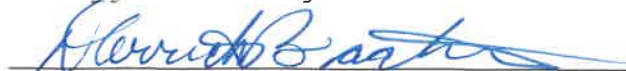


Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: June 9, 2021	PREPARED BY: Aaron Gunderson
Meeting Date Requested: June 15, 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 Public Hearing (Quasi-Judicial Item) - A Conditional Use Permit to allow construction and use of a proposed accessory building which would deviate from accessory structure setbacks and building height in the Residential Suburban 20 (RS-20) zoning district. (File # CUP 2021-04 and SEPA 2021-07)	
FISCAL IMPACT: None	
BACKGROUND: Applicant seeks to deviate from the following codes; FCC 17.28.050 (E) (1 & 2) and FCC 17.28.050 (F)(2). Applicant is replacing and expanding an existing accessory structure of approximately 120 sq. ft. in size, located at the end of a dead-end access drive. Proposed structure will have a footprint size of 30 X 30 ft. and a roof height of 25 ft. Reasons for needing deviation listed by applicant, are lot dimension limitations and location of drain fields. The applicant proposes to use the accessory building to store personal vehicles, along with storage of other material. The project is located to the South of Wernett Road, East of Road 44, West of Road 40, and North of Pearl Street. It is located within the Urban Growth Area of the City of Pasco. (Parcel Number 119-142-071).	
RECOMMENDATION: The Building and Planning Department staff provided the Planning Commission with a written recommendation of approval. Subsequently, at their meeting on May 4, 2021, the Planning Commission held a duly advertised open-record public hearing and passed a motion (6-0) to forward the BOCC a recommendation of approval, based on six findings of fact and with nine suggested conditions of approval. There were no appeals. <u>Suggested Motion:</u> Pass Resolution #____, granting approval of CUP 2021-04, based on the six findings of fact and subject to nine conditions of approval.	
COORDINATION: The Conditional Use Permit application was advertised to the public via adopted public notice procedures, and agencies were contacted for review and comment; a SEPA DNS was issued. The County Planning Commission, after an open record public hearing and consideration on CUP 2021-04 recommended approval of the CUP, with six findings of fact and subject to nine conditions of approval.	
ATTACHMENTS: (Documents you are submitting to the Board) (1) Draft Resolution (2) PC Summary (3) Staff Report to the Planning Commission (3) Draft Planning Commission Minutes (5/4/2021)	
HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of parties that will need a pdf) To the Clerk of the Board: 1 Original Resolution To Planning: 1 Copy Resolution	

I certify the above information is accurate and complete.



Derrick Braaten

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

Conditional Use Permit (CUP) 2021-04 to allow construction and use of a proposed accessory building which would deviate from accessory structure setbacks and building height in the Residential Suburban 20 (RS-20) zoning district.

WHEREAS, on June 8, 2021, the Board of Franklin County Commissioners, via public meeting, considered the positive recommendation of the Franklin County Planning Commission to grant a conditional use permit for the proposed use under file CUP 2021-04; and

WHEREAS, at the public meeting the Board has found that the County Planning Commission, after an open record public hearing and consideration on **CUP 2021-04** did recommend approval of the Conditional Use Permit with six findings of fact and nine conditions of approval; and

WHEREAS, there were no appeals filed; and

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

NOW, THEREFORE, BE IT RESOLVED that CUP 2021-04 is hereby approved in accordance with the provisions of the Franklin County Development Regulations and as recommended by the Planning Commission.

BE IT FURTHER RESOLVED that the Chair of the Board of Franklin County Commissions be authorized to sign conditional use permit CUP 2021-04 on behalf of Franklin County.

APPROVED THIS 8th DAY OF JUNE, 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 # 2021-04

RESOLUTION NUMBER _____

The following Conditional Use Permit is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissions on June 8, 2021.

APPLICANT: Philip Belcher 2127 Road 44, Pasco, WA 99301

LEGAL DESCRIPTION: E 1/2 ACRE of N2S2NW4NW4SE4 23-9-29

NON-LEGAL DESCRIPTION: The project site is on parcel 119-142-071 at 2127 Road 44, Pasco, WA, 99301 South of Wernett Road, East of Road 44, West of Road 40, and North of Pearl Street.

SEPA REVIEW: A SEPA Checklist was submitted with the CUP application. Planning Staff *[Lead Agency Responsible Official]* reviewed the checklist and issued a Determination of Non-Significance (DNS) on April 8, 2021 under WAC 197-11-340(2) which was published on April 8, 2021. Comments on the Threshold Determination were due by April 22, 2021 and one comment letter was received, by the Department of Ecology, identifying agency programs and contact persons. There were no appeals of the DNS.

CONDITIONAL USE DESCRIPTION: A Conditional Use Permit to allow construction and use of a proposed accessory building that exceeds the area and height allowed in the RS-20 zone. The proposed area is 900 square feet and the proposed average height is 25'. Deviations to the limitations of area (square footage) and height of accessory structures require a Conditional/Special Use Permit in the RS-20 Zoning District.

An attached site plan (Exhibit A) shows the proposed location of the following features:

- Asphalt Driveway
- Existing house
- The location of a septic tank and drain field
- A 30' X 30' X 25' structure which will replace existing shed

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

Findings of Fact:

1. The proposed accessory structure in the RS-20 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Pasco Comprehensive Plan designates the land as Low Density Residential.
 - b. The County Zoning Code designates the land as Residential Suburban 20 (RS-20).

