

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: October 19, 2021	PREPARED BY: Derrick Braaten
Meeting Date Requested: October 26, 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: Preliminary Approval of SUB 2021-06, Zaragoza Addition, a subdivision application to divide one parcel (approximately 10-acres in size) into 8 single-family residential lots (averaging one acre) in the RR-1 Zoning District. The subject parcels are designated as Rural Residential by the County's Comprehensive Plan. The lots are all 1-acre or more in size. The property is generally located north of the west extension of Roberta Road, south of Ivy Road, east of the south extension of Road 52, and west of Road 48. (Parcel Number(s): 114-242-025) The site is situated in a portion of the Southeast ¼ of the NW ¼ of Section 2, Township 9 N, Range 29 E, W.M. in Franklin County, WA.	
FISCAL IMPACT: None	
BACKGROUND: A SEPA threshold determination (DNS) was issued June 17, 2021 under file #SEPA 2021-12 with several findings and mitigation measures. All public notification requirements were fulfilled. At a regularly scheduled Planning Commission meeting, the Planning Commission heard and considered testimony in an open-record public hearing.	
RECOMMENDATION: The Planning Commission voted to forward a positive recommendation to the Board for preliminary approval of SUB 2021-06, based on six findings of fact and six conditions of approval, as proposed within the staff report. <i>Suggested Motion:</i> I move to Pass Resolution #_____, granting preliminary approval of SUB 2021-06, adopting the six findings of fact and six conditions of approval, as recommended by the Planning Commission.	
COORDINATION: Franklin County Planning and Building Department; Franklin County Assessor's Office; Franklin County GIS/ E911; Franklin County Public Works Department; Benton-Franklin Health District; Pasco School District; Fire Dist. #3. Franklin PUD, SCBID, US Bureau of Reclamation.	
ATTACHMENTS: (Documents you are submitting to the Board) (1) Draft Resolution Granting Preliminary Approval for SUB 2021-06; (2) Planning Commission Packet; (3) DRAFT minutes - Planning Commission meeting (not yet approved)	

HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list name(s) of parties that will need a pdf)

To the Clerk of the Board: 1 Original Resolution

To Planning: 1 Copy Resolution

I certify the above information is accurate and complete.



Derrick Braaten

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BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, WASHINGTON

RE: ***Preliminary Approval for SUB 2021-06 Zaragoza Addition, to subdivide approximately 10-acres into 8 single-family residential lots.***

WHEREAS, this Board has reviewed the recommendation by the Franklin County Planning Commission for the preliminary subdivision application by **AHBL, LLC** for **Rita Zaragoza**, and has granted preliminary approval of the preliminary subdivision subject to the following findings of fact and conditions of approval:

FINDINGS OF FACT:

1. Adequate provisions **have** been made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds and other public needs;
 - a. Comprehensive Plan: The application is in compliance with the Franklin County Comprehensive Plan.
 - i. The property is zoned Rural Residential Zone (RR-1)
 - ii. The Comprehensive Plan designation for the property is "Rural Residential."
 - iii. The property is located outside of the City of Pasco Urban Growth Area.
 - b. Health:

The public health will not be negatively impacted by this proposal as current state requirements require compliance with septic standards.
 - c. Water Supplies:

The applicant is required to comply with current state requirements for construction and operation of private wells.
 - d. Roads/Access:

The property is generally located west of Road 48, east of Road 52, north of the west extension of Roberta Road, and south of Ivy Road. (Parcel Numbers: 114-242-025)
The proposed subdivision will be accessed via an extension of Roberta Road, from the east, and a proposed Quail Road, via a north/south connection to Ivy. Some lots will be accessed via an unnamed, north/south oriented, internal road.
 - e. Septic System:

The applicant is required to comply with local Health Department standards as it

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relates to the sanitary wastes (i.e. septic systems). The Health District has determined the following findings, and set forth conditions for the use of on-site septic systems.

- i. There are 8 proposed lots.
- ii. Proposed land use is for single family dwellings.
- iii. All proposed lots are to be provided by a Single Family Well.
- iv. Soil logs excavated throughout the property found predominately Type 4 soils (Medium to fine sand).

f. School/School grounds:

The project is located within the Pasco School District boundaries. Appropriate provisions for schools/school grounds are provided through public approved levies and general obligation bond measures. These funding mechanisms fund property acquisitions, fulfill maintenance and operations obligations, and fund new school construction. Washington state capital construction funds are commonly available on a match basis for school related construction.

No school impact fees have been implemented by Franklin County. However, the applicant has entered into an agreement with PSD to mitigate potential impacts to the school system.

g. Storm water:

Current county code requires that storm water be adequately addressed at the time of road construction and development. It is typical that engineered drainage swales are developed that will assist in compliance with storm water standards/requirements.

h. Parks:

Providing for adequate parks or other recreational facilities is necessary at the time of subdivision approval. Current county code requires that land be dedicated or a cash payment in lieu of dedication be provided.

i. Irrigation:

The project is located outside the boundaries of both the South Columbia Basin Irrigation District and Franklin County Irrigation District. The applicant has indicated that irrigation water will be provided to each lot from individual private wells, limited to no more than ½ acre of land on each lot being irrigated from said private wells.

j. Fire Protection:

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The project is in the boundaries of Franklin County Fire District #3. The Plat will utilize either an approved fire suppression system, or rural fire separation standards, as approved by Fire District #3. The County has adopted the 2018 International Fire Code. FD#3 is the reviewing agency during the subdivision review and processing to ensure compliance with fire protection standards, meeting FCC 8.40.080 requirements.

2. The proposed subdivision **does** contribute to the orderly development and land use patterns in the area;
 - a. The property is zoned Rural Residential Zone (RR-1) and the development is consistent with the land use patterns in the area. The Franklin County Comprehensive Plan designates this area for Rural Residential.
 - b. All lots comply with the required width/depth and lot frontage standards for new lots.
3. The public use and interest **will** be served by permitting the proposed subdivision;
 - a. The development, as conditioned, complies with the County Development Regulations.
 - b. Payment of park dedication fees benefit the public use and interest of this area.
4. The proposed subdivision **does** conform to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners;
 - a. The proposed subdivision conforms to the minimum lot size requirements of the Franklin County Zoning Ordinance.
 - b. The proposed subdivision conforms to the requirements of the Franklin County Subdivision Ordinance, including the minimum lot dimensions, lot requirements, and width/depth standards.
 - c. A State Environmental Policy Act (SEPA) review has been completed for this project.
5. The proposed subdivision **does** conform to the comprehensive plan and zoning requirements;
 - a. The Franklin County Comprehensive Plan designates this area for Rural Residential.
 - b. The average lot size in the new development is approximately 1.16 acres. The new lots comply with the minimum lot size requirement of the zoning district.
 - c. The development conforms to both the current zoning designation and the Comprehensive Plan.

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6. The proposed subdivision **does** conform to the general purposes of the Subdivision Ordinance.
- a. This development does comply with the purpose of the County Subdivision code. The purpose of the code is to regulate the division of land within unincorporated Franklin County. This Ordinance is to also further the purpose of promoting the health, safety, convenience, comfort, prosperity, and general welfare of the present and future inhabitants of Franklin County, and to:
- i. Prevent the overcrowding of land;
- Each lot in the development is 1.12 acres or greater size which complies with the zoning ordinance and comprehensive plan.
- ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;
- The proposal effectively adds seven new homes to the development potential of the site, which will produce additional trips on the highway system but will not result in detrimental effects.
- iii. Promote the effective use of land;
- The development utilizes the existing landscape and fulfils the intent of the County Zoning code.
- iv. Provide for adequate light and air;
- The proposed sizes of the new lots in the development are of a size to provide adequate light and air to new homes and the surrounding lands.
- v. Facilitate adequate provision for water, sewerage, drainage, parks and recreational areas, and other public requirements;
- Adequate provisions are being proposed and required for this development as it relates to water, sewerage, drainage, parks and recreational areas, and other public requirements. These provisions are addressed specifically in Findings of Fact #1.
- vi. Provide for proper ingress and egress;
- Proper ingress and egress are provided for this development. The Franklin County Public Works Department has reviewed the proposal for proper ingress and egress and have determined that the development and dedication of a west extension of Roberta Road and the proposed Quail Road connection to Ivy Road will be adequate to meet this requirement.

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- vii. Provide for the expeditious review and approval of proposed land divisions which comply with this Ordinance, the Franklin County Zoning Standards, other County Plans, policies and land use controls, and Chapter 58.17 R.C.W.;

The land development process for this project complies with all applicable County Ordinances, R.C.W.'s, and associated timelines for development review.

- viii. Adequately provide for the housing, commercial, and industrial needs of the citizens of the State and County;

This 8-lot development is located in an area zoned Rural Residential 1 Zone (RR-1), which has a rural residential environment intent.

- ix. Require uniform monumenting of land divisions and conveyance by accurate legal descriptions;

The development proposal complies with the provisions of the County Subdivision Ordinance as it relates to monumenting and legal description development.

- x. Implement the goals, objectives and policies of the Comprehensive Plan;

The Franklin County Comprehensive Plan designates this property for Rural Residential development.

The proposed development proposes an average lot size of 1.16-acres, and is in compliance, and consistent, with local land use controls, and is compatible with the surrounding residential area.

CONDITIONS OF APPROVAL:

1. Applicant shall comply with the **County Public Works Department** requirements including:
 - a. Per RCW 36.86.010, Quail Road shall be shown on the plat as dedicated through Lot 1 & 8.
 - b. The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(4) for the subdivision boundary and all lots.
 - c. The following notes are required on the final plat:
 - i. No lot within this subdivision shall have direct access to Roberta Road.

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Lot owners shall agree to participate in any future L.I.D. / R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers.

- d. All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
- e. Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
- f. Cul-de-sacs shall be designed with a 47 foot minimum radius, per Franklin County Design Standards, Division 1-03.4. The cul-de-sac shall be a hard surface, per Franklin County Code Section 16.12.020(D)(2), . The minimum right-of-way shall be 55 feet or larger to accommodate the hard surface and allow for proper drainage ditches or swales.
- g. A temporary turn around easements shall be shown for Roberta Road and shall be void upon completion of future Roberta Road development.
- h. Label the 30' north/south access as private or show the full 60' public right-of-way to be dedicated. Include a proper turn-around.
- i. Prior to final plat approval, public road right-of-way shall be built to county standards. However, due to half right-of-way, Roberta Road shall be constructed to the minimum half roadway section per county standards.
- j. All private access roads and/or lanes shall be built to Franklin County Design Standards prior to plat approval.
- k. Per Resolution No. 2014-123, subdivisions of land that result in a private access point serving more than a single lot shall be required to construct the approach to County standards as a condition of plat approval.
- l. Per FCC 16.12.040(A), all lots shall have legal access to a county road.
- m. The final plat shall be accompanied with State Plane Coordinates conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(1) and as set forth by state statutes for recording coordinates as described in RCW 58.20.180.
- n. "Quail Street" shall be renamed to correspond with alignment of county records "Quail Road".
- o. A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.

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2. The property lies outside of the **South Columbia Basin Irrigation District** and **Franklin County Irrigation District** service areas.
 - a. The entire subdivision shall have access to only 5,000 gallons of water per day and each newly subdivided parcel shall irrigate no more than one-half acre from private wells.
3. **Benton-Franklin Health District:** The applicant shall meet and comply with the standards and adopted rules of the Health District:
 - a. All lots within the plat must be a minimum of 1 acre and contain a minimum of 18,000 square feet of usable land area after all easements and encumbrances are subtracted. Please note that slopes in excess of 20% are not calculated in the usable land area.
 - b. Each lot must be configured to allow a 100 foot radius water supply protection zone to fit within the lot lines, or a 100 foot protection zone must be established around each proposed well site
 - c. The following statements shall be placed on the final plat:
"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton- Franklin District Board of Health Rules and Regulations at the time of permit issuance. Further be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date. The lots within this plat may have specific limitations and/or restrictions for the placement of on-site sewage disposal systems. The Benton-Franklin Health Department should be contacted for further information."
 - d. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
 - e. Prior to final approval, a long plat final review fee (Code 54.37 for \$200) must be submitted to this office for the final walk through review of the plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and for the issuance of appropriate comments to the Franklin County Planning Department.
4. **Franklin PUD:** None.
5. **Franklin County Assessor's Office:** None.

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6. **County Planning and Building Department:** Applicant shall meet and comply with the following requirements and standards, in addition to the SEPA conditions / mitigation measures:

a. **The following language shall be listed on the final plat under notes:**

- Irrigation Requirements: No more than one-half acre of each lot shall be irrigated using private wells.
- During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided.
- The County is not responsible for the maintenance of the private access road nor any associated facilities inside the easement.
- **Franklin County is a Right to Farm area.** The Franklin County Right to Farm Ordinance, as amended, shall apply to activities in this area.
- Properties more than 500' from a working and approved fire hydrant, or alternative fire suppression system approved by Fire District #3, shall adhere to the following structural setbacks:
Front: 25'
Sides: 20'
Rear: 25'
Between Structures: 15'
- The entire subdivision shall have access to only 5,000 gallons of water per day, and each newly subdivided parcel shall irrigate no more than one-half acre from private wells.
- All lots in the development are subject to **Park Dedication Fees** (\$50.00 per new lot/expected new dwelling unit). These fees shall be paid prior to building permit issuance for a new home on each applicable lot.

b. All of the statements that are required to be on the face of the plat shall be either: **1)** recorded as a restrictive covenant on each applicable parcel with the County Auditor **OR 2)** described in detail in the developer's covenants that is recorded and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.

c. The applicant shall coordinate with the Planning and Building Department and County GIS Manager for the designation of **addresses and road names** for the development. **Both addresses and road names shall be shown on the final plat.**

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- e. The applicant shall coordinate with the **Post Office** regarding centralized box unit (CBU) locations for the development.
- f. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- g. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
- h. As proposed by the applicant this project will occur in one (1) phase and is not a phased development.
- i. Prior to obtaining the County Treasurer's Signature on the final plat, the applicant shall visit the County **Assessor's Office** to receive a Treasurer's Verification Form for the property.

Further, the applicant is encouraged to contact the **Assessor's Office and/or Treasurer's Office** to discuss potential property tax implications of the platting process. Items such as the removal of an open space designation and/or an advanced tax payment requirement for the property may be applicable.

