PRIMARY: TWENTY FIVE (25) FEET
ACCESSORY: TEN (10) FEET
SIDE YARD SETBACK:
PRIMARY: TEN (10) FEET OR TWENTY FIVE (25) FEET FROM A ROAD RIGHT OF WAY AND/OR DEDICATED ROADWAY/EASEMENT, AND/OR FIFTY FIVE (55) FEET FROM THE CENTER LINE OF SUCH ROAD RIGHT OF WAY AND/OR ROAD EASEMENT WHICHEVER IS GREATER FOR SIDE YARD ON A CORNER.
ACCESSORY: TEN (10) FEET
SEPARATION BETWEEN BUILDINGS/STRUCTURES:
FIFTEEN (15) FEET. THE STRUCTURE SEPARATION COULD BE ADJUSTED WITH AN APPROVED FIREWALL CONSTRUCTION.



OWNERS CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT JEFFREY A. BURNS AND KAREN R. BURNS, BE THE PARTY HAVING INTEREST IN THE LANDS HEREIN DESCRIBED, HAVE CAUSED THIS SHORT PLAT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON. DO HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS-OF-WAY SHOWN AS PUBLIC AND/OR RIGHTS-OF-WAY TO THE PUBLIC AND/OR TO THE FRANKLIN COUNTY GOVERNMENT AND TO THEIR SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST FRANKLIN COUNTY AND OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS, AND/OR RIGHTS-OF-WAY; AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

JEFFREY A. BURNS
OWNER

J.P. MORGAN CHASE BANK, N.A.
REPRESENTATIVE

ACKNOWLEDGMENT

STATE OF WASHINGTON } s.s.
COUNTY OF _____

I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JEFFREY BURNS & J.P. MORGAN CHASE BANK, N.A. HAVE CAUSED THIS SHORT PLAT TO BE PREPARED AND VOLUNTARILY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

TITLE: _____

MY APPOINTMENT EXPIRES: _____

ACKNOWLEDGMENT

STATE OF WASHINGTON } s.s.
COUNTY OF _____

I, CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT J.P. MORGAN CHASE BANK, N.A. HAVE CAUSED THIS SHORT PLAT TO BE PREPARED AND VOLUNTARILY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____ NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

TITLE: _____

MY APPOINTMENT EXPIRES: _____

APPROVALS

I, HEREBY CERTIFY THAT THE TAKES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20____, TAX PARCEL #124-670-179

FRANKLIN COUNTY TREASURER _____ DATE _____

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED FOR BIG BEND ELECTRIC.

BIG BEND ELECTRIC _____ DATE _____

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

BENTON FRANKLIN HEALTH DEPARTMENT _____ DATE _____

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

FRANKLIN COUNTY ENGINEER _____ DATE _____

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

DIRECTOR OF PLANNING AND BUILDING _____ DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF ROGERS SURVEYING AT _____ M., THIS _____ DAY OF _____, 20____, A.D., AND RECORDED IN VOLUME _____ OF SHORT PLATS, AT PAGE _____, RECORDS OF FRANKLIN COUNTY, WASHINGTON.

FRANKLIN COUNTY AUDITOR _____ FEE NUMBER _____ REP: 7/15/2020 MPJ

CLIENT JEFFREY & KAREN BURNS JOB 28318

PROJECT SHORT PLAT

PTN. N1/2, SEC 30, T10N, R30E, W.M.

DRN. BY DAW SCALE N/A F. & NO. NONE SHEET 2

APPROVED GSW DATE 7/16/18 FILES 28318.DWG OF 2



DAVID P. BAUMAN, REC# 41028

DATE