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2021-04

RESOLUTION NUMBER _____

- c. Deviations to the limitations of area (square footage) and height of accessory structures requires a Conditional/Special Use Permit in the RS-20 Zoning District.
 - d. The applicant has applied for a Conditional Use Permit to allow construction and use of a proposed accessory building which would exceed the maximum allowed square footage and building height in the Residential Suburban 20 (RS-20) zoning district.
2. The proposal **WILL NOT** adversely affect public infrastructure.
- a. Public Works has determined that it is not anticipated that the use will 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 and intended character of the immediate area is low density residential. The proposed accessory structure will not impair the ability for residential activities to continue, nor will it have a negative impact on the intended character of the general vicinity.
 - i. The code requirement for the accessory structure to be similar (color of roof and siding) to the primary home will help to mitigate potential compatibility issues.
 - ii. There is an (30' X 36') accessory structure located on the neighboring property with a square footage of 1,080.
4. The location and height of proposed structures and site design **WILL NOT** 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 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.
6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
- a. The proposed accessory structure will not have a negative effect on public health, safety, and general welfare. The project is required to comply with Health Department and Public Works standards regarding health and access/safety standards for the proposed use.
 - b. 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 **ONE COMMENT** neutral to the proposal.

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2021-04

RESOLUTION NUMBER _____

Conditions of Approval:

1. Comply with the requirements of the **Franklin County Planning and Building Department**.
 - a. Building permits will be required, and the following must be submitted and addressed:
 - A completed Building Permit application for each structure is required with one set of WA State Engineered plans, including electronic copy.
 - Building Application Form (including Floor plan, Site Plan, Access Permit, truss layout, truss calculation packet and Septic Permit).
 - b. Accessory structure shall comply with 2018 International Residential Code Standards.
 - c. In accordance with FCC 17.28.030A.2.ii, the accessory structure shall be compatible (similar color of roofing and siding materials) in relation to the primary home.
2. Comply with the requirements of the **Franklin County Public Works Department**:
 - a. An approach permit is required per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
 - b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (per Resolution #2000-330).
3. The site shall be maintained at all times so as to not let the land become a fire hazard or accumulate with debris and weeds.
4. Comply with **fire code** requirements for the wall with the reduced setback of 5 feet. The applicant will need to either install an intervening firewall or receive fire district approval to deviate from this requirement.

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2021-04

RESOLUTION NUMBER _____

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

This Conditional Use Permit is issued this 8th day of June, 2021.

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

Attest: _____

Clerk of the Board

Chair

Original to County Commissioners

Duplicate to File

Duplicate to Applicant

Duplicate to be Filed with Auditor

RESOLUTION NUMBER _____

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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 2021-04 (Conditional Use Permit) and SEPA 2021-07

PC Meeting Date: May 4, 2021

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

SUMMARY OF THE PUBLIC HEARING:

The proposal for the accessory structure deviation under file CUP 2021-04 was presented by Staff at an open record public hearing (regular Planning Commission meeting) on May 4, 2021. The applicant spoke about the proposal and the Planning Commission allowed time for clarification.

There was no public testimony for the proposal outside of the applicant, though there was one written response in support of the proposal and one written neutral response to the proposal that was presented as part of staff presentation.

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 May 4th meeting, the Planning Commission discussed the proposal, the comments made, the record as provided, and findings of fact. A motion was made for a recommendation of approval to the Franklin County Board of Commissioners for Application CUP-2021-04, with alternative findings of fact (as provided below).

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

1. The proposed accessory structure in the RS-20 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Pasco Comprehensive Plan designates the land as Low Density Residential.
 - b. The County Zoning Code designates the land as Residential Suburban 20 (RS-20).
 - c. Deviations to the setbacks and height of accessory structures requires a Conditional/Special Use Permit in the RS-20 Zoning District.
 - d. The applicant has applied for a Conditional Use Permit to allow construction and use of a proposed accessory building which would exceed setback standards and building height in the Residential Suburban 20 (RS-20) zoning district.
2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Public Works has determined that it is not anticipated that the use will 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 and intended character of the immediate area is low density residential. The proposed accessory structure will not impair the ability for residential activities to continue, nor will it have a negative impact on the intended character of the general vicinity.
 - i. The code requirement for the accessory structure to be similar (color of roof and siding) to the primary home will help to mitigate potential compatibility issues.
 - ii. There is an (30ft. X 36ft.) accessory structure located on the neighboring property with a square footage of 1,080.
4. The location and height of the proposed structure and site design **WILL NOT** 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 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.

6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The proposed accessory structure will not have a negative effect on public health, safety, and general welfare. The project is required to comply with Health Department and Public Works standards regarding health and access/safety standards for the proposed use.
 - b. 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, **ONE COMMENT** neutral to the proposal and **NO COMMENTS** in objection to the proposal.

Suggested Conditions of Approval:

1. Comply with the requirements of the **Franklin County Planning and Building Department**.
 - a. Building permits will be required, and the following shall be submitted and addressed:
 - A completed Building Permit application for each structure is required with one set of WA State Engineered plans, including electronic copy.
 - Building Application Form (including Floor plan, Site Plan, Access Permit, truss layout, truss calculation packet and reactions).
 - b. Accessory structure shall comply with 2018 International Residential Code standards.
 - c. In accordance with FCC 17.28.030A.2.ii, the accessory structure shall be compatible (similar color of roofing and siding materials) in relation to the primary home.
2. Comply with the requirements of the **Franklin County Public Works Department**:
 - a. An approach permit is required per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
 - b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (per Resolution #2000-330).
3. The site shall be maintained at all times so as to not let the land become a fire hazard or accumulate with debris and weeds.
4. Comply with **fire code** requirements for the wall with the reduced setback of 5 feet. The applicant will need to either install an intervening firewall or receive fire district approval to deviate from this requirement.

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

Suggested Motion: "I move that the Board of County Commissioners adopt the recommendation of the Planning Commission and approve CUP 2021-04, based upon the written findings of fact."

May 4, 2021 PC Agenda Item #5 Meeting Minutes

ITEM #5-CUP 2021-04

Application is to allow for a deviation of accessory structure standards in the Suburban (RS-20) zone. Applicant seeks to deviate from the following Franklin County Codes (FCC); FCC 17.28.050 (D) (1 & 2) and FCC 17.28.050 (F) (2). Applicant is replacing and expanding an existing accessory structure located at the end of a dead-end access drive. Proposed structure will have a footprint of 30 ft. X 30 ft. and a roof height of 25 ft. Reasons for needing deviation listed by applicant are lot dimension limitations and location of drain fields.