- j. The Final Plat:
 - i. The Final Plat shall be developed by a licensed Surveyor.
 - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Franklin County Code Title 16 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at:
http://www.co.franklin.wa.us/planning/subdivision_ordinance.html.
 - iii. The Final Plat Signature Blocks shall be provided for the following: Big Bend Electric Cooperative; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Benton Franklin Health District; USBR (see specifications for the Bureau's signature block statement); County Engineer; County Treasurer; County Assessor; and County Auditor.
 - iv. The final five (5) signatures (for final plat approval) to be obtained by the applicant are: #5 County Assessor; #4 County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040); #3 County Planning Commission Chair (See Planning and Building Department for assistance in obtaining signature); #2 Chairman of Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date); #1 County Auditor's Office (Recording of the final plat).

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- k. After final plat recording, one (1) paper copy and one (1) electronic copy (disk, cd, or e-mail-pdf) of the recorded plat shall be distributed to the Planning Director and one (1) paper copy to the County Assessor.

AND, WHEREAS, the public use and interest will be served by granting preliminary approval to the application;

NOW, THEREFORE, BE IT RESOLVED that the application be given preliminary approval in accordance with the provisions of the Franklin County Subdivision ordinance, codified in Title 16 of the Franklin County Code.

APPROVED THIS 26th DAY OF OCTOBER, 2021.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Chair

Chair Pro-Tem

Attest:_____
Clerk of the Board

Member

PC SUMMARY;

PC OCTOBER 5, 2021 MEETING MINUTES & POWERPOINT PRESENTATION

SUB 2021-06

AHBL for Rita Zaragoza – 8-lot Single-Family Residential Subdivision

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: SUB 2021-06 (Subdivision) and SEPA 2020-12

PC Meeting Date: October 5, 2021

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

BACKGROUND/APPLICATION SUMMARY:

The proposal is for a Preliminary Plat (subdivision), to divide one parcel (approximately 10-acres, gross) into 8 single-family residential lots (averaging one acre) in the RR-1 Zoning District. The subject parcels are designated as Rural Residential by the County's Comprehensive Plan.

The developer is proposing for the new parcels to be served with on-site wells and on-site septic, with an on-site water storage, or rural separations, for fire prevention and suppression. The site is located outside of the South Columbia Basin Irrigation District (SCBID) and the Franklin County Irrigation District. The applicant will need to obtain an alternative source for irrigation water. The proposed plat is located within the Franklin Public Utility District (Franklin PUD) service area for electrical/ power service. The Pasco School District serves the area included in the plat.

The access to the site is via a west extension of Roberta Road, and Quail Street via a new connection to Ivy road to the north.

Preliminary plat approval, if granted, will allow the applicant five years to complete and record the final subdivision plat.

SUMMARY OF THE PUBLIC HEARING:

Due to an appeal of this determination by the Pasco School District (PSD), submitted on June 22, 2021, this item was pulled from the scheduled July 13, 2021 Planning Commission agenda. An agreement was reached between the Applicant and PSD regarding the mitigation of impacts to the school system on September 3, 2021. PSD provided notice to the Franklin County Planning Department it was withdrawing its SEPA appeal on September 17, 2021.

At the October 5, 2021 public hearing, Staff presented a summary of the application. Staff recommended that the Planning Commission recommend to the Board of County Commissioners that it approve the request, based on six (6) suggested findings of fact, and six (6) conditions of approval. The Planning Commission recommended approval of the subdivision, and there were no appeals filed on the recommendation.

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

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

At the October 5, 2021 meeting, the Planning Commission discussed the proposal, the record as provided, and suggested findings of fact.

The Planning Commission determined that, as proposed, the subdivision meets the intent and requirements of Franklin County Code, and the Franklin County Comprehensive Plan. A motion was made for a recommendation that the Franklin County Board of Commissioners approve the request regarding application SUB 2021-06, with six (6) findings of fact, and six (6) conditions of approval (as provided below). A vote was held, with four (4) votes in favor of the motion, and no votes against the motion.

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

Suggested Findings of Fact:

1. Adequate provisions **have** been made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds and other public needs;
 - a. Comprehensive Plan: The application is in compliance with the Franklin County Comprehensive Plan.
 - i. The property is zoned Rural Residential Zone (RR-1)
 - ii. The Comprehensive Plan designation for the property is “Rural Residential.”
 - iii. The property is located outside of the City of Pasco Urban Growth Area.

b. Health:

The public health will not be negatively impacted by this proposal as current state requirements require compliance with septic standards.

c. Water Supplies:

The applicant is required to comply with current state requirements for construction and operation of private wells.

d. Roads/Access:

The property is generally located west of Road 48, east of Road 52, north of the west extension of Roberta Road, and south of Ivy Road. (Parcel Numbers: 114-242-025) The proposed subdivision will be accessed via an extension of Roberta Road, from the east, and a proposed Quail Road, via a north/south connection to Ivy. Some lots will be accessed via an unnamed, north/south oriented, internal road.

e. Septic System:

The applicant is required to comply with local Health Department standards as it relates to the sanitary wastes (i.e. septic systems). The Health District has determined the following findings, and set forth conditions for the use of on-site septic systems.

- i. There are 8 proposed lots.
- ii. Proposed land use is for single family dwellings.
- iii. All proposed lots are to be provided by a Single Family Well.
- iv. Soil logs excavated throughout the property found predominately Type 4 soils (Medium to fine sand).

f. School/School grounds:

The project is located within the Pasco School District boundaries. Appropriate provisions for schools/school grounds are provided through public approved levies and general obligation bond measures. These funding mechanisms fund property acquisitions, fulfill maintenance and operations obligations, and fund new school construction. Washington state capital construction funds are commonly available on a match basis for school related construction.

No school impact fees have been implemented by Franklin County. However, the applicant has entered into an agreement with PSD to mitigate potential impacts to the school system.

g. Storm water:

Current county code requires that storm water be adequately addressed at the time of road construction and development. It is typical that engineered drainage swales are developed that will assist in compliance with storm water standards/ requirements.

h. Parks:

Providing for adequate parks or other recreational facilities is necessary at the time of subdivision approval. Current county code requires that land be dedicated or a cash payment in lieu of dedication be provided.

i. Irrigation:

The project is located outside the boundaries of both the South Columbia Basin Irrigation District and Franklin County Irrigation District. The applicant has indicated that irrigation water will be provided to each lot from individual private wells, limited to no more than ½ acre of land on each lot being irrigated from said private wells.

j. Fire Protection:

The project is in the boundaries of Franklin County Fire District #3. The Plat will utilize either an approved fire suppression system, or rural fire separation standards, as approved by Fire District #3. The County has adopted the 2018 International Fire Code. FD#3 is the reviewing agency during the subdivision review and processing to ensure compliance with fire protection standards, meeting FCC 8.40.080 requirements.

2. The proposed subdivision **does** contribute to the orderly development and land use patterns in the area;

- a. The property is zoned Rural Residential Zone (RR-1) and the development is consistent with the land use patterns in the area. The Franklin County Comprehensive Plan designates this area for Rural Residential.
- b. All lots comply with the required width/depth and lot frontage standards for new lots.

3. The public use and interest **will** be served by permitting the proposed subdivision;

- a. The development, as conditioned, complies with the County Development Regulations.
- b. Payment of park dedication fees benefit the public use and interest of this area.

4. The proposed subdivision **does** conform to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners;

- a. The proposed subdivision conforms to the minimum lot size requirements of the Franklin County Zoning Ordinance.
- b. The proposed subdivision conforms to the requirements of the Franklin County Subdivision Ordinance, including the minimum lot dimensions, lot requirements, and width/depth standards.
- c. A State Environmental Policy Act (SEPA) review has been completed for this project.

5. The proposed subdivision **does** conform to the comprehensive plan and zoning requirements;
 - a. The Franklin County Comprehensive Plan designates this area for Rural Residential.
 - b. The average lot size in the new development is approximately 1.16 acres. The new lots comply with the minimum lot size requirement of the zoning district.
 - c. The development conforms to both the current zoning designation and the Comprehensive Plan.
6. The proposed subdivision **does** conform to the general purposes of the Subdivision Ordinance.
 - a. This development does comply with the purpose of the County Subdivision code. The purpose of the code is to regulate the division of land within unincorporated Franklin County. This Ordinance is to also further the purpose of promoting the health, safety, convenience, comfort, prosperity, and general welfare of the present and future inhabitants of Franklin County, and to:
 - i. Prevent the overcrowding of land;

Each lot in the development is 1.12 acres or greater size which complies with the zoning ordinance and comprehensive plan.
 - ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;

The proposal effectively adds seven new homes to the development potential of the site, which will produce additional trips on the highway system but will not result in detrimental effects.
 - iii. Promote the effective use of land;

The development utilizes the existing landscape and fulfils the intent of the County Zoning code.
 - iv. Provide for adequate light and air;

The proposed sizes of the new lots in the development are of a size to provide adequate light and air to new homes and the surrounding lands.
 - v. Facilitate adequate provision for water, sewerage, drainage, parks and recreational areas, and other public requirements;

Adequate provisions are being proposed and required for this development as it relates to water, sewerage, drainage, parks and recreational areas, and other public requirements. These provisions are addressed specifically in Findings of Fact #1.

- vi. Provide for proper ingress and egress;

Proper ingress and egress are provided for this development. The Franklin County Public Works Department has reviewed the proposal for proper ingress and egress and have determined that the development and dedication of a west extension of Roberta Road and the proposed Quail Road connection to Ivy Road will be adequate to meet this requirement.

- vii. Provide for the expeditious review and approval of proposed land divisions which comply with this Ordinance, the Franklin County Zoning Standards, other County Plans, policies and land use controls, and Chapter 58.17 R.C.W.;

The land development process for this project complies with all applicable County Ordinances, R.C.W.'s, and associated timelines for development review.

- viii. Adequately provide for the housing, commercial, and industrial needs of the citizens of the State and County;

This 8-lot development is located in an area zoned Rural Residential 1 Zone (RR-1), which has a rural residential environment intent.

- ix. Require uniform monumenting of land divisions and conveyance by accurate legal descriptions;

The development proposal complies with the provisions of the County Subdivision Ordinance as it relates to monumenting and legal description development.

- x. Implement the goals, objectives and policies of the Comprehensive Plan;

The Franklin County Comprehensive Plan designates this property for Rural Residential development.

The proposed development proposes an average lot size of 1.16-acres, and is in compliance, and consistent, with local land use controls, and is compatible with the surrounding residential area.

Suggested Conclusions of Law:

1. An application was received for the **Zaragoza Addition** preliminary plat on May 24, 2021, and the application was deemed complete on May 28, 2021.
2. The SEPA process has been completed and a DNS, with eight (8) mitigation requirements, was issued.
3. Following an open record pre decision hearing on a proposed preliminary plat, the Planning Commission shall render a recommendation to the board of county commissioners as to whether the proposal based on the findings shall be denied, approved or approved with

medications or conditions.

4. The review criteria of FCC 16.20.070 were used to develop the findings of fact.

Suggested Conditions of Approval:

1. Applicant shall comply with the **County Public Works Department** requirements including:
 - a. Per RCW 36.86.010, Quail Road shall be shown on the plat as dedicated through Lot 1 & 8.
 - b. The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(4) for the subdivision boundary and all lots.
 - c. The following notes are required on the final plat:
 - i. No lot within this subdivision shall have direct access to Roberta Road.
 - ii. Lot owners shall agree to participate in any future L.I.D. / R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers.
 - d. All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
 - e. Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
 - f. Cul-de-sacs shall be designed with a 47 foot minimum radius, per Franklin County Design Standards, Division 1-03.4. The cul-de-sac shall be a hard surface, per Franklin County Code Section 16.12.020(D)(2), . The minimum right-of-way shall be 55 feet or larger to accommodate the hard surface and allow for proper drainage ditches or swales.
 - g. A temporary turn around easements shall be shown for Roberta Road and shall be void upon completion of future Roberta Road development.
 - h. Label the 30' north/south access as private or show the full 60' public right-of-way to be dedicated. Include a proper turn-around.
 - i. Prior to final plat approval, public road right-of-way shall be built to county standards. However, due to half right-of-way, Roberta Road shall be constructed to the minimum half roadway section per county standards.
 - j. All private access roads and/or lanes shall be built to Franklin County Design Standards prior to plat approval.

- k. Per Resolution No. 2014-123, subdivisions of land that result in a private access point serving more than a single lot shall be required to construct the approach to County standards as a condition of plat approval.
 - l. Per FCC 16.12.040(A), all lots shall have legal access to a county road.
 - m. The final plat shall be accompanied with State Plane Coordinates conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(1) and as set forth by state statutes for recording coordinates as described in RCW 58.20.180.
 - n. "Quail Street" shall be renamed to correspond with alignment of county records "Quail Road".
 - o. A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.
2. The property lies outside of the **South Columbia Basin Irrigation District** and **Franklin County Irrigation District** service areas.
- a. The entire subdivision shall have access to only 5,000 gallons of water per day and each newly subdivided parcel shall irrigate no more than one-half acre from private wells.
2. **Benton-Franklin Health District:** The applicant shall meet and comply with the standards and adopted rules of the Health District:
- a. All lots within the plat must be a minimum of 1 acre and contain a minimum of 18,000 square feet of usable land area after all easements and encumbrances are subtracted. Please note that slopes in excess of 20% are not calculated in the usable land area.
 - b. Each lot must be configured to allow a 100 foot radius water supply protection zone to fit within the lot lines, or a 100 foot protection zone must be established around each proposed well site
 - c. The following statements shall be placed on the final plat:
"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton- Franklin District Board of Health Rules and Regulations at the time of permit issuance. Further be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date. The lots within this plat may have specific limitations and/or restrictions for the placement of on-site sewage disposal systems. The Benton-Franklin Health Department should be contacted for further information."

- d. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
 - e. Prior to final approval, a long plat final review fee (Code 54.37 for \$200) must be submitted to this office for the final walk through review of the plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and for the issuance of appropriate comments to the Franklin County Planning Department.
4. **Franklin PUD:** None.
 5. **Franklin County Assessor's Office:** None.
 6. **County Planning and Building Department:** Applicant shall meet and comply with the following requirements and standards, in addition to the SEPA conditions / mitigation measures:
 - a. **The following language shall be listed on the final plat under notes:**
 - Irrigation Requirements: No more than one-half acre of each lot shall be irrigated using private wells.
 - During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided.
 - The County is not responsible for the maintenance of the private access road nor any associated facilities inside the easement.
 - **Franklin County is a Right to Farm area.** The Franklin County Right to Farm Ordinance, as amended, shall apply to activities in this area.
 - Properties more than 500' from a working and approved fire hydrant, or alternative fire suppression system approved by Fire District #3, shall adhere to the following structural setbacks:
Front: 25'
Sides: 20'
Rear: 25'
Between Structures: 15'
 - The entire subdivision shall have access to only 5,000 gallons of water per day, and each newly subdivided parcel shall irrigate no more than one-half acre from private wells.
 - All lots in the development are subject to **Park Dedication Fees** (\$50.00 per new lot/expected new dwelling unit). These fees shall be paid prior to building permit issuance for a new home on each applicable lot.

