

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: August 17, 2021	PREPARED BY: Aaron Gunderson
Meeting Date Requested: August 24, 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 for the construction and use of a Detached Accessory Dwelling Unit (DADU) in compliance with FCC 17.66.060(J). (File # CUP 2021-06 and SEPA 2021-10)	
FISCAL IMPACT: None	
<p>BACKGROUND: Applicant seeks to build an addition to an existing shop, which will contain a combination of additional shop space and a Detached Accessory Dwelling Unit (DADU). Franklin County Code (FCC) 17.66.060 (J), requires the filing of a Conditional Use Permit (CUP) in order to build an DADU. Applicant is seeking to expand the existing 1,536 sq. ft. shop, with an additional 400 sq. ft. of shop space and 1,200 sq. ft. for the DADU. The DADU will be the applicant's main living space, with a family member taking up residence in the current home located on the property.</p> <p>The project is located to the North of Lisa Lane, West of Wiesner Way, South of Alder Road and East of Nicole Road. The property is zoned Rural Residential 5 (RR-5) and has a Rural Remote Comprehensive Plan Land Use Designation. (Parcel Number 124-160-283).</p>	
<p>RECOMMENDATION: The Building and Planning Department staff provided the Planning Commission with a written recommendation of approval. Subsequently, at their meeting on July 13, 2021, the Planning Commission held a duly advertised open-record public hearing and passed a motion (4-0) 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.</p> <p>Suggested Motion: Pass Resolution #_____, granting approval of CUP 2021-06, based on the six findings of fact and subject to nine conditions of approval.</p>	
<p>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 2021-06 recommended approval of the CUP, with six findings of fact and subject to nine conditions of approval.</p>	
<p>ATTACHMENTS: (Documents you are submitting to the Board)</p> <p>(1) Draft Resolution (2) PC Summary (3) Staff Report to the Planning Commission (3) Planning Commission Minutes (7/13/2021)</p>	
<p>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)</p> <p>To the Clerk of the Board: 1 Original Resolution</p> <p>To Planning: 1 Copy Resolution</p>	

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) 2021-06 to allow for construction and use of a Detached Accessory Dwelling Unit (DADU) in compliance with FCC 17.66.060(J).

WHEREAS, on August 24, 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 2021-06; 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 2021-06** 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 2021-06 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 2021-06 on behalf of Franklin County.

APPROVED THIS 24th DAY OF AUGUST, 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 # 2021-06

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 August 24, 2021.

APPLICANT: Richard Nelson, 51 Wiesner Way, Pasco, WA 99301

LEGAL DESCRIPTION: TR-15 PTN FARM UNIT 216, IRR BLK 16

NON-LEGAL DESCRIPTION: The project site is on parcel 124-160-283 at 51 Wiesner Way, Pasco, WA, 99301. The project is located to the North of Lisa Lane, West of Wiesner Way, South of Alder Road and East of Nicole Road.

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 June 17, 2021 under WAC 197-11-340(2) which was published on June 17, 2021. Comments on the Threshold Determination were due by July 1, 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 addition to an existing shop, which will contain a combination of additional shop space and a Detached Accessory Dwelling Unit (DADU). Franklin County Code (FCC) 17.66.060 (J) requires the filing of a CUP in order to build a DADU. Applicant is seeking to expand the existing 1,536 sq. ft. shop, with additional 400 sq. ft. of shop space and 1200 sq. ft. for the DADU.

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

- Gravel Driveway
- Existing double-wide mobile home with porch and deck
- Existing shop with DADU and shop expansion
- Location of well, septic tanks and drain fields

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 Franklin County Comprehensive Plan designates the land as Rural Remote.
 - b. The County Zoning Code designates the land as Rural Residential 5 (RR-5).

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2021-06

RESOLUTION NUMBER _____

- c. requires a Conditional/Special Use Permit in the RR-5 zone.
 - d. The applicant has applied for a Conditional Use Permit to allow construction and use of a DADU.
- 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 Rural Remote. The proposed DADU will not impair the ability for residential activities to continue, nor will it have a negative impact on the intended character of the general vicinity.
- 4. The location and height of proposed structures and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
 - a. The addition will continue utilizing the same roofline as the existing shop, along with having the same width.
- 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 **NO COMMENTS** in objection to the proposal.

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2021-06

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).
 - DADU shall have an address of 53 Wisener Way.
 - b. Shop/DADU shall comply with 2018 International Residential Code Standards.
 - c. Exterior colors of the DADU must be compatible with the primary dwelling.
 - d. DADU shall not be sold separately from the primary dwelling.
 - e. DADU living area shall not be rented, nor shall be used for business purposes.
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. Shall comply with **fire code** requirements as expressed in Franklin County Code (FCC) Ch. 8.40.

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2021-06

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 at this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

This Conditional Use Permit is issued this 24th day of August, 2021.

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

Attest: _____

Clerk of the Board

Chair

Original to County Commissioners

Duplicate to File

Duplicate to Applicant

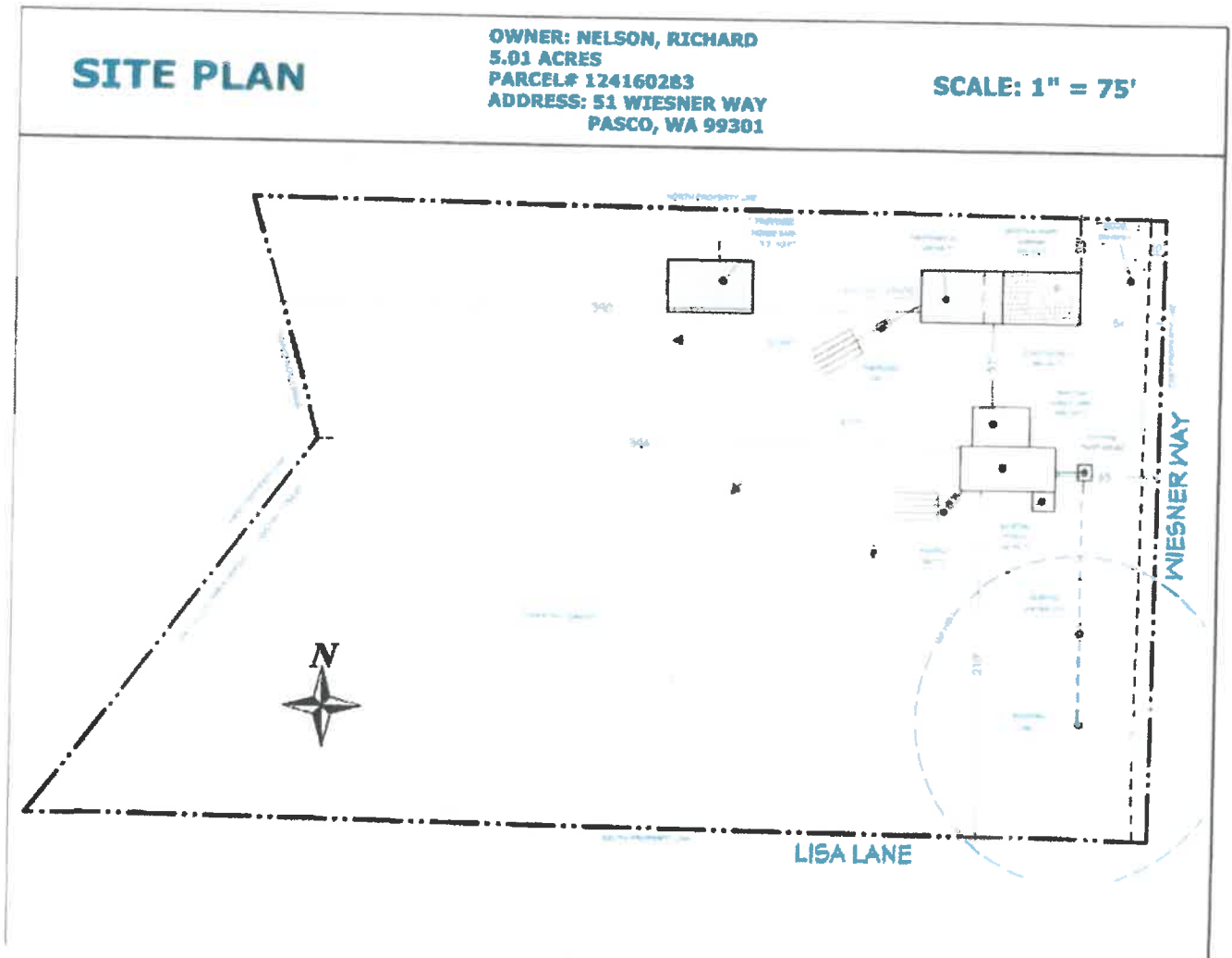
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FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2021-06