APPLICANT: Philip Belcher

OWNER: Philip Belcher

OPEN PUBLIC HEARING:

Chair Pierret opened public hearing at 10:10 PM.

STAFF REPORT:

Mr. Braaten presented staff report to the commission. Mr. Braaten noted that it needs to be 2021-04 in the approval language.

COMMISSIONER QUESTIONS FOR STAFF/APPLICANT:

- Commissioner McMullen wondered about the reason for needing to exceed the height requirement. Mr. Belcher responded by stating this due to the septic system limiting his ability to expand beyond 30 X 30 and the need for storage.

PUBLIC COMMENTS:

- Mr. Belcher spoke in support of the application.

CLOSING PUBLIC HEARING ITEM:

Chair Pierret closed public hearing at 10:30 PM.

Commissioner Lenk made a motion to approve CUP 2021-04 with the six (6) findings of fact and 9 suggested conditions of approval.

Commissioner McMullen seconded the motion.

Vote: CUP 2021-04

Mike Vincent- Yes

Roger Lenk- Yes

Layton Lowe- Yes

Claude Pierret- Yes

Kent McMullen- Yes

Mike Corrales- Yes

Melinda Didier- (lost connection)

The motion is approved.

May 4, 2021 PC Agenda Item #5 Meeting Minutes

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.

Agenda Item #5

STAFF REPORT

CUP 2021-04

Belcher – Accessory Structure

FACT SHEET/STAFF REVIEW

Hearing before the Franklin County Planning Commission

Case file: CUP 2021-04 (Conditional Use Permit) and SEPA 2021-07

Hearing Date: May 4, 2021

Applicant: Philip Belcher

Owner: Philip Belcher

Location: The project is located to the South of Wernett Road, East of Road 44, West of Road 40, and North of Pearl Street. It is located within the Urban Growth Area of the City of Pasco. (Parcel Number 119-142-071).

Legal description: E 1/2 ACRE of N2S2NW4NW4SE4 23-9-29

VICINITY MAP:

SUBJECT PROPERTY:



Property size: The current property size is approximately 0.50 acres

Comp. Plan: Low Density Residential (within City of Pasco UGA)

Staff Report
CUP 2021-04

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Zoning: Residential Suburban 20 (RS-20)

Suggested Recommendation: Positive recommendation with six (6) suggested findings of fact and nine (9) suggested conditions of approval

Suggested Motion: I move to forward to the board of commissioners a positive recommendation of CUP 2018-02 with six (6) findings of fact and nine (9) suggested conditions of approval.

APPLICATION DESCRIPTION:

This is a Conditional Use Permit to allow for a deviation from accessory structure standards as provided in Franklin County Code (FCC) 17.28 Suburban (RS-20) Zone. Applicant seeks to deviate from the following codes; FCC 17.28.050 (D) (1 & 2) and FCC 17.28.050 (F)(2). Applicant is replacing and expanding an existing accessory structure of approximately 120 sq. ft. in size, located at the end of a dead-end access drive. Proposed structure will have a footprint size of 30 X 30 ft. and a roof height of 25 ft. Reasons for needing deviation listed by applicant, are lot dimension limitations and location of drain fields. Applicant also stated that he had tried to procure some adjacent property, but was unable to obtain arrangements to procure additional property from neighboring landowners. The applicant proposes to use the accessory building to store personal vehicles, along with storage of other material.

The following additional information about the project was included by the applicant in the SEPA checklist:

Plans for future additions, expansion, or further activity: *None.*

Site coverage: *Approximately 24 percent of the property will be covered by both the proposed structure and house currently on the property.*

Noise: *Project noise during the period of construction would only be during normal business hours.*

Existing structures: *Residence and shed (would be replaced by new structure)*

Number of people to work or reside in the project: *none*

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

- Asphalt Driveway
- Existing house
- The location of a septic tank and drainfield
- A 30 X 30 X 25 ft. structure which will replace existing shed

PUBLIC NOTICE:

- The Planning Staff emailed technical review requests to Technical Agencies on April 8, 2021.
- The Planning staff mailed notices to Property Owners within 500 feet on April 8, 2021.
- A Public Notice was published in the *Franklin County Graphic* on April 8, 2021.
- A sign was posted on the property on April 8, 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 **April 8, 2021** under WAC 197-11-340(2) which was published on April 8, 2021.
- The Washington State Department of Ecology filed the notice under **SEPA # 202101789** in the state-wide SEPA Register.
- Comments on the DNS Threshold Determination were due by **April 22, 2021**. One comment letter was received, from the Department of Ecology. There were no appeals of the DNS.

APPLICABLE STANDARDS/CODES:

1. County Zoning-- County Code:
 - a. Chapter 17.28 Residential Suburban 20 Zoning District
 - b. Chapter 17.66 Use regulations
 - c. Chapter 17.82 Special Permits
 - d. Title 14 Development Code Administration
2. City of Pasco Comprehensive Plan
3. Benton Franklin District Board of Health Rules and Regulations No. 2.

PUBLIC COMMENT:

There was one public comment filed in support of the proposal by a Roger Tool at 4211 W. Pearl St.

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. They noted general comments and questions:
 - a. An approach permit is required per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
 - b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).
2. **Franklin County Assessor:** *No comments were received.*
3. **Department of Ecology:** Comments were received in letter dated April 21, 2021. Please see comments section for more information.
4. **Tri-Cities Airport:** *No comments were received.*

Staff Report
CUP 2021-04

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5. **Franklin PUD:** *No comments were received.*
6. **Benton-Franklin Health District:** *No comments were received.*
7. **Fire District #3:** *No comments received.*
8. **City of Pasco:** Comments were received on April 22, 2021. Comments are included in the comments section and analysis of comments are included in the next section of report.
9. **Planning and Building Department:** Staff has determined the following suggested findings and recommended conditions for the application request.
 - a. Building permits will be required, and the following must be submitted and addressed:
 - A completed Building Permit application for the structure is required with one set of WA State Engineered plans, including electronic copy.
 - Building Application Form (including Floor plan, Site Plan, Access Permit, Tuss layout, truss calc's packet and reactions).
 - b. Accessory structure shall comply with 2018 International Residential Code standards.
 - c. In accordance with FCC 17.28.030A.2.ii, the accessory structure shall be compatible (similar color of roofing and siding materials) in relation to the primary home.