- b. All of the statements that are required to be on the face of the plat shall be either: **1)** recorded as a restrictive covenant on each applicable parcel with the County Auditor **OR 2)** described in detail in the developer's covenants that is recorded and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.
- c. The applicant shall coordinate with the Planning and Building Department and County GIS Manager for the designation of **addresses and road names** for the development. **Both addresses and road names shall be shown on the final plat.**
- e. The applicant shall coordinate with the **Post Office** regarding centralized box unit (CBU) locations for the development.
- f. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- g. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
- h. As proposed by the applicant this project will occur in one (1) phase and is not a phased development.
- i. Prior to obtaining the County Treasurer's Signature on the final plat, the applicant shall visit the County **Assessor's Office** to receive a Treasurer's Verification Form for the property.

Further, the applicant is encouraged to contact the **Assessor's Office and/or Treasurer's Office** to discuss potential property tax implications of the platting process. Items such as the removal of an open space designation and/or an advanced tax payment requirement for the property may be applicable.

- j. The Final Plat:
 - i. The Final Plat shall be developed by a licensed Surveyor.
 - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Franklin County Code Title 16 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at: http://www.co.franklin.wa.us/planning/subdivision_ordinance.html.
 - iii. The Final Plat Signature Blocks shall be provided for the following: Big Bend Electric Cooperative; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Benton Franklin Health District; USBR (see specifications for the Bureau's signature block statement); County Engineer; County Treasurer; County Assessor; and County Auditor.
 - iv. The final five (5) signatures (for final plat approval) to be obtained by the applicant are: #5 County Assessor; #4 County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040); #3 County Planning Commission

Chair (See Planning and Building Department for assistance in obtaining signature); #2 Chairman of Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date); #1 County Auditor's Office (Recording of the final plat).

- k. After final plat recording, one (1) paper copy and one (1) electronic copy (disk, cd, or e-mail-pdf) of the recorded plat shall be distributed to the Planning Director and one (1) paper copy to the County Assessor.

Suggested Motion: I move that the Board of County Commissioners adopt the recommendation of the Planning Commission and approve the preliminary plat, SUB 2021-06, based upon the six (6) written findings of fact, and six (6) conditions of approval, as found in the staff report.

ITEM UNDER REVIEW FROM OCTOBER 5TH PC MEETING

**REGULAR MEETING
October 5, 2021
Hybrid Meeting-WebEx Events/In-Person**

The minutes of the planning commission proceedings are not verbatim. Access to an electronic recording of the meetings are available on our [YouTube Live channel](#) or upon request.

STAFF PRESENT:

Derrick Braaten, Planning & Building Director
Rebeca Gilley, Planning & Building Services Administrator
Aaron Gunderson, Planner I
Ryan Nelson, Planner I (*in audience; observation only*)
Matt Mahoney, Public Works Director (*via WebEx*)
Jen Johnson, Chief Civil Deputy Prosecutor & Risk Manager (*via WebEx*)

ATTENDEES:

Phil Dailey
Megan Haffer
Ross Carpenter
Ricardo Cuevas
Dave Hallme

CALL TO ORDER:

Chair Pierret called meeting to order at approximately 7:02 PM.

ROLL CALL:

MEMBERS PRESENT (In-Person):

Mike Corrales (Vice Chair) and Kent McMullen

MEMBERS PRESENT (via WebEx):

Mike Vincent and Layton Lowe

MEMBERS ABSENT:

Claude Pierret (Chair), Roger Lenk, and Melinda Didier

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Vice Chair Corrales asked for a motion to approve October 5, 2021 agenda.
Commissioner Lowe made a motion to approve agenda
Commissioner McMullen seconded.
Motion was carried.

APPROVAL OF MINUTES:

Vice Chair Corrales asked for a motion to approve August 3, 2021 minutes.
Commissioner McMullen made a motion to approve minutes.
Vice Chair Corrales seconded.
Motion was carried.

ITEM UNDER REVIEW FROM OCTOBER 5TH PC MEETING

GOING OVER MEETING RULES/DECLARATION OF CONFLICT OF INTEREST:

- Mr. Braaten went over meeting rules. No objections were made
- No questions from the public were asked regarding the meeting rules.
- No declarations of conflict of interest were made

The portions of the meeting minutes regarding Planning Commission meeting Items 1-3 are being EXCLUDED, as they address items that will go to the Board of County Commissioners at a future date, which are subject to the Washington State Appearance of Fairness Doctrine.

ITEM #4 – SUB 2021-06/SEPA 2021-12

Proposal to allow for the development of a single-family residential subdivision, comprising one (1) parcel, totaling approximately 10-acres, and creating eight (8), 1-acre lots, minimum. The area the proposed has a zoning designation of Rural Residential 1 (RR-1), with a comprehensive plan designation of Rural Residential.

APPLICANT: AHBL, Inc.

OWNER: Rita Zaragoza

OPEN PUBLIC HEARING:

Vice Chair Corrales opened hearing at 9:13 PM.

STAFF COMMENTS:

Mr. Braaten presented the staff report to the commission. Furthermore, he stated that there are eight (8) SEPA mitigations that are required for this application.

COMMISSIONER QUESTIONS FOR STAFF/APPLICANT:

- No questions from the commissioners for staff.
- No questions from the commissioners for applicant.

PUBLIC COMMENTS:

- No call-in public comment or from the audience.
- There was discussion among Commissioner Lowe and Mr. Braaten about suggested conclusions of law.

CLOSING PUBLIC HEARING ITEM:

Vice Chair Corrales closed the public hearing portion of this item at 9:21PM.

Commissioner Lowe made a motion to forward to the Board a positive recommendation of CUP 2021-12/SEPA 2021-18 with the six (6) findings of fact and six (6) conditions of approval. Vice Chair Corrales seconded the motion.

ROLL CALL VOTE:

Mike Vincent: Yes

Layton Lowe: Yes

Mike Corrales: Yes

Kent McMullen: Yes

ITEM UNDER REVIEW FROM OCTOBER 5TH PC MEETING

The motion is approved.

SUB 2021-06
**PRELIMINARY PLAT
(SUBDIVISION)
APPLICATION:
ZARAGOZA ADDITION
BY AHBL**



FRANKLIN COUNTY PLANNING COMMISSION
Tuesday, October 5, 2021

SUB 2021-05

- ☐ Preliminary Plat of 8 Single-Family Residential Lots
- ☐ Applicant: AHB L
- ☐ Owner: Rita Zaragoza
- ☐ The project is to subdivide approximately 10 acres, comprising one property, into 8 approximately one-acre parcels for residential use
- ☐ The site is vacant, and located in the Clarks Addition, parcel #114-242-025.

SUB 2021-05

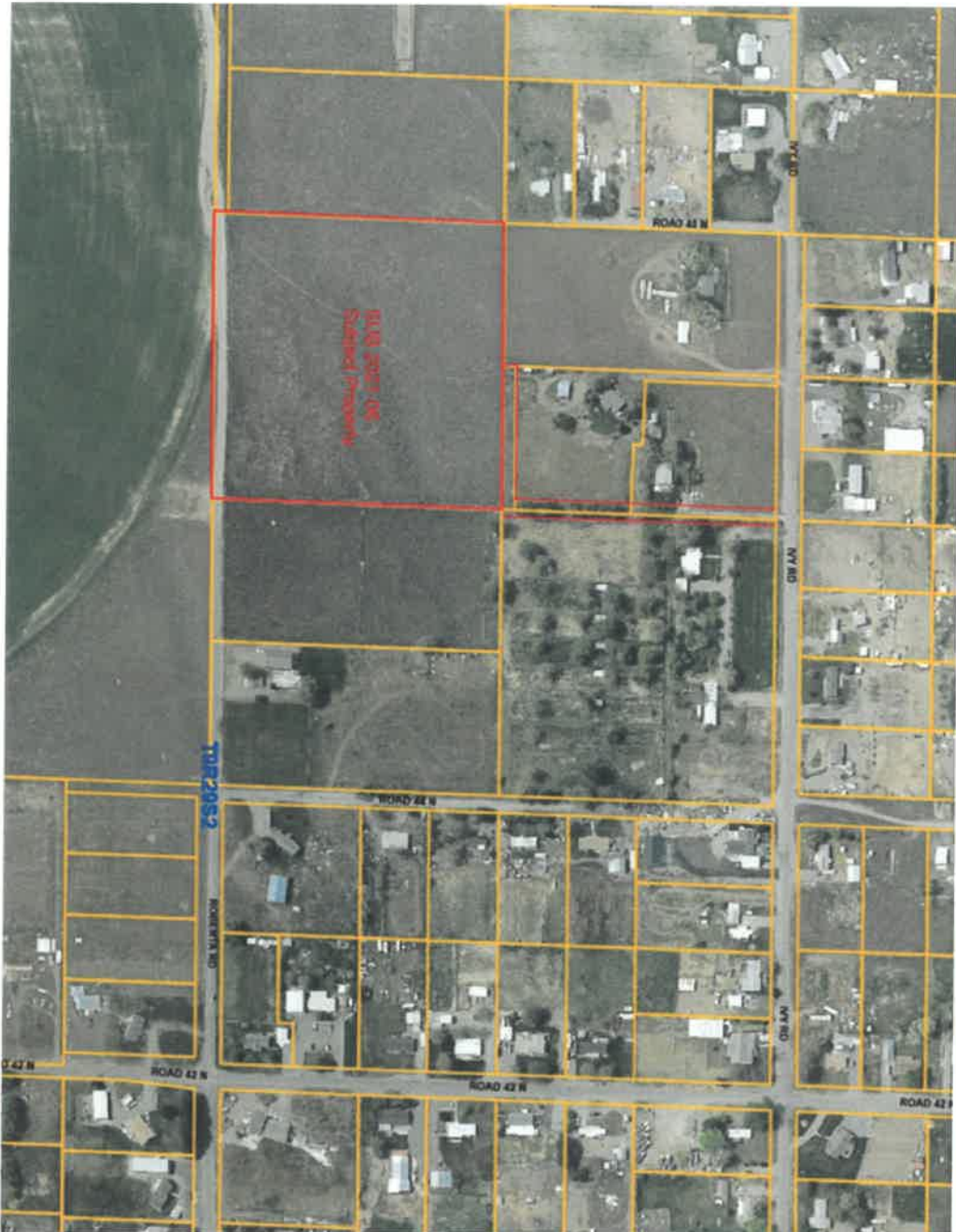
☐ Zoning:

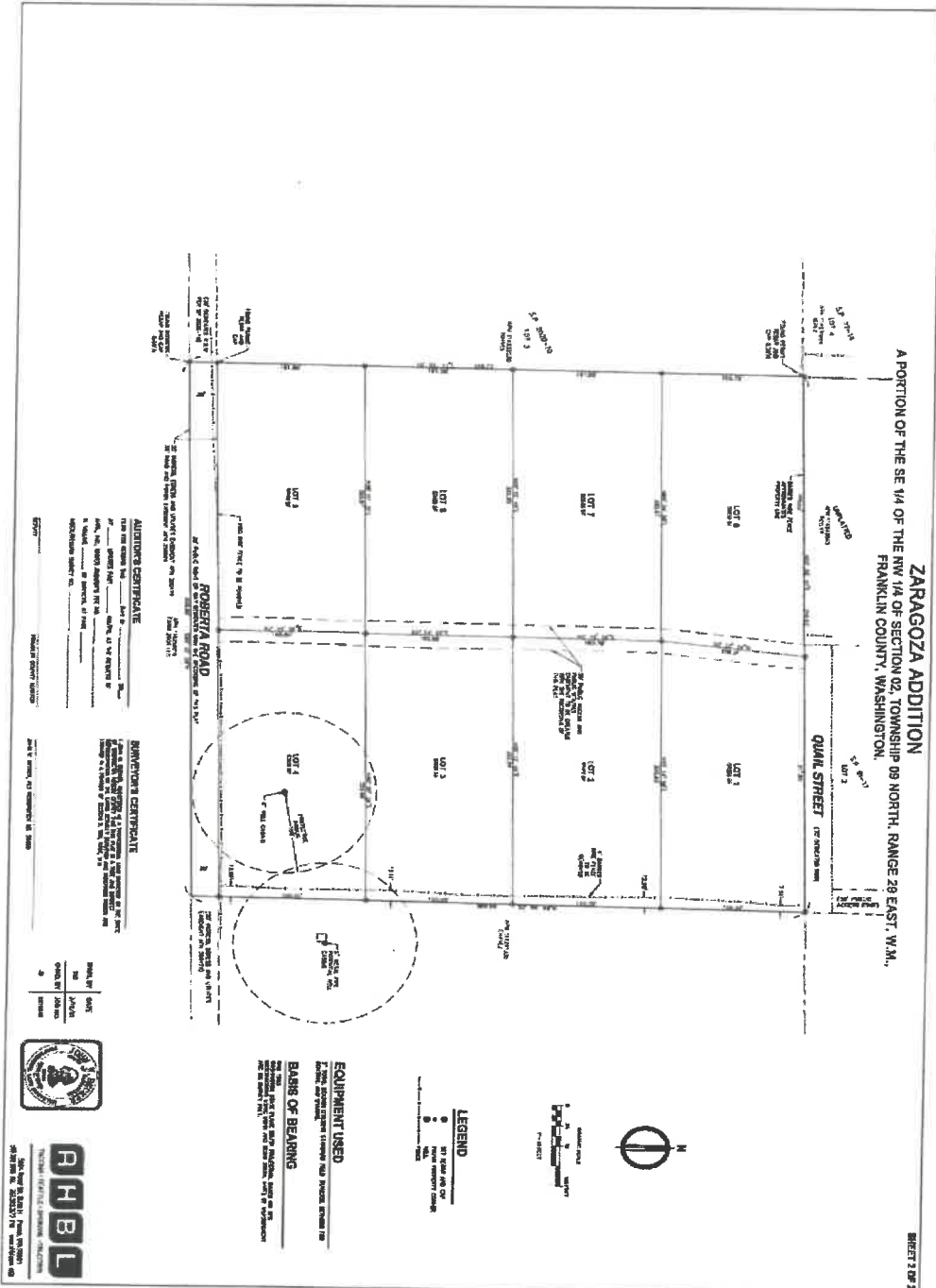
☐ Rural Residential 1 (RR-1)

☐ Comp Plan Designation:

☐ Rural Residential

100





SUB 2021-05

- SEPA 2021-12
- The applicant provided a SEPA checklist and included documentation to propose self-imposed mitigation measures for Parks & Recreation impacts, Transportation impacts, and for School Facilities impacts.
- Based on the submitted paperwork, the County Building and Planning Department issued a SEPA Determination of DNS (Determination of Non-Significance) on June 17, 2021 and comments were due by July 1, 2021. Several comments were received.
- Pasco School District appealed the SEPA Determination. An agreement between the applicant and PSD was reached on September 3, 2021, and the appeal was withdrawn.