RESOLUTION NUMBER _____

EXHIBIT A: PROPOSED SITE PLAN



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 2021-06 (Conditional Use Permit) and SEPA 2021-10

PC Meeting Date: July 13, 2021

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

SUMMARY OF THE PUBLIC HEARING:

The proposal for the Detached Accessory Dwelling Unit (DADU) under file CUP 2021-06 was presented by Staff at an open record public hearing (regular Planning Commission meeting) on July 13, 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 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 July 13th 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-2021-06, with the findings of fact and conditions of approval (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 DADU in the RR-5 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Franklin County Comprehensive Plan Land Use Designation is Rural Remote.
 - b. The County Zoning Code designates the land as Rural Residential 5 (RR-5).
 - b. Constructing a DADU requires a Conditional/Special Use Permit in the RR-5 zoning district.
 - c. The applicant has applied for a Conditional/Special Use Permit to allow for the construction and use of a DADU.
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 Rural Remote. The proposed DADU will not impair the ability for residential activities to continue, nor will it have a negative impact on the intended character of the general vicinity.
4. The location and height of the proposed structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
 - a. The addition will continue utilizing the same roofline as the existing shop, along with having the same width.
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.
5. 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.

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 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).
 - DADU shall have an address of 53 Wiesner Way.
 - b. Shop/DADU shall comply with 2018 International Residential Code standards.
 - c. Exterior colors of the DADU must be compatible with the primary dwelling.
 - d. DADU shall not be sold separately from the primary dwelling.
 - e. DADU living area shall not be rented, nor shall be used for business purposes.
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. Shall comply with **fire code** requirements as expressed in Franklin County Code (FCC) Ch. 8.40.

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 2021-06, based upon the written findings of fact and conditions of approval."

ITEM UNDER REVIEW FROM JULY 13TH PC MEETING

ITEM #1-CUP 2021-06/SEPA 2021-10

The proposal is to allow for an addition to an existing shop, which contains a combination of shop space and a Detached Accessory Dwelling Unit (DADU). This land use action is allowed only upon approval of a CUP, as provided in FCC 17.66.060(J). The request adds approximately 1,600 sq. ft. to an existing 1,536 sq. ft. shop, with a 1,200 sq. ft. DADU and a shop addition of 400 sq. ft. Zoning for the property is Rural Residential 5 (RR-5), with a Rural Remote Comprehensive Plan Land Use Designation.

APPLICANT: Richard Nelson

OWNER: Richard Nelson

OPEN PUBLIC HEARING:

Vice Chair Corrales opened hearing at 7:17 PM.

STAFF REPORT:

Mr. Braaten presented the staff report to the commission.

COMMISSIONER QUESTIONS FOR STAFF/APPLICANT:

- Commissioner Lenk had a couple of questions for staff. One was about how the staff report mentioned the DADU as needing a separate address, while Mr. Braaten stated in the presentation that it has to have the same address as the main house. Mr. Braaten asked Mr. Gunderson if the second address comment was from Mr. Morgan (E-911 Coordinator). Mr. Gunderson stated that it indeed came from Mr. Morgan. Mr. Braaten responded to Commissioner Lenk by stating he had misspoke earlier and that what emergency management asks for takes precedence when it comes to addressing.
- Commissioner Lenk's second question had to do with the term of "aged parents" and the parameters of said term. Mr. Braaten responded that the term itself is vague, with staff interpreting the term to imply a situation where either the parent is downsizing with the kids/grandkids moving into the main home or a situation where a nurse/caretaker needs the DADU to be around the person living in the main home. Mr. Braaten continued by stating Mr. Nelson is in the former situation where his son and his family are moving into the main house, with Mr. Nelson moving into the DADU.

PUBLIC COMMENTS:

- Mr. Nelson spoke in support of the application, along with verifying Mr. Braaten's statement about why he is pursuing the building of the DADU.
- Mr. Gunderson tried to establish contact with unidentified call-in person, but received no response from the individual.

ITEM UNDER REVIEW FROM JULY 13TH PC MEETING

CLOSING PUBLIC HEARING ITEM:

Vice Chair Corrales closed the public hearing portion of the meeting at 7:39 PM.

Commissioner Vincent made a motion to approve CUP 2021-06 with the six findings of fact and nine conditions of approval.

Commissioner McMullen seconded the motion.

Vote: CUP 2021-06

Mike Corrales-Yes

Mike Vincent-Yes

Roger Lenk-Yes

Kent McMullen-Yes

The motion is approved.

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.

CUP 2021-06
**CONDITIONAL USE
PERMIT**
NELSON



FRANKLIN COUNTY PLANNING COMMISSION
Tuesday, July 13, 2021

CUP 2021-06

- ☐ The property is located to the North of Lisa Lane, West of Wiesner Way, South of Alder Road and East of Nicole Road.
- ☐ Address: 51 Wiesner Way, Pasco, WA 99301.
- ☐ Parcel Number: 124-160-283
- ☐ Legal Description: TR-15 PTN FARM UNIT 216, IRR BLK 16