RECOMMENDATION: (CUP 2021-04)

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;
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 2021-04.

Recommendation: The Franklin County Planning Department recommends that the Planning Commission forward a **POSITIVE** recommendation to the Franklin County Board of Commissioners for Application CUP 2021-04, with the following suggested findings of fact and suggested conditions of approval:

Suggested Findings of Fact:

1. The proposed accessory structure in the RS-20 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Pasco Comprehensive Plan designates the land as Low Density Residential.
 - b. The County Zoning Code designates the land as Residential Suburban 20 (RS-20).
 - c. Deviations to the setbacks and height of accessory structures requires a Conditional/Special Use Permit in the RS-20 Zoning District.
 - d. The applicant has applied for a Conditional Use Permit to allow construction and use of a proposed accessory building which would exceed setback standards and building height in the Residential Suburban 20 (RS-20) zoning district.
2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Public Works has determined that it is not anticipated that the use will 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 and intended character of the immediate area is low density residential. The proposed accessory structure will not impair the ability for residential activities to continue, nor will it have a negative impact on the intended character of the general vicinity.
 - i. The code requirement for the accessory structure to be similar (color of roof and siding) to the primary home will help to mitigate potential compatibility issues.
 - ii. There is an (30ft. X 36ft.) accessory structure located on the neighboring property with a square footage of 1,080.

4. The location and height of the proposed structure and site design **WILL NOT** 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 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.
6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The proposed accessory structure will not have a negative effect on public health, safety, and general welfare. The project is required to comply with Health Department and Public Works standards regarding health and access/safety standards for the proposed use.
 - b. The public was notified of this proposal in accordance with all guidelines and requirements, and the Planning Department received **ONE COMMENTS** in favor of the proposal, and **NO COMMENTS** in objection to the proposal.

Suggested Conditions of Approval:

1. Comply with the requirements of the **Franklin County Planning and Building Department**.
 - a. Building permits will be required, and the following shall be submitted and addressed:
 - A completed Building Permit application for each structure is required with one set of WA State Engineered plans, including electronic copy.
 - Building Application Form (including Floor plan, Site Plan, Access Permit, Tuss layout, truss calculation packet and reactions).
 - d. Accessory structure shall comply with 2018 International Residential Code standards.
 - e. In accordance with FCC 17.28.030A.2.ii, the accessory structure shall be compatible (similar color of roofing and siding materials) in relation to the primary home.
2. Comply with the requirements of the **Franklin County Public Works Department**:
 - a. An approach permit is required per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
 - b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (per Resolution #2000-330).

3. The site shall be maintained at all times so as to not let the land become a fire hazard or accumulate with debris and weeds.
4. Comply with **fire code** requirements for the wall with the reduced setback of 5 feet. The applicant will need to either install an intervening firewall or receive fire district approval to deviate from this requirement.
5. Future expansions and improvements at the site shall comply with the submitted and approved site and building plans. To allow future flexibility for changes to the plans which are determined to be minor or incidental may be done administratively by the Planning Department. Major changes, which do not meet the intent of, or seriously re-align, the approved plans, shall be reviewed by the Planning Commission through a new Conditional Use Permit process prior to that change occurring.
6. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
7. In accordance with the County's Zoning Code, any special permit may be revoked by the Board of Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
8. This permit applies to the described lands and shall be for the above named individual and/or his heirs and/or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning and Building Department or the permit will be cancelled. It cannot be transferred to another site.
9. By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County harmless and agree that the County is in no way negligent in relation to granting this permit, or operations or negligence that occur at this location or on surrounding properties caused by operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted at this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

Agenda Item #5

PUBLIC NOTICE

AGENCY/PUBLIC COMMENT

CUP 2021-04

Belcher – Accessory Structure



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 **Philip Belcher** 2127 N. Road 44, Pasco, WA 99301, for a Conditional Use Permit, file # **CUP 2021-04 and SEPA 2021-07.**

Said application is to allow for a deviation of accessory structure standards in the Suburban (RS-20) zone. Applicant seeks to deviate from the following Franklin County Codes (FCC); FCC 17.28.050 (D) (1 & 2) and FCC 17.28.050 (F) (2). Applicant is replacing and expanding an existing accessory structure located at the end of a dead-end access drive. Proposed structure will have a footprint of 30 ft. X 30 ft. and a roof height of 25 ft. Reasons for needing deviation listed by applicant are lot dimension limitations and location of drain fields.

The subject parcel is described as follows:

LEGAL DESCRIPTION:

E 1/2 ACRE OF N2S2NW4NW4SE4 23-9-29

NON-LEGAL DESCRIPTION:

The property's parcel number is 119-142-071, with an address of 2127 N. Road 44, Pasco, WA 99301. Property is located South of Wernett Road, East of Road 44, West of Road 40, and North of Pearl Street.

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. A public hearing will be held on **May 4, 2021 at 7:00 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 April 30, 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 **April 8, 2021** and the comment period for the determination and environmental impacts of the proposal will close on **April 22, 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) April 30, 2021.** WebEx invitations will be sent out through email **May 3, 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.

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 8th DAY OF APRIL 2021

PUBLISH:

Franklin County Graphic: April 8, 2021

Tri-City Herald: April 8, 2021



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

AGENCY COMMENTS (CUP 2021-04/SEPA 2021-07)

DATE: April 8, 2021

RE: CUP 2021-04

TO: County Engineer
Benton-Franklin Health Dist.
Fire Code Official
Assessor/GIS
County E-911
SEPA Registry

Irr. Dist.(FCID X SCBID)
Fire Dist. # 3
Elec.Utility (PUD X BBEC)
County Building Official
City of Pasco
Tri-Cities Airport

FROM: Derrick Braaten, Planning & Building Director

CC: Matt Mahoney, Rebeca Gilley, Aaron Gunderson

Agency Representative:

Enclosed is a copy of a proposed Conditional Use Permit application. The proposal is to allow for a deviation of accessory structure standards in the Suburban (RS-20) Zone.