SUB 2021-05


- ☐ The 10 (+/-) acres has frontage along the west extension of Roberta Rd. and connects to Ivy Rd via a proposed new access, to the north.
- ☐ The developer is proposing that the new residential parcels be provided with private wells and private septic systems for each lot. No more than 1/2-acre of each property shall be irrigated using private wells.
- ☐ Entire subdivision is limited to more than 5,000 gallons, per day.
- ☐ Fire suppression will be provided through fire separation requirements, as found in FCC 8.40, Fire Code.
- ☐ The proposed plat is located within the Franklin PUD service area for electrical/power service.
- ☐ The Pasco School District serves the area.

SUB 2021-05

☐ Recommendation:

The Franklin County Planning Department recommends that the Planning Commission forward a **POSITIVE** recommendation to the Franklin County Board of Commissioners for Application SUB 2021-06, with six suggested findings of fact and six suggested conditions of approval.

- ☐ These conditions are in addition to the eight mitigation requirements listed in the SEPA DNS.

- 
- “I move that the Planning Commission **concur** with the findings of fact and conditions of approval as detailed in the staff report for case-file **SUB 2021-06** and recommend to the County Commissioners **approval** of the request.”

Agenda Item #4

STAFF REPORT

SUB 2021-06

AHBL for Rita Zaragoza – 8-lot Single-Family Residential Subdivision

FACT SHEET/STAFF REVIEW

Hearing before the Franklin County Planning Commission

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

Case file: SUB 2021-06/ SEPA 2021-12
"Zaragoza Addition" (Preliminary Plat of 8 Single-Family Residential Lots)

Hearing Date: October 5, 2021

Applicant: Tyler Duncan, AHBL, Inc.

Owner(s): Rita Zaragoza

Location: The property is generally located north of the west extension of Roberta Road, south of Ivy Road, east of the south extension of Road 52, and west of Road 48. (Parcel Numbers(s): 114-242-025)

Legal Description: 114-242-025: SW4SE4NW4 2-9-29

Property size: The project comprises 10-acres

Area to be used: Approx. 10-acres

Land Use: Vacant

Comp Plan: Rural Residential

Zoning: RR-1 Rural Residential, 1-acre

SEPA Determination: The applicant provided a SEPA checklist and the County planning staff made some additions/ corrections to the checklist. The County issued a Determination of Non-Significance (DNS) on June 17, 2021 with several findings and mitigation measures.

Suggested Recommendation: Positive recommendation with six findings of fact, conclusions of law, and six conditions of approval.

APPLICATION DESCRIPTION:

The proposal is for a Preliminary Plat (subdivision), to divide one parcel (total of 10-acres in size) into 8 single-family residential lots (averaging one acre) in the RR-1 Zoning District. The subject parcels are designated as Rural Residential by the County's Comprehensive Plan.

The developer is proposing for the new parcels to be served with on-site wells and on-site septic, with an on-site water storage, or rural separations, for fire prevention and suppression. The site is located outside of the South Columbia Basin Irrigation District (SCBID). The applicant will need to

obtain an alternative source for irrigation water. The proposed plat is located within the Franklin Public Utility District (Franklin PUD) service area for electrical/ power service. The Pasco School District serves the area included in the plat.

The access to the site is via a west extension of Roberta Road, and Quail Street via a new connection to Ivy road to the north.

Preliminary plat approval, if granted, will allow the applicant five years to complete and record the final subdivision plat.

VICINITY MAP:



PUBLIC NOTICE¹:

1. A SEPA DNS notice was distributed to agencies on June 17, 2021 and posted to the online SEPA Register under file #202103319.
2. A joint Public Hearing Notice and SEPA Notice of DNS was published in the **Franklin County Graphic** on June 17, 2021.
3. Property Owners within 1-mile were mailed notice regarding the public hearing and the SEPA threshold decision on or before June 17, 2021. *The list of owners was based on a variance report prepared on June 12, 2021 and the notice was sent to all owners within the radius of the parcel.*
4. County staff e-mailed review packets to Technical Agencies on June 17, 2021.
5. County staff posted a sign on the property on June 17, 2021.
6. Due to the postponement of this item from the July 13, 2021 Planning Commission agenda, a 2nd notice was published in the Franklin County Graphic on September 16, 2021, notifying the public that this item would be heard at the October 5, 2021 Planning Commission Meeting.
7. All landowners within 1-mile of the site, and all agencies notified on June 17, 2021, were sent notice that this item would be heard at the October 5, 2021 Planning Commission meeting on September 16, 2021.

APPLICABLE STANDARDS/ORDINANCES:

1. Franklin County Code Chapter 17.14 RR-1 Rural Residential Zone
2. Franklin County Code Chapter 18.04 State Environmental Policy Act Guidelines
3. Franklin County Code Chapter 18.08 Critical Areas/ Resource Area Protection Standards
4. Franklin County Code Title 16 Subdivisions
5. Franklin County Comprehensive Plan

SEPA ENVIRONMENTAL REVIEW

The proposal was not exempt from SEPA, as the volume of grading triggered the requirement for environmental review. Based on findings, the SEPA responsible official determined the following mitigation measures for the proposal, which apply to the plat and are in addition to any Preliminary Plat conditions determined by the County Board of Commissioners:

1. Avigation easements for each lot shall be provided to the Pasco Airport/Port of Pasco.
 2. A note shall be placed on the plat stating the properties may be impacted by aviation overflight activities.
 3. A note shall be placed on the plat stating only non-reflective solar panels shall be used to minimize glare, and all outdoor lighting shall be aimed towards the ground.
 4. A Construction Storm Water Pollution Prevention Plan (SWPPP) shall be provided, with measures to mitigate for potential erosion caused by onsite storm water runoff, and the plan shall be implemented by the Contractor.
 5. Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air-quality requirements. Vegetative cover or a
-

tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.

6. Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the Franklin County Planning and Building Department, the affected Tribe(s) and the county coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.
7. A drainage system shall be designed to capture and dispose of storm water runoff onsite.

Due to an appeal of this determination by the Pasco School District (PSD), submitted on June 22, 2021, this item was pulled from the scheduled July 13, 2021 Planning Commission agenda. An agreement was reached between the Applicant and PSD regarding the mitigation of impacts to the school system on September 3, 2021. PSD provided notice to the Franklin County Planning Department it was withdrawing its SEPA appeal on September 17, 2021.

AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

1. **County Public Works Department.** The public works department issued the following comments on June 29, 2021:
 - a. Per RCW 36.86.010, Quail Road shall be shown on the plat as dedicated through Lot 1 & 8.
 - b. The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(4) for the subdivision boundary and all lots.
 - c. The following notes are required on the final plat:
 - i. No lot within this subdivision shall have direct access to Roberta Road.
 - ii. Lot owners shall agree to participate in any future L.I.D. / R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers.
 - d. All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
 - e. Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
 - f. Cul-de-sacs shall be designed with a 47 foot minimum radius, per Franklin County Design Standards, Division 1-03.4. The cul-de-sac shall be a hard surface, per Franklin County Code Section 16.12.020(D)(2), . The minimum right-of-way shall be 55 feet or larger to accommodate the hard surface and allow for proper drainage ditches or swales.
 - g. A temporary turn around easements shall be shown for Roberta Road and shall be void upon completion of future Roberta Road development.

- h. Label the 30' north/south access as private or show the full 60' public right-of-way to be dedicated. Include a proper turn-around.
 - i. Prior to final plat approval, public road right-of-way shall be built to county standards. However, due to half right-of-way, Roberta Road shall be constructed to the minimum half roadway section per county standards.
 - j. All private access roads and/or lanes shall be built to Franklin County Design Standards prior to plat approval.
 - k. Per Resolution No. 2014-123, subdivisions of land that result in a private access point serving more than a single lot shall be required to construct the approach to County standards as a condition of plat approval.
 - l. Per FCC 16.12.040(A), all lots shall have legal access to a county road.
 - m. The final plat shall be accompanied with State Plane Coordinates conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(1) and as set forth by state statutes for recording coordinates as described in RCW 58.20.180.
 - n. "Quail Street" shall be renamed to correspond with alignment of county records "Quail Road".
 - o. A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.
2. **South Columbia Basin Irrigation District:** The project is located outside of the South Columbia Basin Irrigation District. The District issued a letter on June 25, 2021 with the following comments:
- a. This property is not in the SCBID service area. Alternative arrangements for the provision of irrigation water will need to be obtained.
3. **Benton-Franklin Health District:** Applicant shall meet and comply with the standards of the Benton-Franklin Health Department (See letter dated March 3, 2021 from BFHD to Applicant).

The Health District made the following findings:

- a. There are 8 proposed lots.
- b. Proposed land use is for single family dwellings.
- c. All proposed lots are to be provided by a Single Family Well.
- d. Soil logs excavated throughout the property found predominately Type 4 medium to fine sand.
- e. Land has varying rolling hills and knolls.

The Health district further states these findings indicate the plat generally meets their requirements for plats utilizing on-site sewage disposal systems and Single Family Wells provided the following conditions are met:

- a. All lots within the plat must be a minimum of 1 acre and contain a minimum of 18,000 square feet of usable land area after all easements and encumbrances are subtracted. Please note that slopes in excess of 20% are not calculated in the usable land area.
- b. Each lot must be configured to allow a 100 foot radius water supply protection zone to fit within the lot lines, or a 100 foot protection zone must be established around each proposed well site
- c. The following statements shall be placed on the final plat:
"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton- Franklin District Board of Health Rules and Regulations at the time of permit issuance. Further be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date. The lots within this plat may have specific limitations and/or restrictions for the placement of on-site sewage disposal systems. The Benton-Franklin Health Department should be contacted for further information."
- d. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
- e. Prior to final approval, a long plat final review fee (Code 54.37 for \$200) must be submitted to this office for the final walk through review of the plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and for the issuance of appropriate comments to the Franklin County Planning Department.

4. **Franklin PUD:** No concerns expressed. Please see e-mail received September 2, 2021.
5. **Franklin County Assessor's Office:** No comment
8. **US Bureau of Reclamation:** USBR provided a letter dated June 29, 2021 which is included in this packet.
9. **County Planning and Building Department:** The County Planning and Building Department has determined the following for this application:
 - a. The application is to subdivide three parcels totaling approximately 10-acres into eight (8) single-family residential lots. There will be a potential increase of seven (7) more homes to be developed, over what was currently entitled from a recorded short plat.
 - b. The land is zoned RR-1 and lies within an area designated as "Rural Residential" in the County Comprehensive Plan.

- c. The developer is proposing that the development will be served by septic and that each lot will be eligible for an on-site septic system.
- d. The developer is proposing that the development will be served by private wells and that each lot will be eligible for an on-site well.
- i. Future development on the site will be subject to standards and requirements in effect at the time that the building permits are applied for. Currently, the following applies, among other requirements, included in Title 17 (Zoning): Residential Design Standards of FCC 17.66.180, Landscape and Screening Design Standards of FCC 17.74.050, and Outdoor Residential Lighting Standards of FCC 17.66.150.
- j. **The department recommends the following language should be listed on the final plat under Notes:**
 - Irrigation Requirements: Each newly subdivided parcel shall irrigate no more than one-half acre from private wells for the life of this development.
 - During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided.
 - All lots in the development are subject to **Park Dedication Fees** (\$50.00 per new lot/expected new dwelling unit). These fees may be paid prior to recording the final subdivision plat or at the time when a building permit is to be issued for the applicable lot(s). If the applicant chooses to not pay the fees prior to recording, then **a statement shall be placed on the final plat** stating that Park Dedication Fees apply to all lots in the development and shall be paid prior to building permit issuance for a new home on each applicable lot.
 - The entire subdivision shall have access to only 5,000 gallons of water per day, and each newly subdivided parcel shall irrigate no more than one-half acre from private wells.
- k. The applicant should coordinate with the Planning and Building Department and County GIS Manager for the designation of **addresses and road names** for the development. **Both addresses and road names shall be shown on the final plat.**
- l. The applicant should coordinate with the **Post Office** regarding centralized box unit (CBU) locations for the development, if necessary.
- m. The land should be in compliance with the County Fire and Nuisance codes at all times.
- m. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
- o. As proposed by the applicant this project will occur in one (1) phase and is not a phased development.

- p. A State Environmental Policy Act (SEPA) review has been completed for this project. A Determination of Non-Significance (DNS) was issued on June 17, 2021. Interested public and agencies were allowed to submit comments by June 17, 2021. **The DNS contains eight (8) mitigation measures.**

PUBLIC COMMENTS / ADDITIONAL BASIS FOR FINDINGS:

The Planning Department received one email from the public prior to the preparation of this report. It expressed concerns regarding access to the site. Please see attached comment e-mail.

Any additional written comments or testimony received prior to, or at, the Planning Commission Public Hearing may be entered into the record at the meeting.

RECOMMENDATION: (SUB 2021-06)

According to **Chapter 16.20 (Preliminary Plat)** of the Franklin County Code, the Planning Commission shall:

1. Make and enter findings of fact from the record and conclusions thereof.
2. 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. Adequate provisions are made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds and other public needs;
2. The proposed subdivision contributes to the orderly development and land use patterns in the area;
3. The public use and interest will be served by permitting the proposed subdivision;
4. The proposed subdivision conforms to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners;
5. The proposed subdivision conforms to the comprehensive plan and zoning requirements;
6. The proposed subdivision conforms to the general purposes of the Subdivision Ordinance.