CUP 2021-06 Vicinity Map

SUBJECT AREA



CUP 2021-06

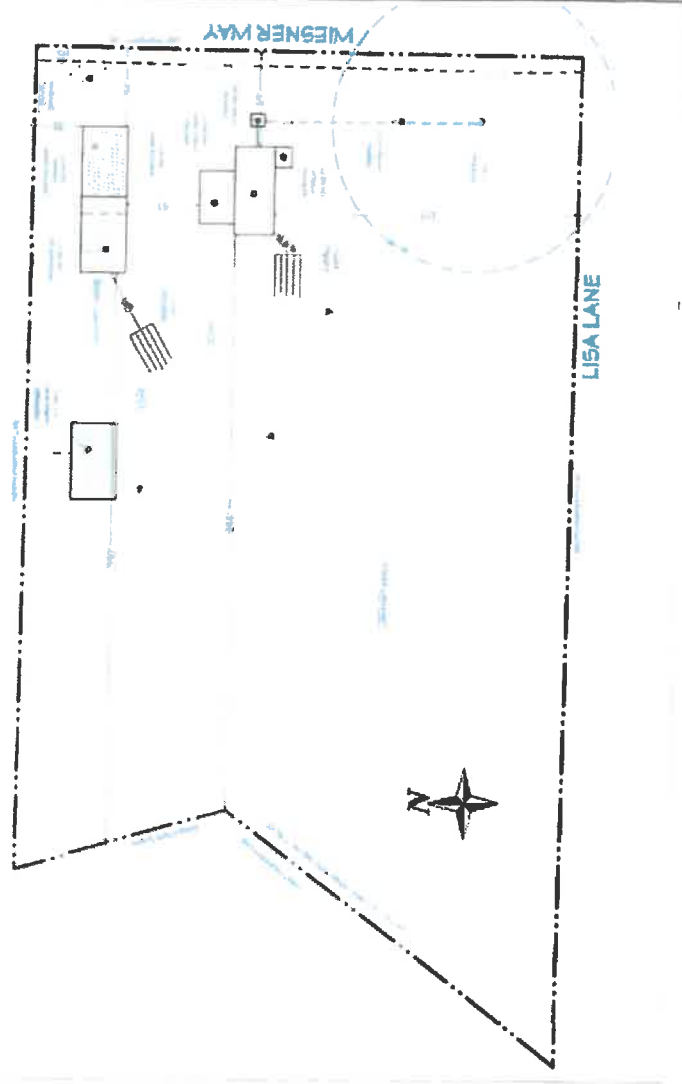
- ☐ **Comp. Plan:** Rural Remote
- ☐ **Zoning:** Rural Residential 5 (RR-5) Zone
- ☐ **Request:** Applicant is seeking to expand the existing 1,536 sq. ft. shop to include an addition 400 sq. ft. of shop space and 1,200 sq. ft. for a Detached Accessory Dwelling Unit (DADU).
- ☐ **Property size:** The current property size of the parcel is approximately 5.01 acres.
- ☐ **Area to be Used:** 1,200 sq. ft. for the DADU.
- ☐ **Features:** Shop/DADU.

CUP 2021-06 Site Map

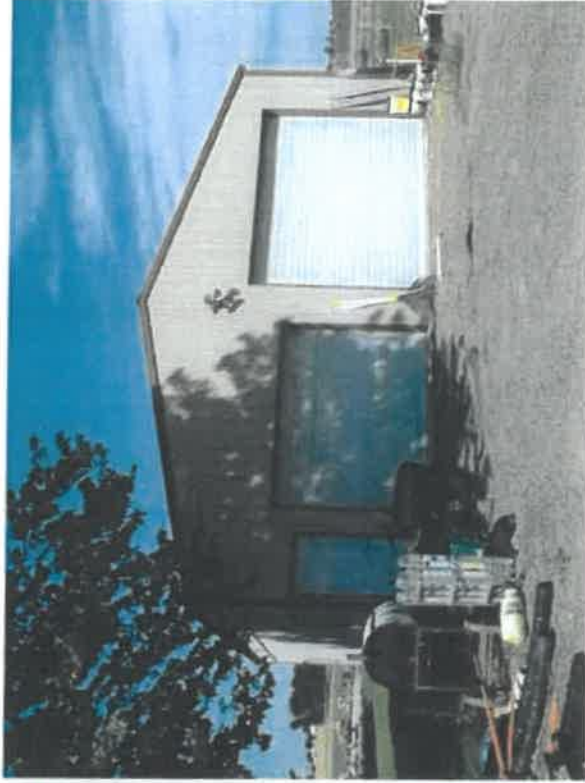
SITE PLAN

OWNER: NELSON, RICHARD
5.01 ACRES
PARCEL# 124160283
ADDRESS: 51 WIESNER WAY
PASCO, WA 99301

SCALE: 1" = 75'



CUP 2021-06 ASSESSOR PHOTOS



CUP 2021-06 PUBLIC NOTICE

- Staff notified agencies on June 17, 2021.
- Staff mailed notices to property owners within 1 mile on June 17, 2021.
- Sign was posted on the property on, or about, June 17, 2021.
- SEPA Determination of Non-Significance (DNS) was issued on June 17, 2021.
- Public notice was published in the Franklin County Graphic on June 17, 2021.

CUP 2021-06 PUBLIC COMMENT

To whom it may concern:

Richard Nelson, at 51 Weiner Way, is my neighbor. I live at 6601 Alder Rd.

I'm writing to note my support of this permit; I am familiar with what Richard intends to do with these changes, and do not foresee any negative effects or other reasons not to carry through with the plans. In fact, the additional dwelling's occupant would be available to help with our community upkeep, easing the burden somewhat on others.

Please approve CUP-2021-06.

Michael Ballard
6601 Alder Rd
Pasco, WA 99301

CUP 2021-06 AGENCY RES.

- ☐ **Public Works:** Approach permit is required.
- ☐ **Ecology:** Standard letter received dated June 30, 2021.
- ☐ **US Bureau of Reclamation:** Comments were received on July 1, 2021.
- ☐ **Benton-Franklin Health District:** As long as the living space is considered an [D]ADU under the County we have no objections. A septic permit has been written for this proposal.

PC RECOMMENDED FINDINGS OF FACT

1. The proposed use in the RR-5 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
2. The proposal **WILL NOT** 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.

PC RECOMMENDED FINDINGS OF FACT

4. The location and height of the 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.

PC RECOMMENDED FINDINGS OF FACT

6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.

CONDITIONS OF APPROVAL

In addition to “standard” CUP language:

1. DADU shall have an address of 53 Wiesner Way.
2. Exterior colors of the DADU must be compatible with the primary dwelling.
3. DADU shall not be sold separately from the primary dwelling.
4. Accessory structure (shop/DADU) will need to meet the 2018 International Residential Code standards.
5. DADU living are shall not be rented, nor shall be used for business purposes.

CUP 2021-06 Suggested Motion

- “I move that the Franklin County Planning Commission recommend that the Board of County Commissioners adopt the 6 findings of fact and 9 conditions of approval, detailed in the staff report, and approve case-file **CUP 2021-06.**”

Agenda Item #1

STAFF REPORT

CUP 2021-06

Nelson – DADU/Shop Expansion

FACT SHEET/STAFF REVIEW

Hearing before the Franklin County Planning Commission

Case file: CUP 2021-06 (Conditional Use Permit) and SEPA 2021-10

Hearing Date: July 13, 2021

Applicant: Richard Nelson

Owner: Richard Nelson

Location: The project is located to the North of Lisa Lane, West of Wiesner Way, South of Alder Road and East of Nicole Road. The property has a current address of 51 Wiesner Way (Parcel Number 124-160-283).

Legal description: TR-15 PTN FARM UNIT 216, IRR BLK 16

VICINITY MAP:

SUBJECT PROPERTY:



Property size: The current property size is approximately 5.01 acres.