We would appreciate your review and comments within ten (10) working days of the above listed date, if possible. If it will take longer to review the CUP, please contact this office at (509) 545-3521.

Sincerely,

Derrick Braaten
Planning & Building Director

See attached for additional information

REPLY:

Signed: _____
Title: _____

Date: _____

Aaron Gunderson

From: Stephen Kramer
Sent: Monday, April 26, 2021 1:26 PM
To: Aaron Gunderson
Subject: RE: Request for Review and Comments & Notice of DNS (CUP 2021-04/SEPA 2021-07)

Aaron

Here's my comments for this one-

1. A full set of building plans will be required. Plans to meet the requirements of the 2018 International Residential Code
2. Please include your Truss layout, truss calc's packet and reactions with your application.

Steve

From: Aaron Gunderson <agunderson@co.franklin.wa.us>
Sent: Friday, April 23, 2021 10:08 AM
To: Darryl Brown <dbrown@co.franklin.wa.us>; Stephen Kramer <skramer@co.franklin.wa.us>
Subject: FW: Request for Review and Comments & Notice of DNS (CUP 2021-04/SEPA 2021-07)

Here's CUP 2021-04.

Aaron Gunderson

Planner I

Franklin County, WA | Planning & Building Dept.

509-545-3521

agunderson@co.franklin.wa.us

From: Aaron Gunderson
Sent: Thursday, April 8, 2021 10:06 AM
To: John Christensen <jchristensen@co.franklin.wa.us>; Craig Erdman <cerdman@co.franklin.wa.us>; 'Deana Chiodo' <deanac@bfhd.wa.gov>; 'Rick Dawson' <Rickd@bfhd.wa.gov>; 'fcid1@pocketinet.com' <fcid1@pocketinet.com>; 'jburn@pocketinet.com' <jburn@pocketinet.com>; 'mharris@fcfd3.org' <mharris@fcfd3.org>; 'bhooper@franklinpud.com' <bhooper@franklinpud.com>; 'rrichmond@franklinpud.com' <rrichmond@franklinpud.com>; 'glinden@franklinpud.com' <glinden@franklinpud.com>; Robin Moug <rmoug@co.franklin.wa.us>; Michael Morgan <mmorgan@co.franklin.wa.us>; 'WHITER@pasco-wa.gov' <WHITER@pasco-wa.gov>; 'adamsj@pasco-wa.gov' <adamsj@pasco-wa.gov>; 'hattoria@pasco-wa.gov' <hattoria@pasco-wa.gov>; Darryl Brown <dbrown@co.franklin.wa.us>; 'tri-citiesairport@portofpasco.org' <tri-citiesairport@portofpasco.org>; 'separegister@ecy.wa.gov' <separegister@ecy.wa.gov>; 'sepaunit@ecy.wa.gov' <sepaunit@ecy.wa.gov>; 'SEPAdesk@dfw.wa.gov' <SEPAdesk@dfw.wa.gov>; 'sepa@dahp.wa.gov' <sepa@dahp.wa.gov>
Cc: Matt Mahoney <mmahoney@co.franklin.wa.us>; Rebeca Gilley <rgilley@co.franklin.wa.us>; Derrick Braaten <dbraaten@co.franklin.wa.us>
Subject: Request for Review and Comments & Notice of DNS (CUP 2021-04/SEPA 2021-07)

NOTICE OF APPLICATION / REQUEST FOR REVIEW AND COMMENTS

Please find attached an application and a request for review & comments on a Conditional Use Permit (CUP 2021-04).

Aaron Gunderson

From: Jeff Adams <ADAMSJ@pasco-wa.gov>
Sent: Thursday, April 22, 2021 12:38 PM
To: Aaron Gunderson
Subject: [EXTERNAL] RE: Request for Review and Comments & Notice of DNS (CUP 2021-04/SEPA 2021-07)

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.

Hey Aaron—

City of Pasco Comments:

Engineering - (4/8/2021 11:33 AM TJ)

The proposed garage would prevent any future extensions of West Jay Street.

Planning - (4/13/2021 4:48 PM JGZ)

1) Check legal access requirements for residential lots within the Pasco Urban Growth Area:

Franklin County Municipal Code 16.16.050:

"Every lot shall abut on and be served by at least one dedicated public road providing ingress and egress to and from the subdivision or short subdivision at not less than one point."

Jeff



Jeffrey B. Adams
Associate Planner
525 N. 3rd Avenue
Pasco, WA 99301
(509) 545-3441
adamsj@pasco-wa.gov
<http://www.pasco-wa.gov/>

From: Aaron Gunderson <agunderson@co.franklin.wa.us>
Sent: Thursday, April 8, 2021 10:06 AM
To: John Christensen <jchristensen@co.franklin.wa.us>; Craig Erdman <cerdman@co.franklin.wa.us>; Deana Chiodo <deanac@bfhd.wa.gov>; Rick Dawson <Rickd@bfhd.wa.gov>; fcid1@pocketinet.com; jburn@pocketinet.com; mharris@fcfd3.org; bhooper@franklinpud.com; rrichmond@franklinpud.com; glinden@franklinpud.com; Robin Moug <rmoug@co.franklin.wa.us>; Michael Morgan <mmorgan@co.franklin.wa.us>; Rick White <WHITER@pasco-wa.gov>; Jeff Adams <ADAMSJ@pasco-wa.gov>; Andrew Hattori <hattoria@pasco-wa.gov>; Darryl Brown <dbrown@co.franklin.wa.us>; tri-citiesairport@portofpasco.org; separegister@ecy.wa.gov; sepaunit@ecy.wa.gov; SEPAdesk@dfw.wa.gov; sepa@dahp.wa.gov
Cc: Matt Mahoney <mmahoney@co.franklin.wa.us>; Rebeca Gilley <rgilley@co.franklin.wa.us>; Derrick Braaten <dbraaten@co.franklin.wa.us>
Subject: Request for Review and Comments & Notice of DNS (CUP 2021-04/SEPA 2021-07)



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

April 21, 2021

Aaron Gunderson
Planner I
Franklin County Planning and Building Department
502 Boeing Street
Pasco, WA 99301

Re: Belcher Garage, File: SEPA 2021-07, CUP 2021-04

Dear Aaron Gunderson:

Thank you for the opportunity to comment on the Determination of Nonsignificance regarding the proposal to replace and expand an existing structure and construct a detached garage (Proponent: Philip Belcher). 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 Belcher Garage 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.