Staff: The Franklin County Planning Department staff recommends that the Planning Commission forward a **POSITIVE RECOMMENDATION** to the Board of County Commissioners for application SUB 2021-06. This **POSITIVE RECOMMENDATION** may be forwarded with the following suggested findings of fact, conclusions of law, and suggested conditions of approval:

Suggested Findings of Fact:

1. Adequate provisions **have** been made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds and other public needs;
 - a. Comprehensive Plan: The application is in compliance with the Franklin County Comprehensive Plan.
 - i. The property is zoned Rural Residential Zone (RR-1)
 - ii. The Comprehensive Plan designation for the property is "Rural Residential."
 - iii. The property is located outside of the City of Pasco Urban Growth Area.
 - b. Health:

The public health will not be negatively impacted by this proposal as current state requirements require compliance with septic standards.
 - c. Water Supplies:

The applicant is required to comply with current state requirements for construction and operation of private wells.
 - d. Roads/Access:

The property is generally located west of Road 48, east of Road 52, north of the west extension of Roberta Road, and south of Ivy Road. (Parcel Numbers: 114-242-025)
The proposed subdivision will be accessed via an extension of Roberta Road, from the east, and a proposed Quail Road, via a north/south connection to Ivy. Some lots will be accessed via an unnamed, north/south oriented, internal road.
 - e. Septic System:

The applicant is required to comply with local Health Department standards as it relates to the sanitary wastes (i.e. septic systems). The Health District has determined the following findings, and set forth conditions for the use of on-site septic systems.

 - i. There are 8 proposed lots.
 - ii. Proposed land use is for single family dwellings.
 - iii. All proposed lots are to be provided by a Single Family Well.
 - iv. Soil logs excavated throughout the property found predominately Type 4 soils (Medium to fine sand).
 - f. School/School grounds:

The project is located within the Pasco School District boundaries. Appropriate provisions for schools/school grounds are provided through public approved levies and general obligation bond measures. These funding mechanisms fund property

acquisitions, fulfill maintenance and operations obligations, and fund new school construction. Washington state capital construction funds are commonly available on a match basis for school related construction.

No school impact fees have been implemented by Franklin County. However, the applicant has entered into an agreement with PSD to mitigate potential impacts to the school system.

g. Storm water:

Current county code requires that storm water be adequately addressed at the time of road construction and development. It is typical that engineered drainage swales are developed that will assist in compliance with storm water standards/ requirements.

h. Parks:

Providing for adequate parks or other recreational facilities is necessary at the time of subdivision approval. Current county code requires that land be dedicated or a cash payment in lieu of dedication be provided.

i. Irrigation:

The project is located outside the boundaries of both the South Columbia Basin Irrigation District and Franklin County Irrigation District. The applicant has indicated that irrigation water will be provided to each lot from individual private wells, limited to no more than ½ acre of land on each lot being irrigated from said private wells.

j. Fire Protection:

The project is in the boundaries of Franklin County Fire District #3. The Plat will utilize either an approved fire suppression system, or rural fire separation standards, as approved by Fire District #3. The County has adopted the 2018 International Fire Code. FD#3 is the reviewing agency during the subdivision review and processing to ensure compliance with fire protection standards, meeting FCC 8.40.080 requirements.

2. The proposed subdivision **does** contribute to the orderly development and land use patterns in the area;

- a. The property is zoned Rural Residential Zone (RR-1) and the development is consistent with the land use patterns in the area. The Franklin County Comprehensive Plan designates this area for Rural Residential.
- b. All lots comply with the required width/depth and lot frontage standards for new lots.

3. The public use and interest **will** be served by permitting the proposed subdivision;

- a. The development, as conditioned, complies with the County Development Regulations.

- b. Payment of park dedication fees benefit the public use and interest of this area.
- 4. The proposed subdivision **does** conform to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners;
 - a. The proposed subdivision conforms to the minimum lot size requirements of the Franklin County Zoning Ordinance.
 - b. The proposed subdivision conforms to the requirements of the Franklin County Subdivision Ordinance, including the minimum lot dimensions, lot requirements, and width/depth standards.
 - c. A State Environmental Policy Act (SEPA) review has been completed for this project.
- 5. The proposed subdivision **does** conform to the comprehensive plan and zoning requirements;
 - a. The Franklin County Comprehensive Plan designates this area for Rural Residential.
 - b. The average lot size in the new development is approximately 1.16 acres. The new lots comply with the minimum lot size requirement of the zoning district.
 - c. The development conforms to both the current zoning designation and the Comprehensive Plan.
- 6. The proposed subdivision **does** conform to the general purposes of the Subdivision Ordinance.
 - a. This development does comply with the purpose of the County Subdivision code. The purpose of the code is to regulate the division of land within unincorporated Franklin County. This Ordinance is to also further the purpose of promoting the health, safety, convenience, comfort, prosperity, and general welfare of the present and future inhabitants of Franklin County, and to:
 - i. Prevent the overcrowding of land;

Each lot in the development is 1.12 acres or greater size which complies with the zoning ordinance and comprehensive plan.
 - ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;

The proposal effectively adds seven new homes to the development potential of the site, which will produce additional trips on the highway system but will not result in detrimental effects.
 - iii. Promote the effective use of land;

The development utilizes the existing landscape and fulfils the intent of the County Zoning code.

- iv. Provide for adequate light and air;

The proposed sizes of the new lots in the development are of a size to provide adequate light and air to new homes and the surrounding lands.

- v. Facilitate adequate provision for water, sewerage, drainage, parks and recreational areas, and other public requirements;

Adequate provisions are being proposed and required for this development as it relates to water, sewerage, drainage, parks and recreational areas, and other public requirements. These provisions are addressed specifically in Findings of Fact #1.

- vi. Provide for proper ingress and egress;

Proper ingress and egress are provided for this development. The Franklin County Public Works Department has reviewed the proposal for proper ingress and egress and have determined that the development and dedication of a west extension of Roberta Road and the proposed Quail Road connection to Ivy Road will be adequate to meet this requirement.

- vii. Provide for the expeditious review and approval of proposed land divisions which comply with this Ordinance, the Franklin County Zoning Standards, other County Plans, policies and land use controls, and Chapter 58.17 R.C.W.;

The land development process for this project complies with all applicable County Ordinances, R.C.W.'s, and associated timelines for development review.

- viii. Adequately provide for the housing, commercial, and industrial needs of the citizens of the State and County;

This 8-lot development is located in an area zoned Rural Residential 1 Zone (RR-1), which has a rural residential environment intent.

- ix. Require uniform monumenting of land divisions and conveyance by accurate legal descriptions;

The development proposal complies with the provisions of the County Subdivision Ordinance as it relates to monumenting and legal description development.

- x. Implement the goals, objectives and policies of the Comprehensive Plan;

The Franklin County Comprehensive Plan designates this property for Rural Residential development.

The proposed development proposes an average lot size of 1.16-acres, and is in compliance, and consistent, with local land use controls, and is compatible with the surrounding residential area.

Suggested Conclusions of Law:

1. An application was received for the **Zaragoza Addition** preliminary plat on May 24, 2021, and the application was deemed complete on May 28, 2021.
2. The SEPA process has been completed and a DNS, with eight (8) mitigation requirements, was issued.
3. Following an open record pre decision hearing on a proposed preliminary plat, the Planning Commission shall render a recommendation to the board of county commissioners as to whether the proposal based on the findings shall be denied, approved or approved with medications or conditions.
4. The review criteria of FCC 16.20.070 were used to develop the findings of fact.

Suggested Conditions of Approval:

1. Applicant shall comply with the **County Public Works Department** requirements including:
 - a. Per RCW 36.86.010, Quail Road shall be shown on the plat as dedicated through Lot 1 & 8.
 - b. The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(4) for the subdivision boundary and all lots.
 - c. The following notes are required on the final plat:
 - i. No lot within this subdivision shall have direct access to Roberta Road.
 - ii. Lot owners shall agree to participate in any future L.I.D. / R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers.
 - d. All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
 - e. Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
 - f. Cul-de-sacs shall be designed with a 47 foot minimum radius, per Franklin County Design Standards, Division 1-03.4. The cul-de-sac shall be a hard surface, per

Franklin County Code Section 16.12.020(D)(2), . The minimum right-of-way shall be 55 feet or larger to accommodate the hard surface and allow for proper drainage ditches or swales.

- g. A temporary turn around easements shall be shown for Roberta Road and shall be void upon completion of future Roberta Road development.
 - h. Label the 30' north/south access as private or show the full 60' public right-of-way to be dedicated. Include a proper turn-around.
 - i. Prior to final plat approval, public road right-of-way shall be built to county standards. However, due to half right-of-way, Roberta Road shall be constructed to the minimum half roadway section per county standards.
 - j. All private access roads and/or lanes shall be built to Franklin County Design Standards prior to plat approval.
 - k. Per Resolution No. 2014-123, subdivisions of land that result in a private access point serving more than a single lot shall be required to construct the approach to County standards as a condition of plat approval.
 - l. Per FCC 16.12.040(A), all lots shall have legal access to a county road.
 - m. The final plat shall be accompanied with State Plane Coordinates conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(1) and as set forth by state statues for recording coordinates as described in RCW 58.20.180.
 - n. "Quail Street" shall be renamed to correspond with alignment of county records "Quail Road".
 - o. A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.
2. The property lies outside of the **South Columbia Basin Irrigation District** and **Franklin County Irrigation District** service areas.
- a. The entire subdivision shall have access to only 5,000 gallons of water per day and each newly subdivided parcel shall irrigate no more than one-half acre from private wells.
3. **Benton-Franklin Health District:** The applicant shall meet and comply with the standards and adopted rules of the Health District:
- a. All lots within the plat must be a minimum of 1 acre and contain a minimum of 18,000 square feet of usable land area after all easements and encumbrances are subtracted. Please note that slopes in excess of 20% are not calculated in the usable land area.

- b. Each lot must be configured to allow a 100 foot radius water supply protection zone to fit within the lot lines, or a 100 foot protection zone must be established around each proposed well site
 - c. The following statements shall be placed on the final plat:
"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton- Franklin District Board of Health Rules and Regulations at the time of permit issuance. Further be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date. The lots within this plat may have specific limitations and/or restrictions for the placement of on-site sewage disposal systems. The Benton-Franklin Health Department should be contacted for further information."
 - d. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
 - e. Prior to final approval, a long plat final review fee (Code 54.37 for \$200) must be submitted to this office for the final walk through review of the plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and for the issuance of appropriate comments to the Franklin County Planning Department.
4. **Franklin PUD:** None.
5. **Franklin County Assessor's Office:** None.
6. **County Planning and Building Department:** Applicant shall meet and comply with the following requirements and standards, in addition to the SEPA conditions / mitigation measures:
 - a. **The following language shall be listed on the final plat under notes:**
 - Irrigation Requirements: No more than one-half acre of each lot shall be irrigated using private wells.
 - During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided.
 - The County is not responsible for the maintenance of the private access road nor any associated facilities inside the easement.
 - **Franklin County is a Right to Farm area.** The Franklin County Right to Farm Ordinance, as amended, shall apply to activities in this area.

- Properties more than 500' from a working and approved fire hydrant, or alternative fire suppression system approved by Fire District #3, shall adhere to the following structural setbacks:
Front: 25'
Sides: 20'
Rear: 25'
Between Structures: 15'
 - The entire subdivision shall have access to only 5,000 gallons of water per day, and each newly subdivided parcel shall irrigate no more than one-half acre from private wells.
 - All lots in the development are subject to **Park Dedication Fees** (\$50.00 per new lot/expected new dwelling unit). These fees shall be paid prior to building permit issuance for a new home on each applicable lot.
- b. All of the statements that are required to be on the face of the plat shall be either: **1)** recorded as a restrictive covenant on each applicable parcel with the County Auditor **OR 2)** described in detail in the developer's covenants that is recorded and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.
- c. The applicant shall coordinate with the Planning and Building Department and County GIS Manager for the designation of **addresses and road names** for the development. **Both addresses and road names shall be shown on the final plat.**
- e. The applicant shall coordinate with the **Post Office** regarding centralized box unit (CBU) locations for the development.
- f. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- g. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
- h. As proposed by the applicant this project will occur in one (1) phase and is not a phased development.
- i. Prior to obtaining the County Treasurer's Signature on the final plat, the applicant shall visit the County **Assessor's Office** to receive a Treasurer's Verification Form for the property.
- Further, the applicant is encouraged to contact the **Assessor's Office and/or Treasurer's Office** to discuss potential property tax implications of the platting process. Items such as the removal of an open space designation and/or an advanced tax payment requirement for the property may be applicable.
- j. The Final Plat:
- i. The Final Plat shall be developed by a licensed Surveyor.

- ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Franklin County Code Title 16 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at:
http://www.co.franklin.wa.us/planning/subdivision_ordinance.html.
- iii. The Final Plat Signature Blocks shall be provided for the following: Big Bend Electric Cooperative; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Benton Franklin Health District; USBR (see specifications for the Bureau's signature block statement); County Engineer; County Treasurer; County Assessor; and County Auditor.
- iv. The final five (5) signatures (for final plat approval) to be obtained by the applicant are: #5 County Assessor; #4 County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040); #3 County Planning Commission Chair (See Planning and Building Department for assistance in obtaining signature); #2 Chairman of Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date); #1 County Auditor's Office (Recording of the final plat).
- k. After final plat recording, one (1) paper copy and one (1) electronic copy (disk, cd, or e-mail-pdf) of the recorded plat shall be distributed to the Planning Director and one (1) paper copy to the County Assessor.

Agenda Item #4

PUBLIC NOTICE

PUBLIC COMMENTS

SUB 2021-06

AHBL for Rita Zaragoza – 8-lot Single-Family Residential Subdivision



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF OPEN RECORD PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by **AHBL**, 5804 Road 90, Suite H, Pasco, WA, 99301, seeking to develop a single-family residential subdivision, file # **SUB 2021-06** and **SEPA 2021-12**.

Said application is to allow for the development of a single-family residential subdivision, comprising one (1) parcel, totaling approximately 10-acres, and creating eight (8), 1 acre lots, minimum. The area where the project is proposed has a zoning designation of Rural Residential 1 (RR-1), with a comprehensive plan designation of Rural Residential.