Comp. Plan: Rural Remote

Zoning: Rural Residential 5 (RR-5)

Staff Report
CUP 2021-06

2

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 2021-06 with six (6) findings of fact and nine (9) suggested conditions of approval.

APPLICATION DESCRIPTION:

This is a Conditional Use Permit (CUP) to allow for addition to an existing shop, which will contain a combination of additional shop space and a Detached Accessory Dwelling Unit (DADU). Franklin County Code (FCC) 17.66.060 (J), requires the filing of a CUP in order to build an DADU. Applicant is seeking to expand the existing 1,536 sq. ft. shop, with additional 400 sq. ft. of shop space and 1200 sq. ft. for the DADU. The DADU will be the applicant's main living space, with a family member taking up residence in the current home on the property.

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.*

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

Existing structures: *Residence, shop and hobby farm*

Number of people to work or reside in the project: *one*

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

- Gravel Driveway
- Existing double-wide mobile home with porch and deck
- Existing shop with DADU and shop expansion
- Location of well, septic tanks and drain fields
- Proposed horse barn

PUBLIC NOTICE:

- The Planning Staff emailed technical review requests to Technical Agencies on **June 17, 2021.**
- The Planning staff mailed notices to Property Owners within 500 feet on **June 17, 2021.**
- A Public Notice was published in the *Franklin County Graphic* on **June 17, 2021.**
- A sign was posted on the property on **June 16, 2021.**

Staff Report
CUP 2021-06

3

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 **June 17, 2021** under WAC 197-11-340(2) which was published on June 17, 2021.
- The Washington State Department of Ecology filed the notice under **SEPA # 202103234** in the state-wide SEPA Register.
- Comments on the DNS Threshold Determination were due by **July 1, 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 17.16 Rural Residential Zoning District
 - b. Chapter 17.66 Use regulations
 - c. Chapter 17.82 Special Permits
 - d. Title 14 Development Code Administration
2. 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 Michael Ballard of 6601 Alder Road.

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 comment.
3. **Department of Ecology:** Comments were received in letter dated June 30, 2021. Please see comments section for more information.
4. **BBEC:** *No comments were received.*

Staff Report
CUP 2021-06

4

5. **Benton-Franklin Health District:**

- a. As long as the living space is considered an [D]ADU under the County we have no objections. A septic permit has been written for this proposal.

6. **Fire District #3:** *No comments received.*

7. **US Bureau of Reclamation:** Comments were sent in letter on July 1, 2021. Comments are included in the comments section and analysis of comments are included in the next section of report.

8. **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).
 - DADU shall have an address of 53 Wiesner Way.
- b. Accessory structure (shop/DADU) shall comply with 2018 International Residential Code standards.
- c. Exterior colors of the DADU must be compatible with the primary dwelling.
- d. DADU shall not be sold separately from the primary dwelling.
- e. DADU living area shall not be rented, nor shall be used for business purposes.

RECOMMENDATION: (CUP 2021-06)

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 2021-06.

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 2021-06, 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 Franklin County Comprehensive Plan Land Use Designation is Rural Remote.
 - b. The County Zoning Code designates the land as Rural Residential 5 (RR-5).
 - f. Constructing a DADU requires a Conditional/Special Use Permit in the RR-5 zoning district.
 - g. The applicant has applied for a Conditional/Special Use Permit to allow for the construction and use of a DADU.
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 Rural Remote. The proposed DADU will not impair the ability for residential activities to continue, nor will it have a negative impact on the intended character of the general vicinity.
4. The location and height of the proposed structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
 - a. The addition will continue utilizing the same roofline as the existing shop, along with having the same width.
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.

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 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).
 - DADU shall have an address of 53 Wiesner Way.
 - b. Shop/DADU shall comply with 2018 International Residential Code standards.
 - c. Exterior colors of the DADU must be compatible with the primary dwelling.
 - d. DADU shall not be sold separately from the primary dwelling.
 - e. DADU living area shall not be rented, nor shall be used for business purposes.

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. Shall comply with **fire code** requirements as expressed in Franklin County Code (FCC) Ch. 8.40.
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.

Agenda Item #1

PUBLIC NOTICE

AGENCY/PUBLIC COMMENT

CUP 2021-06

Nelson – DADU/Shop Expansion



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 **Richard Nelson** 51 Wiesner Way, Pasco, WA 99301, for a Conditional Use Permit (CUP), file # **CUP 2021-06** and **SEPA 2021-10**.

Said application is to allow for an addition to an existing shop, which contains a combination of shop space and a Detached Accessory Dwelling Unit (DADU). This land use action is allowed only upon approval of a CUP, as provided in FCC 17.66.060(J). The request adds approximately 1,600 sq. ft. to an existing 1,536 sq. ft. shop, with a 1,200 sq. ft. DADU and a shop addition of 400 sq. ft. Zoning for the property is Rural Residential 5 (RR-5), with a Rural Remote Comprehensive Plan Land Use Designation.

The subject parcel is described as follows:

LEGAL DESCRIPTION:

TR-15 PTN FARM UNIT 216, IRR BLK 16

NON-LEGAL DESCRIPTION:

The property's parcel number is 124-160-283, with an address of 51 Wiesner Way, Pasco, WA 99301. Property is located North of Lisa Lane, West of Wiesner Way, East of Nicole Road and South of Alder Road.

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. Said consideration will be a public hearing on **July 13, 2021 at 7:00 PM** in the **Franklin County Courthouse, Commissioners Meeting Room, 1016 N. 4th Avenue, Pasco, WA 99301** and all concerned may present comments regarding the application. 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 July 9, 2021**.

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 **June 17, 2021** and the comment period for the determination and environmental impacts of the proposal will close on **July 1, 2021**.

HOW TO WATCH/PARTICIPATE ONLINE: 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>. To participate online, more information will be posted to the agenda page, by the Friday proceeding the meeting.

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 17th DAY OF JUNE 2021

PUBLISH:

Franklin County Graphic: June 17, 2021

SUBJECT PARCEL





FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

AGENCY COMMENTS (CUP 2021-06/SEPA 2021-10)

DATE: June 17, 2021

RE: CUP 2021-06

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

Irr. Dist.(FCID__SCBID__X__)
Fire Dist. # 3
Elec.Utility (PUD__BBEC__X__)
County Building Official
US Bureau of Reclamation

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 shop expansion and Detached Accessory Dwelling Unit in a Rural Residential 5 (RR-5) 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: _____



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

June 30, 2021

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

Re: Nelson Addition, File: SEPA 2021-10, CUP 2021-06

Dear Aaron Gunderson:

Thank you for the opportunity to comment on the Mitigated Determination of Nonsignificance regarding the construction of an addition to the existing shop that is a combination of shop space and detached accessory dwelling unit (Proponent: Richard Nelson). 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 Nelson Addition 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. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

Aaron Gunderson
June 30, 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: 202103234)

cc: Richard Nelson

Aaron Gunderson

From: Michael Morgan
Sent: Thursday, June 17, 2021 3:43 PM
To: Aaron Gunderson; John Christensen; Craig Erdman
Cc: Derrick Braaten; Rebeca Gilley; Matt Mahoney; Robin Moug; mharris@fcfd3.org
Subject: RE: Request for Review and Comments & Notice of DNS (CUP 2021-06/SEPA 2021-10)

This additional home can have an address of **53 Wiesner Way**.