Aaron Gunderson
April 21, 2021
Page 2

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste.

For more information and technical assistance, contact Andrew Maher at (509) 329-3612 or andy.maher@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: 202101789)

cc: Philip Belcher

Memo



Public Works Department

To: Derrick Braaten, Planning & Building Director
From: John Christensen, County Surveyor
cc: Craig Erdman, County Engineer
Date: April 20, 2021
Re: CUP 2021-04

Derrick,

We have reviewed the application for a Conditional Use Permit along with SEPA 2021-07 to allow a deviation of accessory structure standards located at 2127 N. Road 44 in the RS-20 zoning district on parcel #119-142-071.

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. 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).
2. 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.

Agenda Item #5

APPLICATION, SEPA DETERMINATION & SEPA CHECKLIST

CUP 2021-04

Belcher – Accessory Structure



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY:	FILE #: 2021-04	Reviewed by: Hearing Date:	RECEIVED E. MAR 29 2021 FRANKLIN COUNTY PLANNING DEPARTMENT
	Total Fees: \$ 400		
	Receipt #: PL21-00368		
	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 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
	Philip Belcher (509) 947-0721 2127 N Road 44, Pasco, WA 99301
<input checked="" type="checkbox"/>	Property Owner Name: Phillip Belcher Mailing Address: 2127 N Road 44 Pasco, WA 99301 Phone: (509) 947-0721 Email: scotbelc@aol.com
<input type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: Name: Address: Email: Phone: Email:
<input type="checkbox"/>	Surveyor / Engineer Company: Name: Address: Email: Phone: Email:

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

30 x 30 x 25 detached garage

PROPERTY INFORMATION:

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

119142071

Legal Description of Property:

E 1/2 acre of N2S2NW4NW4SE4 23-9-29

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

2127 N Road 44 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.

Owner

Date

Applicant/Representative

Date

Print Name:

HAILEY BELEMER

Print Name:

CONDITIONAL USE PERMIT INFORMATION

ZONING:
RS 20

PROJECT NAME:
Belcher Garage

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

Accessory Building Detached Garage

LOT/PARCEL SIZE:
.5 acres

SIZE OF THE AREA TO BE USED FOR THE PROPOSED USE OR BUILDING:
30 x 30 x 25

PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:

Single Residence

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

Detached garage to store cars out of the weather and other storage.

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

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

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

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

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

No public use

PROPOSED STRUCTURES AND USE (SIZE, HEIGHT, ETC.):

30 x 30 x 25

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

many other homes in the area have detached garages

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

See attached page

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

DESCRIBE ANY EXISTING ZONING ORDINANCE VIOLATION:

17.28.050 (D) I request to build my garage within the 25 foot set back from my front property line.
17.28.050 (F) I request to build my garage taller than the 18 foot maximum height.

IRRIGATION SOURCE:

☐ NONE ☐ PRIVATE ☐ SCBID ☒ FCID

DOMESTIC WATER SUPPLY:

☐ ON-SITE WELL ☐ COMMUNITY WELL (Well ID # and location):
☒ OTHER (SPECIFY): Water is provided by the City of Pasco

SEWAGE DISPOSAL:

☒ ON-SITE SEPTIC ☐ OTHER (SPECIFY):

LIST UTILITY PROVIDERS:

Power — Franklin PUD
Telephone — US Cellular
Natural Gas — none
Cable / Broadband — Spectrum
Sanitary waste disposal - Basin Disposal

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

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

Philip Belcher

Owner

Date

Applicant/Representative

Date

Print Name:

Print Name:

Rev. Jan 2019

Belcher Garage Conditional Use Application

I would like to replace an existing storage shed on my property with a detached 2 car garage. I need a variance from the 25-foot set back from my front property line and the 18-foot height limit. I am very limited as to where I can put the garage due to the way that my property is laid out. I have a half-acre lot with my house being just about in the middle of the property. My property does not adjoin any public road. Access to my lot is by way of an ingress and egress easement through my neighbor's property. I am the last lot on the easement and there is no easement through my property.

The existing shed is on the north east corner of my lot. That is the only location where I can build a garage. I cannot build on the east side of my house as that is the location of the second drain field for my septic system. The water line for my house water run through the front yard. There is not enough space in the rear of my house due to my septic system and no vehicle access.

I have spoken to my neighbor to the north, Barbara Fullagar, about purchasing some of her land to be able to build the garage I would like. She was unwilling to sell me any of her land. I have also spoken to the neighbor to the west, Michele Bauman, about purchasing some of her land. Bauman was also unwilling to sell me some of her land. I spoke to Theron Hall, the neighbor to my east. Hall was willing to sell me about half an acre and do a boundary line adjustment. He spoke to his mortgage holder and they were unwilling to allow a boundary line adjustment. I did not speak to my neighbor to the south, as any land I could get to adjoin mine, would not be accessible by vehicle.

I had a site evaluation completed by the health department. The northern edge of the drain field was located and given a 10-foot buffer from that, I cannot build further than 36 ½ feet from my northern property line.

I was told by the previous owners that the existing shed was permitted by the county when it was built. The east wall of the shed is 10 feet from the property line. The north wall is 5 feet from the property line. If I am allowed to use the same location for the north and east walls, I would have enough room to build a garage that is 30 foot by 30 foot. I would really like to have a garage that is 30 foot by 60 foot, but I know that is not possible. Due to the smaller footprint I would like to build taller than the 18-foot height limit so that I can get a second floor for storage.