The subject parcels are described as follows:

LEGAL DESCRIPTION(S):

114-242-025: SW4SE4NW4 2-9-29

NON-LEGAL DESCRIPTION:

The property is bounded to the south by Roberta Rd, is approximately 685' west of the intersection of Roberta Rd and Road 48, and 655' south of Ivy Rd. (Parcel Numbers: 114-242-025)

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. A public hearing will be held on **July 13, 2021 at 7:00 PM**. **Due to the Covid-19 emergency declaration**, the public may not attend in person. Written comments are accepted prior to public hearing and those comments shall be submitted by either email at planninginquiry@co.franklin.wa.us, or by regular mail to Franklin County Planning Department, 502 W. Boeing Street, Pasco, WA 99301. Written Comments shall be submitted by **4:00 PM, July 9, 2021**. Further information on how to participate in the meeting is provided below.

NOTICE IS FURTHER GIVEN that said proposal has been reviewed under the requirements of the State Environmental Policy Act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal and a **Determination of Non-Significance (DNS)** has been issued. Accordingly, an Environmental Impact Statement is **not** required. This determination was made on **June 17, 2021** and comment period for determination and environmental impacts of 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 11th DAY OF JUNE 2021.

PUBLISH:

Franklin County Graphic: June 17, 2021



From: Rebeca Gilley
Sent: Monday, June 21, 2021 5:46 AM
To: cjperkins95@charter.net
Cc: Aaron Gunderson; Derrick Braaten; Donna Crisp; Andrea R. Cardoza
Subject: FW: [EXTERNAL] SUB 2021-06

I will forward your request to our Planners Aaron and Derrick

From: cjperkins95@charter.net [<mailto:cjperkins95@charter.net>]
Sent: Saturday, June 19, 2021 6:08 PM
To: planninginquiry <planninginquiry@co.franklin.wa.us>
Subject: [EXTERNAL] SUB 2021-06

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.

Commission,

I am concerned about the access routes for this proposed subdivision.

Road 48 is not adequate for additional traffic during either construction or occupancy.

I will not endorse the proposal if Road 48 is proposed to be used as an access route.

Sincerely,

Craig J. Perkins
4812 Ivy Rd.
Parcel: 114231037

Memo



Public Works Department

To: Derrick Braaten, Planning & Building Director
From: John Christensen, County Surveyor
cc: Craig Erdman, County Engineer
Date: June 29, 2021
Re: SUB 2021-06 Zaragoza Addition

We have reviewed the above referenced preliminary subdivision and find the following:

- 1 Per RCW 36.86.010, Quail Road shall be shown on the plat as dedicated through Lot 1 & 8.
- 2 The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(4) for the subdivision boundary and all lots.
- 3 The following notes are required on the final plat:
 - a. No lot within this subdivision shall have direct access to Roberta Road.
 - b. Lot owners shall agree to participate in any future L.I.D. / R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers.
- 4 All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
- 5 Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
- 6 Cul-de-sacs shall be designed with a 47 foot minimum radius, per Franklin County Design Standards, Division 1-03.4. The cul-de-sac shall be a hard surface, per Franklin County Code Section 16.12.020(D)(2), . The minimum right-of-way shall be 55 feet or larger to accommodate the hard surface and allow for proper drainage ditches or swales.

- 7 A temporary turn around easements shall be shown for Roberta Road and shall be void upon completion of future Roberta Road development.
- 8 Label the 30' north/south access as private or show the full 60' public right-of-way to be dedicated. Include a proper turn-around.
- 9 Prior to final plat approval, public road right-of-way shall be built to county standards. However, due to half right-of-way, Roberta Road shall be constructed to the minimum half roadway section per county standards.
- 10 All private access roads and/or lanes shall be built to Franklin County Design Standards prior to plat approval.
- 11 Per Resolution No. 2014-123, subdivisions of land that result in a private access point serving more than a single lot shall be required to construct the approach to County standards as a condition of plat approval.
- 12 Per FCC 16.12.040(A), all lots shall have legal access to a county road.
- 13 The final plat shall be accompanied with State Plane Coordinates conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(1) and as set forth by state statutes for recording coordinates as described in RCW 58.20.180.
- 14 "Quail Street" shall be renamed to correspond with alignment of county records "Quail Road".
- 15 A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.

If you have any questions or concerns please let me know.



IN REPLY REFER TO:

United States Department of the Interior

BUREAU OF RECLAMATION

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



CPN-6612
2.2.3.18

Jun 29, 2021

VIA ELECTRONIC MAIL ONLY

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

Subject: Proposed Zaragoza Addition

Dear Mr. Braaten:

We appreciate the opportunity to review and comment on the subject proposal located in the South Columbia Basin Irrigation District (SCBID) in the SE¼ of the NW¼ of Section 2, Township 9 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.

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.

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.

Although this proposal is within the CBP and the SCBID, it does not involve any CBP facilities. Therefore, we have no comment regarding this proposal's impact on CBP facilities or associated rights-of-way.

Thank you for your assistance and cooperation. If you have any questions, please contact Ms. Michele Porter, GIS Specialist, at mporter@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 15:54:39
-07'00'

Rebecca Doolittle
Resources Management Supervisor

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

AHBL, Inc.
5804 Road 90, Suite H
Pasco, WA 99301



South Columbia Basin Irrigation District

OFFICE: 1135 E. HILLSBORO, SUITE A

TELEPHONE 509/547-1735, FAX 509/547-8669 • P.O. BOX 1006 • PASCO, WASHINGTON 99301

June 25th, 2021

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

Re: Proposed Short Plat SUB 2021-06, Zaragoza Addition

Dear Mr. Braaten,

The District has reviewed the proposed Subdivision SUB-2021-06 and has the following comments:

- The proposed subdivision lies outside of the South Columbia Basin Irrigation District service area.
- Contrary to what is stated on sheet 3 of the "General Land Development Application", SCBID does not provide irrigation service to this area. The developer will need to obtain an alternate source of water for irrigation.
- As this is outside of the District's service area, an approval signature by the District is not required on the subdivision plat.

If you have any questions, please do not hesitate to contact me at 509-547-1735 or by email at edixon@scbid.org.

Thank you,

Eric Dixon, P.E.
Chief Engineer
South Columbia Basin Irrigation District

CC: Franklin County File

Aaron Gunderson

From: Greg Linden <GLinden@franklinpud.com>
Sent: Thursday, September 2, 2021 2:22 PM
To: Aaron Gunderson
Subject: [EXTERNAL] RE: Request for Review and Comments & Notice of DNS (CUP 2021-12/SEPA 2021-18)

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.

Aaron:

FPUD was aware of this project and we have no issues.

Thanks!

Greg Linden, P.E.
Engineering Manager
509-542-5371



From: Aaron Gunderson <agunderson@co.franklin.wa.us>
Sent: Thursday, September 2, 2021 1:20 PM
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>; 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>; ocallaghan@scbid.org; Eric Dixon <edixon@scbid.org>; tpoe@scbid.org; mharris@fcfd3.org; Robert Richmond <rrichmond@franklinpud.com>; Greg Linden <GLinden@franklinpud.com>; zunderhill@bbec.org; Ben Hooper <BHooper@franklinpud.com>; mmyers@bbec.org; mhay@bbec.org; Rick White <WHITER@pasco-wa.gov>; Andrew Hattori <hattoria@pasco-wa.gov>; manningm@pasco-wa.gov; adamsj@pasco-wa.gov; Sean Davis <sdavis@co.franklin.wa.us>; Michael Morgan <mmorgan@co.franklin.wa.us>; Robin Moug <rmoug@co.franklin.wa.us>; fcid1@pocketinet.com; jburn@pocketinet.com
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 2021-12/SEPA 2021-18)

EXTERNAL: Think Before You Click!

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 2021-12).

NOTICE OF SEPA DNS

A SEPA DNS has been issued for the proposal. (Franklin County File # SEPA 2021-18)

The Public Notice, DNS and SEPA Environmental Checklist is attached for your records and review. Comments on the DNS are due by September 16, 2021.

Thank you,

Aaron Gunderson

Planner I

Franklin County, WA | Planning & Building Dept.

509-545-3521

agunderson@co.franklin.wa.us

If you think you have received this email in error, please notify the sender immediately by email and delete this email and any attachments from your system. Additionally, any correspondence exchanged with Franklin PUD, including emails, are public records. Public records may be produced for third-party requesters under the Public Records Act.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

June 30, 2021

Derrick Braaten
Building & Planning Director
Franklin County
1016 N 4th Ave.
Pasco, WA 99301

In future correspondence please refer to:
Project Tracking Code: 2021-06-04058
Property: Franklin County_Zargoza Addition (SUB 2021-06)
Re: Survey Requested

Dear Derrick Braaten:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending to the right.

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





March 3, 2021

Hilario Zaragoza
204105 E. Schuster Rd.
Kennewick, WA 99337

RE: Clarks Subdivision preliminary review of the property at TBD Roberta Rd/ RD 52;
Parcel #114-242-025, Franklin County.

Dear Mr. Hilario:

This department completed a preliminary plat review on February 25th 2021 of the above referenced plat proposal. This department has reviewed the above referenced plat in accordance with our current land development policies and requirements for new subdivisions. Our findings are listed below:

1. There 8 lots ranging from 1.12 acres to 1.17 acres.
2. The proposed land use is for single family dwellings.
3. Soils encountered throughout the proposed plat area are predominantly a type IV medium to fine sand.
4. Land has varying rolling hills and knolls.
5. Proposed domestic water supply is Single Family Wells.

Findings indicate the above referenced plat generally meets our requirements for plats utilizing onsite sewage disposal systems and Single Family Wells, provided:

1. Each lot must be configured to allow a 100 foot radius water supply protection zone to fit within the lot lines

or

A 100 foot protection zone must be established around each proposed well site

2. All lots shall have a minimum of 1 acre in size and contain a minimum of 18,000 square feet of usable land area.
3. All wells, and irrigation lines within 150 feet of the plat are shown on the plat map, including the 100' protective well radius.

4. Prior to final approval, a long plat final review fee (Code 54.37 for \$200) must be submitted to this office for the final walk through review of the plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and for the issuance of appropriate comments to the Franklin County Planning Department.
5. Prior to the issuance of any on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
6. It is recommended that some provision be made to facilitate future connection to a municipal sewer utility at such time as said utility becomes available.
7. The following statement is placed on the plat:

"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton-Franklin Board of Health Rules and Regulation at the time of permit issuance. Further be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections, percolation tests, and/or other requirements at a later date."

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

Your application will be held in an active state until January 22nd 2022, at which time the submittal will be deemed null and void should this proposal not be developed by that time.

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

Sincerely,



Deana Chiodo
Environmental Health Specialist II

CC: AHBL, INC.: John W. Becker, PLS
Franklin County Planning Department

Agenda Item #4

APPLICATION, SEPA DETERMINATION & SEPA CHECKLIST

SUB 2021-06

AHBL for Rita Zaragoza – 8-lot Single-Family Residential Subdivision



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION



FOR STAFF USE ONLY:	FILE #: SUB2021-06	Reviewed by: Hearing Date:
	Total Fees: \$1,000	
	Receipt #: PL21-00567	
	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 type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Shoreline Substantial Development
	<input type="checkbox"/> Variance	<input type="checkbox"/> Shoreline Conditional Use Permit
	<input type="checkbox"/> Rezone	<input type="checkbox"/> Shoreline Variance
	<input type="checkbox"/> Non-Conforming Use Determination	<input type="checkbox"/> Shoreline Exemption
	<input type="checkbox"/> Zoning Interpretation / Administrative Decision	<input type="checkbox"/> Shoreline Non-Conforming
	<input type="checkbox"/> Short Plat	<input type="checkbox"/> SEPA Environmental Checklist
	<input checked="" 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: Rita Zaragoza Mailing Address: 204105 E SCHUSTER RD Phone: 509-366-2252 Email: empirebros2018@gmail.com
<input type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: AHBL, INC. Name: Tyler Duncan Address: 5804 RD 90, Suite H, Pasco, WA 99301 Phone: 509-380-5883 Email: tduncan@AHBL.com
<input type="checkbox"/>	Surveyor / Engineer Company: AHBL, INC. Name: John W. Becker, PLS. Address: 5804 RD 90, Suite H, Pasco, WA 99301 Phone: 509-380-5883 Email: jbecker@AHBL.com

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

Create and an 8 lot Subdivision outside of the UGA.

PROPERTY INFORMATION:

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

114-242-025

Legal Description of Property:

The SW 1/4 of the SE 1/4, of the NW 1/4 of Section 2, Township 9, Range 29 E, W.M., Franklin County, Washington.

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

On Roberta Rd and in between Rd 52 N and Rd 44 N.

- 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.

DocuSigned by:

 EFC1FFE710CA4AA... EFC1FFE710CA4AA...
 Owner Date 05/19/2021

DocuSigned by:

 Sydney Wattenburger 5/20/21
 Applicant/Representative Date

Print Name: Rita Zaragoza Garza Juan Javier Garza

Print Name: _____

PRELIMINARY PLAT SUPPLEMENTAL INFORMATION

ZONING: RR-1

IS THE PROPERTY LOCATED WITHIN A FLOODPLAIN? YES ☐ NO ☒IS THE PROPERTY LOCATED WITHIN AN AIRPORT SAFETY OVERLAY? YES ☐ NO ☒

PROPOSED SUBDIVISION NAME:

Zaragoza Addition

PARENT LOT/PARCEL SIZE (GROSS ACREAGE):

114-242-025 (10.00 AC)

PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:

Undeveloped Land. No structures or any present use.

ARE YOU PROPOSING TO PHASE THE DEVELOPMENT? ☐ YES ☒ NOIF YES, HOW MANY PHASES ARE YOU PROPOSING AND HOW MANY YEARS UNTIL THE DEVELOPMENT
WILL BE FULLY BUILT- OUT?

AVERAGE LOT SIZE: 1.16 AC

SMALLEST LOT SIZE: 1.12 AC

LARGEST LOT SIZE: 1.17AC

TOTAL NUMBER OF PROPOSED LOTS: 8

TOTAL NUMBER OF PROPOSED DWELLING UNITS: 8

TYPES OF BUILDINGS TO BE CONSTRUCTED (SINGLE FAMILY, DUPLEX, COMMERCIAL, ETC.):

Single Family Homes

ARE YOU PROPOSING TO INCLUDE DESIGNATED OPEN SPACES, PARKS OR RECREATIONAL AREAS?