Michael Morgan

GIS Manager
Franklin County, WA
1016 N 4th Ave.
Pasco, WA 99301
509-545-3585
gis@co.franklin.wa.us
<http://franklingis.org>

From: Aaron Gunderson <agunderson@co.franklin.wa.us>
Sent: Thursday, June 17, 2021 9:53 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>; Robin Moug <rmoug@co.franklin.wa.us>; Michael Morgan <mmorgan@co.franklin.wa.us>; Snow, Charlotte M <csnow@usbr.gov>; Bates, Gregory D <gbates@usbr.gov>; bor-efo-mailroom@usbr.gov; Porter, Michele E <mporter@usbr.gov>; Hoff, Gina M <GHoff@usbr.gov>; dsolem@scbid.org; Eric Dixon <edixon@scbid.org>; tpoe@scbid.org; zunderhill@bbec.org; mmyers@bbec.org; mhay@bbec.org; sepa@dahp.wa.gov; separegister@ecy.wa.gov; sepaunit@ecy.wa.gov; sepacenter@dnr.wa.gov; mharris@fcfd3.org; SEPAdesk@dfw.wa.gov
Cc: Derrick Braaten <dbraaten@co.franklin.wa.us>; Rebeca Gilley <rgilley@co.franklin.wa.us>; Matt Mahoney <mmahoney@co.franklin.wa.us>
Subject: Request for Review and Comments & Notice of DNS (CUP 2021-06/SEPA 2021-10)

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 2021-06).

NOTICE OF SEPA DNS

A SEPA DNS has been issued for the proposal. (Franklin County File # SEPA 2021-10)
The Public Notice, DNS and SEPA Environmental Checklist is attached for your records and review. Comments on the DNS are due by July 1, 2021.

Thank you,

Aaron Gunderson

Planner I

Franklin County, WA | Planning & Building Dept.

509-545-3521

agunderson@co.franklin.wa.us



United States Department of the Interior

BUREAU OF RECLAMATION
Ephrata Field Office
32 C Street NW
Ephrata, WA 98823-0815



IN REPLY REFER TO:

CPN-6612, EPH-2322
2.2.3.18

VIA ELECTRONIC MAIL ONLY

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

Subject: Proposed Conditional Use Permit and State Environmental Policy Act (CUP 2021-06 / SEPA 2021-10; Nelson)

Dear Mr. Braaten:

We appreciate the opportunity to review and comment on the subject proposal located in Farm Unit 216, Irrigation Block 16, South Columbia Basin Irrigation District (SCBID), in Township 10 North, Range 29 East, Willamette Meridian, Columbia Basin Project (CBP), Franklin County, Washington. This letter is in response to your request for comments due July 1, 2021.

The Bureau of Reclamation currently has a surface irrigation facility on the proposed project site. The PE59.4 Wasteway is for return flows of irrigation water from the Columbia Basin Project (CBP) to the Columbia River. The proponent should be aware of matters that could impact CBP objectives.

Landowners should be aware of existing Reclamation and SCBID rights to construct, reconstruct, operate, and maintain CBP facilities as necessary. Reclamation and the SCBID must review and approve any work that will involve these facilities or the existing rights-of-way prior to commencing such work. Structures are prohibited from encroaching upon existing rights-of-way corridors without Reclamation's and the SCBID's prior approval. This includes, but is not limited to, improvements such as on-site sewage disposal systems, drain fields, domestic wells, paving, fencing, and landscaping. It is important to note that Reclamation's concurrence to this proposal is conditioned upon the assurance that there are no encroachments upon CBP facilities or rights-of-way.

Construction storm water or runoff of any type from a construction site or developed property should not enter any of Reclamation's lands or facilities at any time and must be contained on site. Surface water runoff resulting from construction activities can potentially enter CBP facilities and adversely affect water quality. A General Construction Storm Water Permit from the Washington State Department of Ecology could be needed for any construction project one acre or greater in size. Construction should be conducted in a manner that minimizes adverse effects to the lands, operations, waters, facilities, and resources of the CBP. Upon completion of construction activities, no connections to CBP facilities would be allowed that would collect or discharge storm water or any other non-agricultural discharges.

Should the proponent develop the property with the intent of installing a well for public or private use, please be advised that such a well providing groundwater to the public will typically have a wellhead

protection zone delineated on the development plans. Wellhead protection zones cannot overlap Reclamation rights-of-way or interfere with CBP operations, since they would constrain the SCBID's ability to apply aquatic and terrestrial herbicides needed to maintain CBP facilities. The SCBID must be able to operate and maintain CBP facilities in order to accomplish CBP objectives.

The agricultural water that supports Farm Units 216 in Block 16 must only be used for agricultural purposes that do not include the production of marijuana. The proposed project may render the proposed land ineligible for the agricultural water entitlement authorized by the CBP. The proponent is advised to initiate discussions regarding the release of the agricultural water entitlement, by contacting the SCBID headquarters in Pasco, Washington. The proponent would be relieved of the future obligations for payment of annual assessments to the SCBID for these acres if determined ineligible.

Generally, all survey data on the Bureau of Reclamation Farm Unit Maps pertaining to Reclamation facilities, associated rights-of-way, and Farm Unit boundaries within the area being subdivided must be included on the plat. The plat recorded with the county is considered the official Reclamation record.

Reclamation's Plat for Farm Unit 216 in Block 16 is available on the Web at:
<https://www.usbr.gov/pn/ccao/maps/farmunitmaps/index.html> under the heading of South Columbia Irrigation District, Block 16, Sheet 84 ("b16sh84.pdf").

Site Plan:

- Please label the Reclamation facility along the western edge of the parcel. It is the "PE 59.4 WW" (a wasteway, not a canal).

Thank you for your assistance and cooperation. If you have any questions, please contact Ms. Michele Porter, GIS Specialist, at mporter@usbr.gov, Ms. Gina Hoff, Water Quality Specialist, at ghoff@usbr.gov, or Mr. Clyde Lay, Deputy Field Office Manager, at clay@usbr.gov or (509) 754-0216. For the hearing impaired, please call the Federal Relay System at (800) 877-8339.