If I am allowed to build the garage I would like, it would not impact traffic at all as I live at the end of a private road and there is no easement through my property. I cannot see how it would impact the neighborhood as my property is not easily seen by the public and my neighbor to the east has a large building that would just about be in line with what I would like to build.

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 of accessory structure standards in the Suburban (RS-20) Zone. Applicant seeks to deviate from the following Franklin County Codes (FCC); FCC 17.28.050 (D)(1 &2) and FCC 17.28.050 (F)(2). Applicant is replacing and expanding an existing accessory structure of approximately 120 sq. ft. in size, located at the end of a dead-end access drive. Proposed structure will have a footprint of 30 ft. X 30 ft. and a roof height of 25 ft. Reasons for needing deviation listed by applicant are lot dimension limitations and location of drain fields.

File Number: SEPA 2021-07 (CUP 2021-04)

Proponent: Philip Belcher

Location: Parcel number 1119-142-071, with an address of 2127 N. Road 44, Pasco, WA 99301. Property is located South of Wernett Road, East of Road 44, West of Road 40, and North of Pearl Street.

Legal Description: E ½ Acre of N2S2NW4NW4SE4 23-9-29.

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 (April 8, 2021). Comments must be submitted by: April 22, 2021.

Responsible official: Derrick Braaten

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

Address: 502 Boeing Street, Pasco, WA 99301

Date/Signature:

4/8/2021 - Derrick Braaten

Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than April 22, 2021. Contact the responsible official to read or ask about the procedure for SEPA appeals.

SEPA 2021-07

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:

BELCHER GARAGE

2. Name of applicant:

PHILIP BELCHER

3. Address and phone number of applicant and contact person:

2127 N ROAD 44, PASCO, WA 99301 (509) 947-0721

4. Date checklist prepared:

MARCH 29 2021

5. Agency requesting checklist:
Franklin County

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

CONSTRUCTION TO START AS SOON AS POSSIBLE

Starting construction within 6 months of receiving CUP. FCP:

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

4/5/2021

NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

NONE SEPA Checklist FCP: 4/5/2021

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.

FRANKLIN COUNTY CONDITIONAL USE PERMIT

Franklin County Building Permit. FCP: 4/5/2021

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.)

30 X 30 X 25 DETACHED GARAGE FOR VEHICLE AND OTHER STORAGE

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.

2127 N ROAD 44 PASCO, WA 99301 NORTH EAST CORNER OF PROPERTY

LEGAL DESCRIPTION: E 1/2 ACRE OF N2S2NW4NW4SE4 23-9-29

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

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

NONE

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 SOIL

According to USDA General Soil Map, soil type is sagehill-Neppel-Finley. FCP: 4/5/2021

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

None known FCP: 4/5/2021

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.

PREPARE AND LEVEL A 30'x30' SITE TO CONSTRUCT GARAGE

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

NO

None known FCP: 4/5/2021

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

24 percent of property will be covered by both the proposed structure and house currently on property.

FCP: 4/5/2021

100% OF CONSTRUCTION SITE WILL BE COVERED BY THE BUILDINGS

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

NONE

2. Air

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

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

NONE Dust from soil being moved and fumes from construction equipment. FCP: 4/5/2021

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

NONE None known FCP: 4/5/2021

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

NONE During construction, all debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided. FCP: 4/5/2021

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.

No

- 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.

No

- 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.

No

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.

No

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.

No

- ? 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.

None

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.

There will be no additional runoff

- 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

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

- 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 LILACS

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

NONE REMOVAL OF LILAC BUSHES 1 SMALL CLUSTER

- c. List threatened and endangered species known to be on or near the site.

NONE None known FCP: 4/5/2021

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

NONE

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

NONE

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.

SPARROW ROBIN SANDPEGS DOVES PHEASANT

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Deer FCP: 4/5/2021

- b. List any threatened and endangered species known to be on or near the site.

NONE None known FCP: 4/5/2021

- c. Is the site part of a migration route? If so, explain.

UNKNOWN Pacific Migratory Flyway FCP: 4/5/2021

- 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.

Lighting as well. FCP 4/5/2021

ELECTRIC FOR HEAT & AC

- 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?
List other proposed measures to reduce or control energy impacts, if any:

NONE

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?
If so, describe.

None known FCP: 4/5/2021

No

- 1) Describe any known or possible contamination at the site from present or past uses.

NONE None known FCP: 4/5/2021

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

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

NONE

None known FCP: 4/5/2021

- 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

None known FCP: 4/5/2021

- 4) Describe special emergency services that might be required.

NONE

- 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)? Indicate what hours noise would come from the site.

CONSTRUCTION NOISE FOR SHORT TERM
DURING NORMAL BUSINESS HOURS.

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

NONE

8. Land and Shoreline Use

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
RESIDENTIAL HOMES. AGRICULTURE - GRAPES Proposal should not affect nearby or adjacent properties FCP: 4/5/2021
- 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.
2000 SQUARE FOOT HOUSE SHED 2,146 sq. ft. for the house and 120 sq. ft. for shed being replaced according to Franklin County Tax sifter. FCP: 4/5/2021
- d. Will any structures be demolished? If so, what?
YES THE SHED WILL BE REPLACED BY GARAGE
- e. What is the current zoning classification of the site?
R2 Suburban 20 (RS-20) zone
- f. What is the current comprehensive plan designation of the site?
UNKNOWN City of Pasco Urban Growth Area FCP: 4/5/2021
- g. If applicable, what is the current shoreline master program designation of the site?
UNKNOWN NA FCP: 4/5/2021
- 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?
2
- j. Approximately how many people would the completed project displace?
NONE

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

- 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:

NONE

- 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, mid-
dle, or low-income housing.

THE GARAGE WOULD NOT BE LEAVING SPACES

None FCP: 4/5/2021

- 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

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?