☐ YES ☒ NO

IF YES, DESCRIBE ACREAGE AND TYPES:

DESCRIBE HOW STORMWATER DRAINAGE WILL BE HANDLED:

Stormwater drainage will be handled in accordance with in the Stormwater manual for Eastern Washington

ARE ANY OF THE FOLLOWING FEATURES (NATURAL OR MAN-MADE) LOCATED ON THE PROPERTY (CHECK ALL
THAT APPLY AND INCLUDE ON A SITE PLAN):☐ PONDS ☐ LAKES ☐ STREAMS / RIVERS ☐ WETLANDS ☐ FLOODPLAIN ☐ FLOODWAY ☐ STEEP SLOPES
(EXCEEDS 15% GRADE) ☐ IRRIGATION DITCHES / CANALS

None.

DO YOU PROPOSE THE ON-SITE ROADWAY(S) TO BE PUBLIC OR PRIVATE?

Private

DESCRIBE ANY HOMEOWNER'S OR MAINTENANCE ASSOCIATION THAT MAINTAINS ANY EXISTING PRIVATE
ROADS:

N/a

DESCRIBE THE PROPOSED METHOD OF FIRE PREVENTION/ SUPPRESSION: Irrigated yards/ Fire Department
ARE YOU PROPOSING SIDEWALKS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IRRIGATION SOURCE: <input type="checkbox"/> NONE <input type="checkbox"/> PRIVATE <input checked="" type="checkbox"/> SCBID <input type="checkbox"/> FCID
DOMESTIC WATER SUPPLY: <input checked="" type="checkbox"/> ON-SITE WELL <input type="checkbox"/> COMMUNITY WELL (Well ID # and location): _____ <input type="checkbox"/> OTHER (SPECIFY):
SEWAGE DISPOSAL: <input checked="" type="checkbox"/> ON-SITE SEPTIC <input type="checkbox"/> OTHER (SPECIFY):
LIST EXISTING OR PROPOSED UTILITY PROVIDERS: Power – BBEC Telephone – n/a Natural Gas – CNG possibly Cable / Broadband – Ziplay or PUD Sanitary waste disposal - BDI

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

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

DocuSigned by: Juan Garza 05/19/2021
Owner Date

DocuSigned by: Sydney Wattenburger 5/24/21
Applicant/Representative Date

Print Name: Rita Zaragoza Garza Juan Javier Garza

Print Name: Sydney Wattenburger

Rev. Jan 2019

May 21, 2021

Franklin County
502 Boeing St.
Pasco, WA, 99301

Project: Zaragoza, AHBL No. 2210048
Subject: Regarding Submittal to Franklin County

Please review the following paperwork for accuracy.

If you have any questions, please contact me at 509-380-5883 Extension 870

Sincerely,

Sydney Wattenburger
Survey Technician

SNW/

c: Tyler Duncan - AHBL
John Becker, PLS - AHBL

Executive Summary:

The project "Zaragoza Addition" proposes to long plat 9.76 acres into 8 single family detached residential lots within an RR-1 (Rural Residential Zoning District 1) zone.

The parcel 114-242-025 is adjacent to Roberta Road within the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, of the NW $\frac{1}{4}$ of Section 02, Township 09 North, Range 29 East Willemite Meridian in Franklin County, Washington State.

Lot sizes will be between 1.17 to 1.23 acres in size. The land is currently vacant with no improvements other than an existing well on Lot 6.

Project improvements proposed consist of roadway improvements/construction, utility extensions & stormwater management serving the project. Sewage flows from the develop parcels will be handed by on-site sewage disposal where permitted by the Benton-Franklin Health Department. To our knowledge the site is not within any critical areas identified within the Franklin County Critical Area Maps dated 2009.



March 3, 2021

Hilario Zaragoza
204105 E. Schuster Rd.
Kennewick, WA 99337

RE: Clarks Subdivision preliminary review of the property at TBD Roberta Rd/ RD 52;
Parcel #114-242-025, Franklin County.

Dear Mr. Hilario:

This department completed a preliminary plat review on February 25th 2021 of the above referenced plat proposal. This department has reviewed the above referenced plat in accordance with our current land development policies and requirements for new subdivisions. Our findings are listed below:

1. There 8 lots ranging from 1.12 acres to 1.17 acres.
2. The proposed land use is for single family dwellings.
3. Soils encountered throughout the proposed plat area are predominantly a type IV medium to fine sand.
4. Land has varying rolling hills and knolls.
5. Proposed domestic water supply is Single Family Wells.

Findings indicate the above referenced plat generally meets our requirements for plats utilizing onsite sewage disposal systems and Single Family Wells, provided:

1. Each lot must be configured to allow a 100 foot radius water supply protection zone to fit within the lot lines

or

A 100 foot protection zone must be established around each proposed well site

2. All lots shall have a minimum of 1 acre in size and contain a minimum of 18,000 square feet of usable land area.
3. All wells, and irrigation lines within 150 feet of the plat are shown on the plat map, including the 100' protective well radius.

4. Prior to final approval, a long plat final review fee (Code 54.37 for \$200) must be submitted to this office for the final walk through review of the plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and for the issuance of appropriate comments to the Franklin County Planning Department.
5. Prior to the issuance of any on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
6. It is recommended that some provision be made to facilitate future connection to a municipal sewer utility at such time as said utility becomes available.
7. The following statement is placed on the plat:


"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton-Franklin Board of Health Rules and Regulation at the time of permit issuance. Further be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections, percolation tests, and/or other requirements at a later date."

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

Your application will be held in an active state until January 22nd 2022, at which time the submittal will be deemed null and void should this proposal not be developed by that time.

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

Sincerely,



Deana Chiodo
Environmental Health Specialist II

CC: AHBL, INC.: John W. Becker, PLS
Franklin County Planning Department

FRANKLIN COUNTY, WASHINGTON

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

Description of proposal: Zaragoza Addition, Preliminary Plat: Said application is to allow for the development of a single-family residential subdivision, comprising one (1) parcel, totaling approximately 10-acres, and creating eight (8), 1 acre lots, minimum. The area where the project is proposed has a zoning designation of Rural Residential 1 (RR-1), with a comprehensive plan designation of Rural Residential. The proposal includes the development of public roads, onsite septic systems, and private wells for each lot. Grading will be necessary to develop building pads for residential structures.

File Number: SEPA 2021-12 (SUB 2021-06)

Proponent AHBL for Rita Zaragoza

**Legal
Description(s):** 114-242-025: SW4SE4NW4 2-9-29

Location: The property is bounded to the south by the west extension of Roberta Rd, is approximately 685' west of the intersection of Roberta Rd and Road 48, and 655' south of Ivy Rd. (Parcel Numbers: 114-242-025) The site is situated in a portion of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 9 N, Range 29 E, W.M. in Franklin County, WA

Lead Agency: Franklin County, Washington.

Findings:

1. Earth (grading) impacts:
 - a. Soil Erosion: There is a potential for soil erosion during construction. Mature and young trees and roots will be removed.
 - b. Dust: Topsoil will be removed, which could result in a nuisance and result in impacts due to fugitive dust if not properly managed.
2. Air Quality impacts:
 - a. Short-term: There will be impacts to air quality from construction.
 - b. Long-term basis: There will be impacts to air quality from increased traffic volumes, which result in carbon emissions.
3. Transportation impacts: This proposal will result in additional vehicle, bicycle, and pedestrian trips to, from, and within the development site.
4. Impacts to surrounding land uses: There are potential impacts to surrounding land uses (including existing residential homes located to the north and east) by increased traffic, noise, and dust on a short-term basis from construction activities and on a long-term basis from future development.
5. Site is adjacent to Zone 5 of the Pasco Airport. Glare from residential lighting /solar panels may impact aviation activity over the property.
6. Impacts from surrounding land uses: Active farm activities in proximity to the site may affect properties due to noise, emissions, or odors. Aviation overflight activity may affect the enjoyment of outdoor activities due to noise and vibration.
7. Aesthetic impacts: There is a potential that views from properties to the east of the site may be affected.
8. Public service impacts: The development will result in an increased demand for public

services, as eight (8) homes may be added upon platting.

9. Stormwater impacts: Residential development and roadway improvements at the site will result in stormwater impacts, as there will be increased run-off from additional impervious surfaces and increased pollutants in the run-off from roads, parking areas, and landscaping.

Mitigation Measures:

1. Aviation easements for each lot shall be provided to the Pasco Airport/Port of Pasco.
2. A note shall be placed on the plat stating the properties may be impacted by aviation overflight activities.
3. A note shall be placed on the plat stating only non-reflective solar panels shall be used to minimize glare, and all outdoor lighting shall be aimed towards the ground.
4. A Construction Storm Water Pollution Prevention Plan (SWPPP) shall be provided, with measures to mitigate for potential erosion caused by onsite storm water runoff, and the plan shall be implemented by the Contractor.
5. Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air-quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.
6. Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the Franklin County Planning and Building Department, the affected Tribe(s) and the county coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.
7. A drainage system shall be designed to capture and dispose of storm water runoff onsite.
8. A separate source of irrigation water shall be implemented and provided during the life of the project.

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 - 

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-2021-12

SEPA ENVIRONMENTAL CHECKLIST FRANKLIN COUNTY, WASHINGTON

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:

Zaragoza Addition

2. Name of applicant:

Ryan Krieg, AHBL, INC.

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

5804 Rd 90, Suite H, Pasco WA 99301 509-380-5883

4. Date checklist prepared:

5/12/2021

5. Agency requesting checklist:

Franklin County

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

Fall 2021.

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

None are known.

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

A geo-technical site study will be conducted to investigate the physical properties of the soils and determine design parameters. No other information is known at this time.

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 are known.

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

SPEA Review
BFHD Approval Letter
Preliminary Plat Approval
Utility Connection Fees

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.)

This proposal is for platting of 8 single family lots within an RR-1 zone on currently vacant land within Franklin County. Addition project items will include roadway construction, stormwater management and utility extensions to serve the project.

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.

PARCEL #: 114-242-025

LEGAL DESCRIPTION: THE SW 1/4 OF THE SE 1/4, OF THE NW 1/4 OF SECTION 2,
TOWNSHIP 9, RANGE 29 E, W.M., FRANKLIN COUNTY, WASHINGTON.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

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

3%

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.

Quincey Loamy Fine Sands

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

No surface indications of unstable soils are present.

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.

Grading quantities are estimated to be below 10,000 cubic yards of material. Existing onsite soils will be utilized to balance grading quantities.

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

Limited soil erosion could occur during the construction phase; however, a Construction Stormwater Pollution Prevention Plan (SWPPP) instituted by the contractor will contain erosion and sedimentation control features preventing runoff from leaving the site to avoid adverse effects to critical water resources.

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

Approximately 40% of the completed 8.4 acre project area will contain impervious surfacing. This approximation includes the future single-family roof tops and surfacing.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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

A Construction SWPPP implemented by the contractor meeting the Washington State Department of Ecology's 2019 Stormwater Management Manual for Eastern Washington (SWMMEW).

2. Air

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

General exhaust from construction vehicles is expected during the proposed construction phase. However, construction equipment will be turned off when not in use. Post development emissions will be primarily exhaust from vehicles making trips to and from the development.

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

No off-site sources of emissions or odor are expected to affect this proposal. **FC: Property is within a "Right to Farm" area. Active farms in proximity to the site may produce emissions or odors.**

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

Vehicle emissions are regulated by a combination of Federal, State and Local regulations. All construction equipment and vehicles will maintain compliance. Applicant will water site and/or streets as necessary to reduce dust. Any construction equipment not in use will be shut off during the construction phase.

3. Water

- a. Surface Water:

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

No.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

- 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.

None.

- 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, the proposal will not involve discharge of waste materials to surface water.

b. Ground Water:

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

Yes, wells are for drinking water, quantities to in accordance with BFHD guidelines.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

- 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. **FC: Residences will use on-site, residential septic systems.**

No waste material will be discharged to the groundwater with this proposal.

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.

Development will include construction that will generate on-site stormwater runoff, primarily from new impervious surfaces created from the development. Stormwater runoff will be collected from impervious surfaces such as buildings, sidewalks, roads, and driveways. It will be discharged following treatment meeting the Stormwater Management Manual for Eastern Washington.

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

There is potential for waste materials to be discharged from the proposal site due to automobiles and rooftops as point sources for pollution. To mitigate this potential, runoff generated from the site will comply with the SWMMEW.

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

Drainage patterns withing the vicinity of the site will remain unchanged.

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

A stormwater management system will be designed per the Stormwater Management Manual for Eastern Washington.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

4. Plants

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

- ☐ Deciduous tree: Alder, maple, aspen, other
- ☐ Evergreen tree: Fir, cedar, pine, other
- ☒ Shrubs
- ☐ Grass
- ☐ Pasture
- ☐ Crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage,
other
- ☐ Water plants: Water lily, eelgrass, milfoil, other
- ☐ Other types of vegetation

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

Existing shrubs will be removed for development.

c. List threatened and endangered species known to be on or near the site. **FC: A review of the WDFW PHS Map shows no endangered species on or near the site.**

None are known.

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

Residential landscaping of typical single family dwellings will be used.

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

None are known.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

5. Animals

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

Examples include:

Birds: (hawk) heron, eagle, (songbirds), (other): crows & magpies

Mammals: (deer) bear, elk, beaver, other: rabbits, prairie dogs, field mice, coyotes

Fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. FC: A review of the WDFW PHS Map shows no threatened or endangered species on or near the site.

None are known.

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

Yes, the entire Columbia Basin is part of a migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

No mitigation is proposed.

- e. List any invasive animal species known to be on or near the site.

None are known.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Existing electrical or natural gas utilities will be utilized to meet the energy needs of the proposal.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposal will not affect the potential uses of solar energy by the adjacent properties.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

- c. What kinds of energy conservation features are included in the plans of this proposal?

The proposal will be designed meet applicable state and local energy codes.

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

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

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

None are 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 are 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.

The construction of the development will require the servicing of construction equipment on-site.

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

None are known.

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

The contractor will follow all state and local guidelines to prevent environmental impacts during the construction phase.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

FC: Property is within a "Right to Farm" area. Active farms in proximity to the site may produce noise. Overflight activity from Pasco Airport may affect properties.

- 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.

Short-term noise will be generated during the construction phase of the development. Long-term noise will be from cars accessing the site.

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

None are proposed.

Due to proximity to Pasco Airport flight paths, an aviation easement shall be granted to the Port of Pasco/Pasco Airport.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current use of the site is vacant. Development could drive demand for more low-density residential dwellings in the area. The area has a current land use designation for rural-residential 1 acre.