Sincerely,

REBECCA DOOLITTLE

Digitally signed by REBECCA
DOOLITTLE
Date: 2021.06.29 15:00:30 -0700

Rebecca Doolittle
Resources Management Supervisor

cc: South Columbia Basin Irrigation District
P.O. Box 1006
Pasco, WA 99301

Richard Nelson
51 Wiesner Way
Pasco, WA 99301

Aaron Gunderson

From: Robin Moug
Sent: Monday, June 21, 2021 10:50 AM
To: Aaron Gunderson
Subject: RE: Request for Review and Comments & Notice of DNS (CUP 2021-06/SEPA 2021-10)

No comments for this one

Robin Moug
Franklin County Assessors Office
GIS Tech
(509) 545-3571
rmoug@co.franklin.wa.us

From: Aaron Gunderson <agunderson@co.franklin.wa.us>
Sent: Thursday, June 17, 2021 9:53 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>; Robin Moug <rmoug@co.franklin.wa.us>; Michael Morgan <mmorgan@co.franklin.wa.us>; Snow, Charlotte M <csnow@usbr.gov>; Bates, Gregory D <gbates@usbr.gov>; bor-efo-mailroom@usbr.gov; Porter, Michele E <mporter@usbr.gov>; Hoff, Gina M <GHoff@usbr.gov>; dsolem@scbid.org; Eric Dixon <edixon@scbid.org>; tpoe@scbid.org; zunderhill@bbec.org; mmyers@bbec.org; mhay@bbec.org; sepa@dahp.wa.gov; separegister@ecy.wa.gov; sepaunit@ecy.wa.gov; sepacenter@dnr.wa.gov; mharris@fcfd3.org; SEPAdesk@dfw.wa.gov
Cc: Derrick Braaten <dbraaten@co.franklin.wa.us>; Rebeca Gilley <rgilley@co.franklin.wa.us>; Matt Mahoney <mmahoney@co.franklin.wa.us>
Subject: Request for Review and Comments & Notice of DNS (CUP 2021-06/SEPA 2021-10)

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 2021-06).

NOTICE OF SEPA DNS

A SEPA DNS has been issued for the proposal. (Franklin County File # SEPA 2021-10)

The Public Notice, DNS and SEPA Environmental Checklist is attached for your records and review. Comments on the DNS are due by July 1, 2021.

Thank you,

Aaron Gunderson

Planner I

Franklin County, WA | Planning & Building Dept.

509-545-3521

agunderson@co.franklin.wa.us

Aaron Gunderson

From: Michael Ballard <michaelpballard@gmail.com>
Sent: Wednesday, June 23, 2021 3:34 PM
To: planninginquiry
Subject: [EXTERNAL] CUP 2021-06 TR-15 PTN FARM UNIT 216, IRR BLK 16

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

To whom it may concern;

Richard Nelson, at 51 Weisner Way, is my neighbor. I live at 6601 Alder Rd.

I'm writing to note my support of this permit; I am familiar with what Richard intends to do with these changes, and do not foresee any negative effects or other reasons not to carry through with the plans. In fact, the additional dwelling's occupant would be available to help with our community upkeep, easing the burden somewhat on others.

Please approve CUP-2021-06.

Michael Ballard
6601 Alder Rd
Pasco, WA 99301
michaelpballard@gmail.com

Agenda Item #1

APPLICATION, SEPA DETERMINATION & SEPA CHECKLIST

CUP 2021-06

Nelson – DADU/Shop Expansion



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY:	FILE #: CUP 2021-06	Reviewed by: Hearing Date:	<div style="border: 1px solid blue; padding: 5px; text-align: center;"> RECEIVED MAY 11 2021 FRANKLIN COUNTY PLANNING DEPARTMENT </div>
	Total Fees: \$ 400.00		
	Receipt #: PL21-00552		
	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
<input type="checkbox"/>	Property Owner Name: Richard Nelson Mailing Address: 51 Wiesner Way, Pasco WA 99301 Phone: (509) 539-3203 Email: rnelson55@gmail.com
<input type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: Same Name: Address: Email: Phone: Email:
<input type="checkbox"/>	Surveyor / Engineer Company: Name: Address: Email: Phone: Email:

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

I will be adding on to the existing shop. The additional space will be a combination of shop space and an ADU.

PROPERTY INFORMATION:

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

124-160-293

Legal Description of Property:

ZR-15 PTN Farm
Unit 216 IRR BLK 16

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

51 Wiesner Way, 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 Richard L. Nelson Date 11/11/2021 Applicant/Representative _____ Date _____

Print Name: Richard L. Nelson Print Name: _____

CONDITIONAL USE PERMIT INFORMATION

ZONING:

RR5

PROJECT NAME:

RL Nelson Shop/House

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

I am proposing adding on to the existing shop with an ADU and additional shop space. Current plans have the additional shop space at 400 ft² and ADU at 1200 ft².

LOT/PARCEL SIZE:

5.01 Acres

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

Approximately 1600 ft² with an ADU at 1200 ft² and shop space at 400 ft².

PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:

Lawn/yard

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

I am adding on to my shop ~~for~~ approximately 1600 ft². 400 ft² is additional shop and 1200 ft² is an ADU. see attached site plan.

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

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

N/A

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):

None

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

The structure will add length to the existing shop continuing the same roofline. Current plan has the width of 32' and length at 52'. One section is additional shop (16' x 32') and an AOU (36' x 32'). The existing shop side wall is 10'.

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

The structure continues the existing shop roofline. Use of the new structure will be a "Hobby shop" and the AOU.

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

The proposed structure is the same type as the existing shop. There will be no density concerns as this is on a 5 acre lot. There will be no intensity issues as it is a shop and residence for when retired.

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

measures will be the same as existing structures of the same type.

DESCRIBE ANY EXISTING ZONING ORDINANCE VIOLATION:

There are none.

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 Electric
Telephone - None
Natural Gas - None
Cable / Broadband - Rebas Communications.
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.

<u>Richard L. Nelson</u>	<u>May 11, 2021</u>		
Owner	Date	Applicant/Representative	Date
Print Name: <u>Richard L. Nelson</u>		Print Name: _____	

Rev. Jan 2019



BENTON-FRANKLIN HEALTH DISTRICT
7102 W OKANOGAN PLACE
KENNEWICK, WA 99336

Sewage Disposal System Construction
Permit

Owner: Nelson, Richard L
51 Wiesner Way
Pasco, WA
99301

Permit Number: 25798
Date Permit Issued: May 05, 2021
Date Permit Expires: May 05, 2022
County: Franklin

Location Information

Property Address 51 Wiesner Way
City: Pasco
Parcel Number: 124-160-283

Subdivision/Legal: TR-15 PTN FARM
UNIT 216, IRR BLK 16

This system shall be installed by a licensed installer and be inspected and approved by the Benton-Franklin Health District before being covered. This permit shall expire one year from the date of issuance.

This permit has been issued based upon presently known site conditions and the information contained on the permit application. Any construction taking place on said property must be as indicated on the permit or revocation of this permit may result. This permit is subject to all applicable zoning laws and it is the permittee's responsibility to comply with said laws prior to system installation. All construction taking place shall be in compliance with Benton-Franklin Health District Rules and Regulations No. 2.

General Information

Type of Structure:	ADU	Number of Bedrooms:	2
Designed by:	Homeowner	Average Daily Flow:	180
Type of System:	Conventional Gravity	Maximum Daily Flow:	240
Treatment Level:	E		

Pretreatment Information

Septic Tank Size: 1000 gal.
Depth of Burial: 0-6 inches
Outlet Baffle Filter: No
Pump Chamber Size:

Drainfield Information

Drainfield size: 400 sq ft
Drainlines length: 67 feet
Drainlines number: 2
Maximum trench depth: 36 inches

Dose Volume:
Reserve Volume:

Aggregate depth:
Distribution:

12 inches
Distribution Box

Conditions

- Follow approved plot plan, maintain all setbacks.
- Maintain positive drainage away from the drainfield.
- Divert roof drains and surface water from drainfield area.
- Drainfield lines may be shifted slightly to follow the contours of the slope.
- The sewage disposal system must be installed by a septic installer licensed within the Benton-Franklin Health District.