25 FEET METAL SIDINGS

- b. What views in the immediate vicinity would be altered or obstructed?

NONE

- b. Proposed measures to reduce or control aesthetic impacts, if any:

NONE

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

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

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

None

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

None

Any outdoor lighting shall be setup using "dark sky standards" - All light shall be directed towards the ground. FCP: 4/5/2021

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.

No

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

None

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

WISAAD was consulted and a determined not eligible signifier was located approximately 430 feet from proposed project site. Level 5 survey highly advised was noted. FCP: 4/5/2021

- 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.

None

WISAAD was consulted. FCP: 4/5/2021

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

NONE

Any inadvertent discovery must be reported to the Yakima Nation, Colville Confederated Tribes, and Confederated Tribes of the Umatilla Reservation.
FCP: 4/5/2021

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.

ROAD 44 TO THE WEST

- 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?

CLOSEST BUS STOP 1/2 MILE SOUTH AT 7-11
OR 1/4 MILE WEST ON ROAD 45

Approximately 1 mile from Bus Route 67 and 2 miles from Bus Route 268, according to Ben Franklin Transit Map. FCP: 4/5/2021

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

NONE

- 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?

NONE

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

NONE

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.

No

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

NONE

16. Utilities

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

- 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.

ELECTRICITY FROM FRANKLIN PUD

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: [Handwritten Signature]

Name of signee PHILIP BELCHER

Position and Agency/Organization _____

Date Submitted: 03/29/2021

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?

NOT LIKELY TO CHANGE ANY MENTIONED TOPICS

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?

~~THE~~ NO EFFECTS TO MENTIONED TOPICS

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?

NO EFFECTS

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?

NO EFFECTS

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?

No EFFECTS

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?

NO INCREASED DEMANDS ON PUBLIC SERVICES

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.

NONE

Agenda Item #2

MAPS & SITE PHOTOS

CUP 2021-04

Belcher – Accessory Structure

MARCH 26, 2021

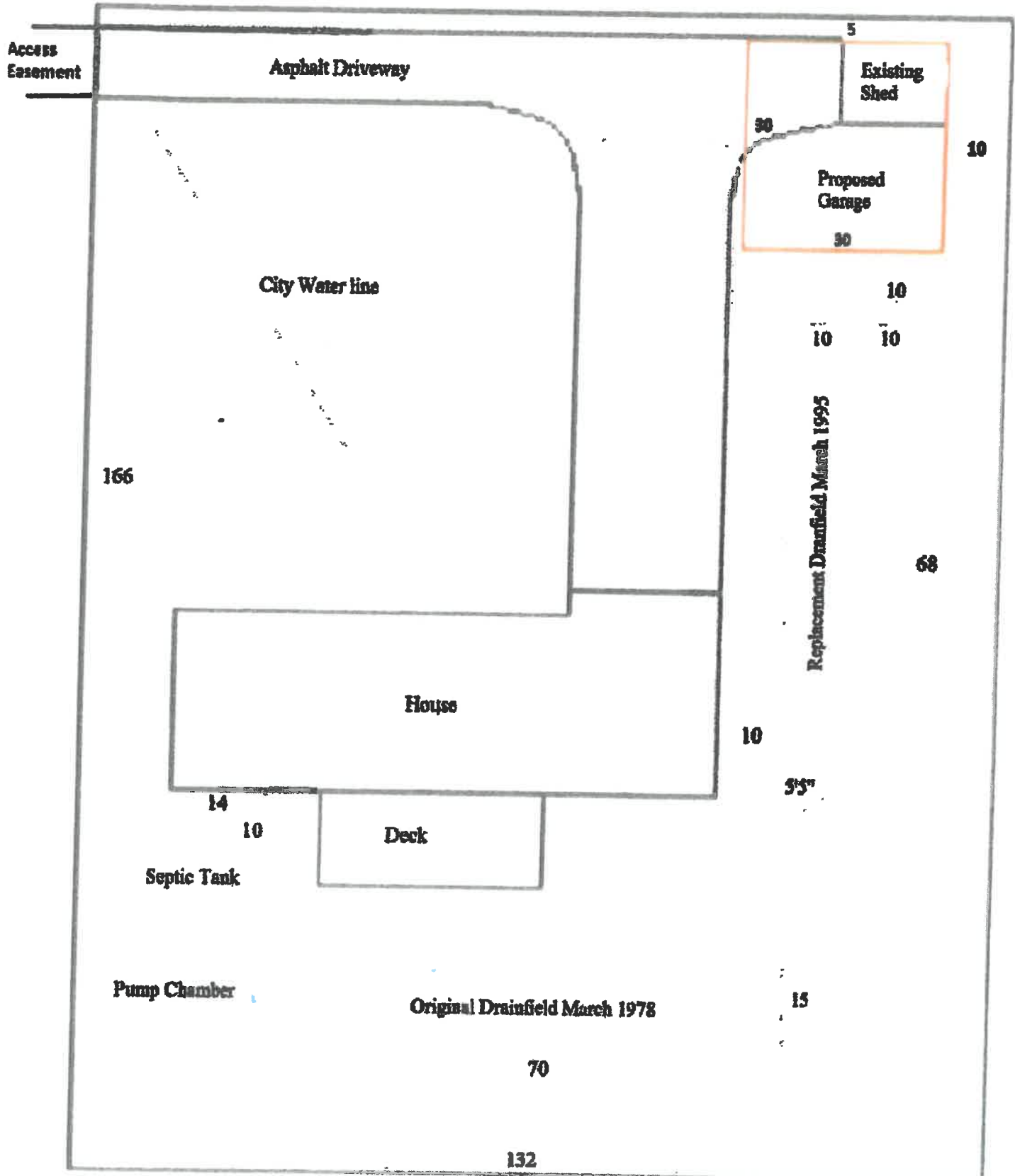








Photo of current shed, with adjacent property's accessory structure shown in background. (Courtesy: Franklin County Assessor Taxsifter)



Photo of adjacent accessory structure, with current shed shown in background. (Courtesy: Franklin County Assessor Taxsifter)