- 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?

The proposal site may have been used as working farmland in the 1960's or earlier.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

- 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: **FC: Property is within a "Right to Farm" area. Active farms in proximity to the site may produce noise, emissions, or odors.**

The proposal will minimally affect or be affected by the crop circle to the South. Oversized equipment may use Roberta Rd to access the site, but other access if available from Rd 52 N and Burns Rd. Dust from tilling and harvesting may blow to site after development is completed.

- a. Describe any structures on the site.

None.

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

No.

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

RR-1.

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

FC: The Comprehensive Plan Designation for the site is Rural Residential

The site is located outside of the UGA.

- e. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

- f. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No, it has not.

- i. Approximately how many people would reside or work in the completed project?

FC: Eight lots are proposed. 24-32 people would be housed.

The completed project is estimated to house 21 people based on lot count and a national 2017 average household size of 4 people.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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

The project will not displace any people.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None are proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is concurrent with the comprehensive land use of this site. **FC: Proposal is consistent with RR-1 zoning and Rural Residential Comp Plan designation.**

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None are proposed.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

8 single family lots at middle to high income.

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

None elimination of existing housing units is part of this proposal.

- c. Proposed measures to reduce or control housing impacts, if any:

None are proposed.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

10. Aesthetics

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

2-Story home. Roughly 20'.

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

The construction of the proposal will alter the site's appearance; however the change in views from outside the property will be limited.

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

None are proposed.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

FC: As a residential development, outdoor lighting will generally occur at night. Glare from solar panels may affect overflight activities. Due to proximity to Pasco Airport flight paths (Zone 5), an aviation easement shall be granted to the Port of Pasco/Pasco Airport, and noted on the plat.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

FC: Due to proximity to Pasco Airport flight paths (Zone 5), an aviation easement shall be granted to the Port of Pasco/Pasco Airport, and noted on the plat.

Exterior building lighting and street lighting, will be generated by the completed project and occur during evening hours.

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

Minimal impacts will result from lighting or glare.

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

None are noted.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

12. Recreation

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

None are in the immediate vicinity.

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

The proposed will not displace any existing recreational sites or uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **FC: A "per residence" park mitigation fee will be charged at time of building permit issuance.**

None are proposed.

13. Historic and cultural preservation

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

No.

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

No

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

The Washington Information System for Architectural and Archaeological Records Data (WISAARD) online mapping system was utilized to determine that there is likely no cultural or historic resource existing near the site.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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

None.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site will be serviced by Roberta Rd.

- 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.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **FC: Each residential lot is required to have a minimum of 2-off street parking spaces.**

No parking spaces are proposed. Just driveways.

- 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). **FC: At a minimum, Roberta Rd will need to be developed to public road standards west of Rd 44 North.**

A public or private roadway will be developed within the site to serve the site.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No. **FC: Property is adjacent to the flight path (Zone 5) of Pasco Airport. Due to proximity to Pasco Airport flight paths, an aviation easement shall be granted to the Port of Pasco/Pasco Airport.**

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

- 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?

Ratios from the Institute of Transportation Engineers Trip Generation Manual 10th Edition was utilized to determine project impacts.

The proposal will produce:

- 6 Vehicle Trips (Weekday AM Peak Hour)
- 8 Vehicle Trips (Weekday PM Hour)
- 7 Vehicle Trips (Saturday Peak Hour)
- 7 Vehicle Trips (Sunday Peak Hour)

- 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:

Stop sign at the intersection within the development.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposal will not increase the need for public services.

FC: As an 8-lot residential subdivision, impacts to public services will be minimal.

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

None are proposed.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer,
septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility
providing the service, and the general construction activities on the site
or in the immediate vicinity which might be needed.

Power.

Gas (maybe) depending on the cost of extending services.

Sewer will be on-site septic.

Communications will be extended from nearby developments.

FC: Potable water to be provided by on-site wells, or lots shall be
connected to an approved public water system.

Irrigation water shall be provided from an outside source, independent of
residential wells.

C. Signature

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

Signature:



Name of signer

Ryan Krieg

Position and Agency/Organization

SURVEY TECH. (AHBL, INC.)

Date Submitted:

5/12/2021

D. supplemental sheet for nonproject actions

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

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

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

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

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.

Derrick Braaten

From: Sarah A. Thornton <Sthornton@psd1.org>
Sent: Friday, September 17, 2021 2:24 PM
To: Derrick Braaten; Abigail D. Iracheta
Cc: Aaron Gunderson; Rebeca Gilley
Subject: RE: [EXTERNAL] Fwd: Mitigation Agreement

Derrick, yes PSD will be withdrawing our appeal. I will get a letter over to you as soon as possible. Thank you.

Sarah Thornton

Assistant Superintendent of Legal Services
Pasco School District No. 1
1215 W. Lewis St.
Pasco, WA 99301
Tel. 509-546-2880
sthornton@psd1.org

From: Derrick Braaten <dbraaten@co.franklin.wa.us>
Sent: Monday, September 13, 2021 11:31 AM
To: Abigail D. Iracheta <Alracheta@psd1.org>
Cc: Sarah A. Thornton <Sthornton@psd1.org>; Aaron Gunderson <agunderson@co.franklin.wa.us>; Rebeca Gilley <rgilley@co.franklin.wa.us>
Subject: FW: [EXTERNAL] Fwd: Mitigation Agreement

Ms. Iracheta,

Based on the attached mitigation agreement, is the Pasco School District withdrawing its SEPA Appeal (attached) for this project, and if so, can I get a formal letter for the file stating such?

Any assistance with this matter is appreciated,

Derrick Braaten

Planning and Building Director
Planning and Building Dept. | Franklin County, WA
Office tel. (509) 545-3521 | www.co.franklin.wa.us/planning/

From: Sydney Wattenburger <swattenburger@AHBL.com>
Sent: Thursday, September 9, 2021 1:27 PM
To: Derrick Braaten <dbraaten@co.franklin.wa.us>
Cc: Tyler Duncan <TDuncan@AHBL.com>; John Becker <jbecker@AHBL.com>; empirebro2018@gmail.com
Subject: [EXTERNAL] Fwd: Mitigation Agreement

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.

Hi Derrick,

Attached will be the signed Mitigation Agreement between the school district and Zaragoza.
Please let me know if there are any questions!

Much appreciated,

Sydney Wattenburger | Survey Technician

AHBL, Inc. | TACOMA • SEATTLE • SPOKANE • TRI-CITIES

509.380.5883 TEL | 509.316.7148 DIRECT | swattenburger@ahbl.com EMAIL | Send us a [file](#).

----- Forwarded message -----

From: **Abigail D. Iracheta** <Alracheta@psd1.org>

Date: Fri, Sep 3, 2021, 4:21 PM

Subject: Mitigation Agreement

To: empirebro2018@gmail.com <empirebro2018@gmail.com>

Hilario,

Attached is the signed Mitigation Agreement that has been recorded with the Franklin County Auditors office. I have reached out to our fiscal department on the process for payment but have not heard back yet. I will follow up early next week and get back to you as soon as possible. Thank you.

Thank you,

Abigail Iracheta

Public Records Officer

Pasco School District No. 1

1215 W. Lewis Street

Pasco, WA 99301

(509) 546-2880 Direct

(509) 543-6761 Fax

IMPORTANT: This e-mail (and any reply) is subject to the Public Records Act, RCW 42.56. This e-mail, in whole or in part, may be disclosed to a third-party requestor as required by law.

Return To:
Pasco School District
1215 W. Lewis Street
Pasco, WA 99301
Attn: Assistant Superintendent for Legal Affairs

AFN # 1946366 AGREE
09/03/2021 02:57 PM
8 Page(s) \$210.50
Matt Beaton, Auditor
Franklin Co., WA

Name of Document: SCHOOL MITIGATION AGREEMENT

Grantor: Rita Zaragoza

Grantee: PASCO SCHOOL DISTRICT NO. 1

Legal Description:

Abbreviated form: THE SW 1/4 , OF THE NW 1/4 OF SECTION 2, TOWNSHIP
9, RANGE 29 E, W.M., FRANKLIN COUNTY, WASHINGTON.

Additional legal description on Exhibit A of Mitigation Agreement

Assessor's Property Tax Parcel Account Number(s):

114-242-025

Reference number(s) of related/assigned/released/document(s): N/A

SCHOOL MITIGATION AGREEMENT

THIS MITIGATION AGREEMENT ("Agreement") is made this__day of June, 2021, between PASCO SCHOOL DISTRICT NO. 1, a political subdivision of the State of Washington (the "District") and RITA ZARAGOZA (the "Developer").

RECITALS

A. The Developer has submitted an application for approval from Franklin County for a plat of eight (8) single family lots, commonly known as Zaragoza Addition Preliminary Plat File No. SUB 2021-06 (SEPA 2021-12), (the "Project"), on property that lies within District boundaries, more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the "Property").

B. The State Environmental Policy Act, Chapter 43.21C RCW, provides processes and procedures whereby major actions by state and local agencies, including, but not limited to, plat or PUD approval or the issuance of building permits, may be reviewed to determine the nature and extent of their impact on the environment. Impacts on public services, including schools, are environmental impacts.

C. The State Subdivision Act, Chapter 58.17 RCW, provides that subdivision approval shall be dependent upon a finding that appropriate provisions are made for schools. Title 16 of the Franklin County Municipal Code implements these provisions of State law for proposed subdivisions in the County.

D. The District's student population and growth projections indicate that the District will not have the capacity to serve all of the expected additional students from the Project, when cumulative impacts of other projects are considered.

E. Franklin County issued a Determination of Non-Significance ("DNS") for the Project on June 12, 2021.

F. The Developer, prior to the close of comments and appeals on the DNS, offered to pay to the District an amount of \$4,700 per dwelling unit, as a voluntary mitigation measure related to the Project's impacts to schools.

G. RCW 82.02.020 authorizes the District to enter into a voluntary agreement with the Developer for payment to mitigate the impacts of the Project.

H. It is the policy of the District to recommend that direct impacts of development be voluntarily mitigated by the payment of fees and other mitigation measures where appropriate.

1. The Developer has agreed to mitigate in part, on a voluntary basis, the adverse impacts caused by the Project on the District.

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals and the mutual promises and covenants below, the District and the Developer agree as follows:

1. The Developer acknowledges and agrees that there is a direct impact as a result of the Project and that this Agreement is necessary as a result of that impact.

2. The Developer, or the Developer's successors or assigns to the Property, agrees to pay the following sum of money as mitigation for the direct impact that has been identified as a consequence of the Project: FOUR THOUSAND SEVEN HUNDRED DOLLARS AND NO/100s (\$4,700.00) per dwelling unit (the "Mitigation Payment").

3. Any extension, renewal, modification, or amendment to the Project that results in an adjustment in the number of residential lots shall result in a corresponding pro rata adjustment in the Mitigation Payment.

4. The Developer acknowledges and agrees that the Mitigation Payment is authorized to be used for capital improvements that may increase capacity at school facilities and/or the purchase of portable facilities.

5. The Developer agrees that the Mitigation Payment for any lot in the Project shall be due prior to the issuance of the building permit for such lot, with the Developer first paying the fee to the District and the District providing the Developer with a receipt of payment of such fee suitable for presentation to Franklin County. The Developer's failure to make the Mitigation Payment prior to building permit issuance shall in no way waive the requirement for the Mitigation Payment nor shall it be deemed in any way to limit the District's ability to recover the Mitigation from the Developer or any successors and assigns under this Agreement.

6. The Developer agrees that the District has five (5) years from the payment date(s) to spend the Mitigation Payment for the capital improvements described in paragraph 4. In the event that the Mitigation Payment is not expended within those five (5) years, the monies will be refunded with interest at the rate applied to judgments to the property owners of record at the time of refund; however, if the Mitigation Payment is not

expended within five (5) years due to delay which is attributable to the Developer, the Payment shall be refunded without interest.

7. The Developer, on behalf of itself and its successors and assigns, waives and relinquishes its right to protest or challenge the required payment of the Mitigation Payment pursuant to this Agreement and hereby covenants and undertakes that it forever refrains and desists from instituting, asserting, filing or bringing any lawsuits, litigation, claim or challenge or proceeding to challenge this Agreement, claim any repayment or reimbursement of funds, performance or improvements provided for therein, or any of its terms and conditions, on any ground or basis whatsoever.

8. The District hereby waives any objection to the Project as presently proposed.

9. This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, successors, and assigns of both of the Developer and the District.

10. If an action must be brought to enforce the terms of this Agreement, such action shall be brought in Franklin County Superior Court. The prevailing party shall be entitled to payment of its costs and reasonable attorneys' fees.

11. This Agreement constitutes the entire agreement between the parties and any other agreement either written or oral shall be null and void.

SIGNATURES ON FOLLOWING PAGE


PASCO SCHOOL DISTRICT NO. 1

DATED: 9.3.2021


By: Sarah Thornton, General Counsel

DEVELOPER


DATED: 8-30-2021


By: Rita Zaragoza, Owner

STATE OF WASHINGTON)
) ss.
COUNTY OF FRANKLIN)

I certify that I know or have satisfactory evidence that RITA ZARAGOZA is the person who appeared before me, and s/he acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 08/20 2021


Notary Public
Print/Type Name Adela Guerrero
My commission expires 3-10-2025

(Use this space for notarial stamp/seal)



STATE OF WASHINGTON)
) ss.
COUNTY OF FRANKLIN)

I certify that I know or have satisfactory evidence that SARAH THORNTON is the person who appeared before me, and s/he acknowledged that s/he signed this instrument, on oath stated that s/he was authorized to execute the instrument and acknowledged it as the GENERAL COUNSEL of the PASCO SCHOOL DISTRICT NO. 1, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9/4, 2021.

Notary Public	<u>San Juanita Mata</u>
Print/Type Name	<u>San Juanita Mata</u>
My commission expires	<u>1/13/2023</u>

(Use this space for notarial stamp/seal)



EXHIBIT A

LEGAL DESCRIPTION

THE SW 1/4 , OF THE NW 1/4 OF SECTION 2, TOWNSHIP 9, RANGE 29 E, W.M.,
FRANKLIN COUNTY, WASHINGTON.

Agenda Item #4

MAPS/Preliminary Plat

SUB 2021-06

AHBL for Rita Zaragoza – 8-lot Single-Family Residential Subdivision