This permit to install an on-site sewage system is granted in accordance with Benton-Franklin District Board of Health Rules and Regulations No. 2.

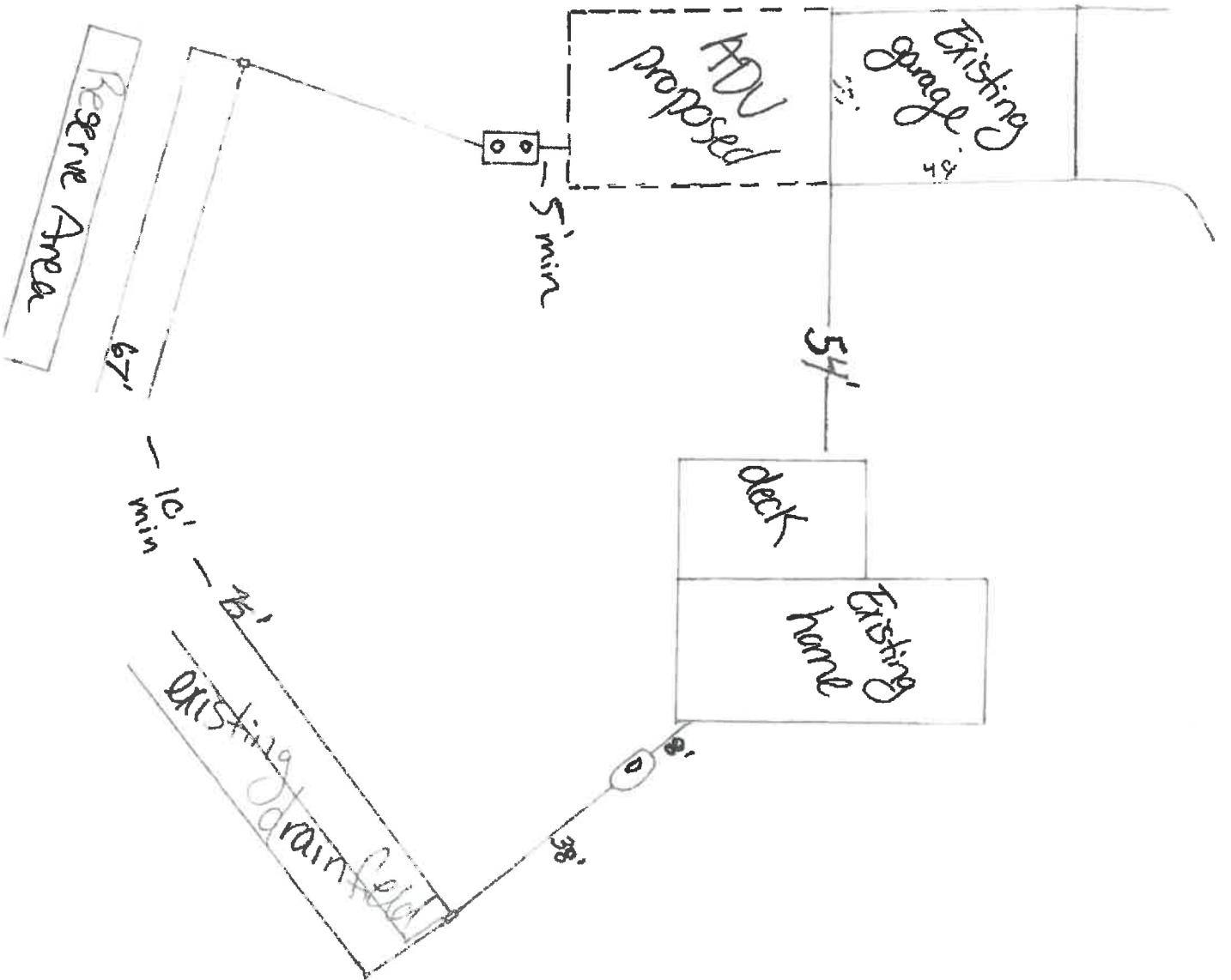


Deana Chiodo
Environmental Health Specialist

Amy Person M.D.
District Health Officer

Richard Nelson
51 Wiesner Rd
124-160-283

- Jansin -



- 1:00 PM -

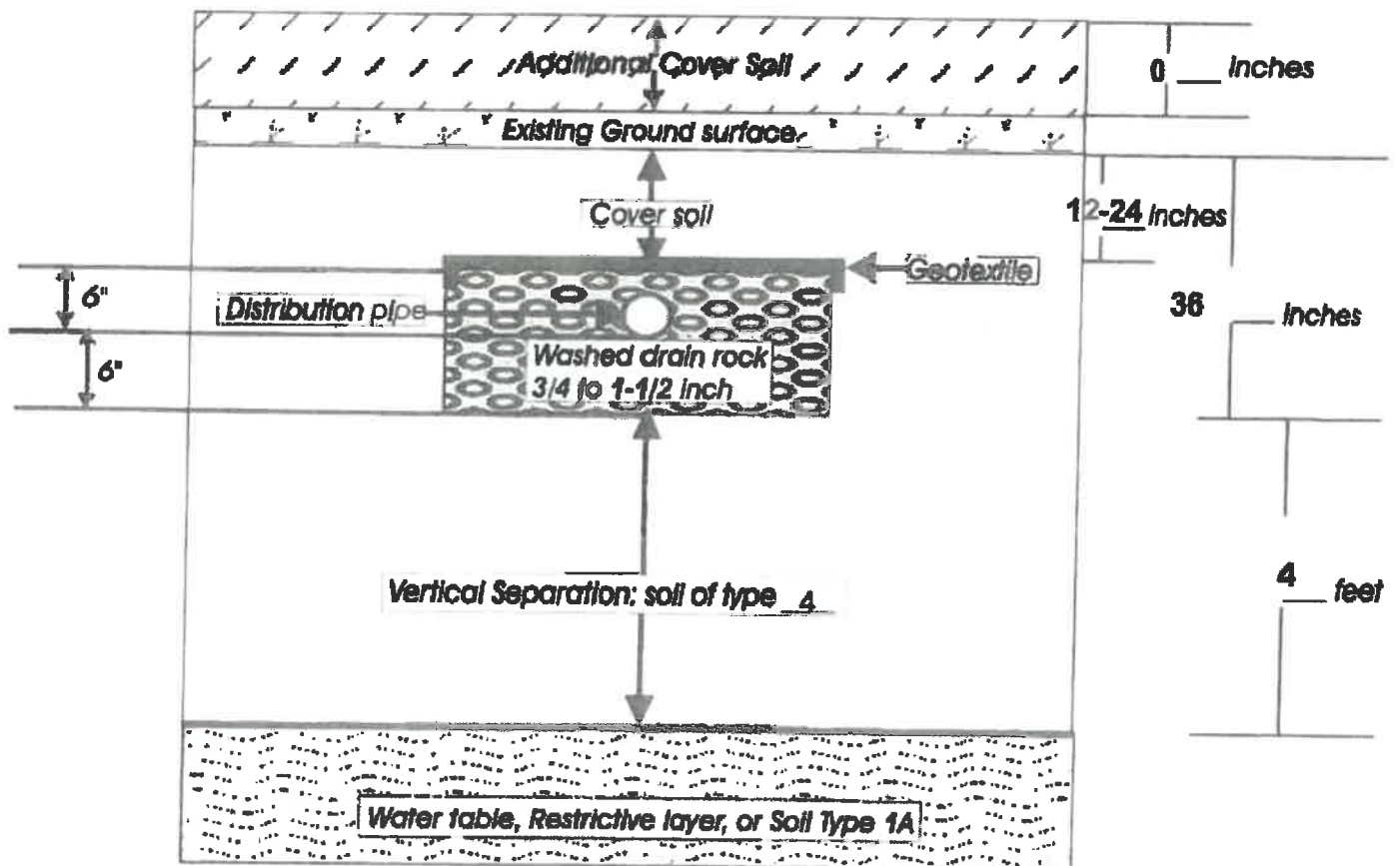
Wes



Benton Franklin Health District
7102 W. Okanogan Place
Kennewick WA 99336
(509)460-4205

Water Supply: Single Family Well
Parcel ID#: 124-160-283
Property Owner: Richard L. Nelson
Permit #: 25798

DRAINFIELD CROSS-SECTION



Comments:

Environmental Health
7102 W. Okanogan Place
Kennewick WA 99336
Phone: (509) 460-4205

Pasco Office
412 W. Clark Street
Pasco WA 99301
Phone: (509) 547-9737

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 (CUP), to allow for an addition to an existing shop, which contains a combination of shop space and a Detached Accessory Dwelling Unit (DADU). This land use action is allowed only upon approval of a CUP, as provided in FCC 17.66.060(J). The request adds approximately 1,600 sq. ft. to an existing 1,536 sq. ft. shop, with a 1,200 sq. ft. DADU and a shop addition of 400 sq. ft. Zoning for the property is Rural Residential 5 (RR-5), with a Rural Remote Comprehensive Plan Land Use Designation.

File Number: SEPA 2021-10 (CUP 2021-06)

Proponent: Richard Nelson

Location: Parcel number 124-160-283, with an address of 51 Wiesner Way, Pasco, WA 99301. Property is located North of Lisa Lane, West of Wiesner Way, East of Nicole Road and South of Alder Road.

Legal Description: TR-15 PTN FARM UNIT 216, IRR BLK 16.

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 (June 17, 2021). Comments must be submitted by: July 1, 2021.

Responsible official: Derrick Braaten

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

Address: 502 Boeing Street, Pasco, WA 99301

Date/Signature: 6/17/2021 - Derrick Braaten

Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than July 1, 2021. Contact the responsible official to read or ask about the procedure for SEPA appeals.

SEPA 2021-10

SEPA ENVIRONMENTAL CHECKLIST

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

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 [\[HELP\]](#)

1. Name of proposed project, if applicable: *N/A*
2. Name of applicant: *Richard L. Nelson*
3. Address and phone number of applicant and contact person: *51 Wiesner Way*
(509) 539-3203 (Richard Nelson)

4. Date checklist prepared: *May 11, 2021*
5. Agency requesting checklist: *No agency. Personal* FCP: Franklin County, WA
6/10/2021
6. Proposed timing or schedule (including phasing, if applicable): *As soon as is reasonable.*
FCP: Starting construction within 6 months of obtaining CUP. 6/10/2021
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* FCP: SEPA checklist 6/10/2021
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. *None*
10. List any government approvals or permits that will be needed for your proposal, if known. *None*
FCP: Conditional Use Permit 6/10/2021
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.) *Adding on to shop. Part of addition is an ADU, the rest is additional shop space.*
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.
*51 Wiesner Way
Posco, WA 99301 Franklin County*

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site: *5 acre residential and hobby farm.*

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

b. What is the steepest slope on the site (approximate percent slope)? *Between 1 and 2 %*

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.

FCP: According to USDA General Soils Map the soil is listed as Quincy-Royal-Hezel. 6/10/2021

sandy soil

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *No* FCP: None known 6/10/2021
- 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. *Minimal excavation with soil moved only to level site.*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *No* FCP: None known 6/10/2021
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Less than 1%.*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

2. Air [\[help\]](#)

- 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* FCP: Emissions from construction vehicles. 6/10/2021
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *No*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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 SCID irrigation canal
- 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

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: [\[help\]](#)

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.

Will use the existing well, (approximately 113' deep).

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.

domestic sewage on site septic

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.

No stormwater only. Will flow to ground.

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 [\[help\]](#)

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?

lawn grass will be removed.

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

None known

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 that I am aware of.

5. **Animals** [\[help\]](#)

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 *generic birds*

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

None known

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

No

FCP: Pacific Migratory Flyway 6/10/2021

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 [\[help\]](#)

- 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

- 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:

Proper construction practices

FCP: Meeting energy code standards 6/10/2021

7. Environmental Health [\[help\]](#)

- 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. *No*

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

None known

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

None known

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

None known

- 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.

None Minor short term construction noise.

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

None

8. Land and Shoreline Use [\[help\]](#)

- 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.

Hobby farm & Residence

No

- 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

FCP: None known 6/10/2021

- 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.

32' X 50 shop, 1860 ft² double wide.

- d. Will any structures be demolished? If so, what?

No

- e. What is the current zoning classification of the site?

RR5

FCP: Rural Residential 5 (RR-5)
6/10/2021

- f. What is the current comprehensive plan designation of the site?

Rural remote

- 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?

1

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

0

- 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 [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *1* FCP: One additional unit would be provided and would be considered middle-income housing. 6/10/2021

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *0*

c. Proposed measures to reduce or control housing impacts, if any: *None*

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? *± 14 feet*

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 [\[help\]](#)

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: *None*

12. Recreation [\[help\]](#)

- 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 [\[help\]](#)

- 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

FCP: WISAARD was consulted and a level 3 survey recommended was noted 6/10/2021

- 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

FCP: The "Washington information system for Architectural and Archaeological Records Data" was consulted. 6/10/2021

- 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

FCP: Any inadvertent discovery must be reported to the Yakima Nation, Colville Confederated Tribes, and Confederated Tribes of the Umatilla Reservation. 6/10/2021

14. Transportation [\[help\]](#)

- 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.

Bellevue Road, Pass

Site plan included

- 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

FCP: Approximately 5 miles to nearest transit stop. 6/10/2021

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

None

FCP: One additional parking spot. 6/10/2021

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*

FCP: Trips per unit measurement is .99 for single-family detached housing, as based on the 10th Ed. Trip Generation Manual. 6/10/2021

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 [\[help\]](#)

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.

FCP: None known 6/10/2021

No

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

None

16. Utilities [\[help\]](#)

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.

None other than what exists already

FCP: Electricity service, well service and septic system would be the utilities required for project. It will involve construction activity to install said utility components. 6/10/2021

C. Signature [\[HELP\]](#)

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: Richard L. Nelson
Name of signee Richard L. Nelson
Position and Agency/Organization Owner
Date Submitted: May 11, 2021

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Agenda Item #1

MAPS & SITE PHOTOS

CUP 2021-06

Nelson – DADU/Shop Expansion



SITE PLAN

OWNER: NELSON, RICHARD
5.01 ACRES
PARCEL# 124160283
ADDRESS: 51 WIESNER WAY
PASCO, WA 99301

SCALE: 1" = 75'

