

## Agenda Summary Report (ASR)

### Franklin County Board of Commissioners

<b>DATE SUBMITTED:</b> October 26, 2021	<b>PREPARED BY:</b> Aaron Gunderson
<b>Meeting Date Requested:</b> November 2, 2021	<b>PRESENTED BY:</b> Derrick Braaten
<b>ITEM:</b> (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes	
<b>SUBJECT:</b> <i>Consider approval for an exception to the minimum lot frontage for a lot in a proposed short plat. Per county code, the minimum lot frontage of lots with more than 25,000 sq. ft. in gross area is 120' feet (except lots fronting on cul-de-sacs). (FCC 16.16.040(B)(2) Lot #1, as proposed, does not meet this standard. However, the applicant has requested a deviation from this standard, which is possible per FCC 16.16.040(C), on a case-by-case basis. This deviation is subject to approval by the County Board of Commissioners. (File # SP 2021-24)</i>	
<b>FISCAL IMPACT:</b> None	
<b>BACKGROUND:</b> Short Plat 2021-24 is an application by Loron Tallett for the approval of a three (3) lot short plat. The proposal is to divide approx. 65.61 acres into three (3) new lots. The property is zoned AP-20 and RC-1, and all lots are proposed to be at least 1 acre in size, gross. The proposed short plat is generally located South of Fanning Road, West of Richview Drive and East of McDonald Drive. (Tax Parcel No. 126-230-035). All property owners within 1-mile of the property were notified of the request on September 30, 2021.  Lot #1 as proposed has a frontage width of 90 ft., which is below the allowed 120 ft. minimum frontage standard for lots over 25,000 sq. ft. in gross area.	
<b>RECOMMENDATION:</b> The Planning and Building department staff recommends approval of the deviation request, as no comments were received against the proposal. If the Board deems that a deviation to the lot frontage should be granted, the Planning and Building Department will proceed to issue preliminary approval (with conditions) of the Short Plat, and include the Board's determination with the findings of fact. If the deviation is not granted, the department will return the short plat back to the applicant for modifications to meet the standard code requirements. All final plat approval (signing the final plat) will be handled by the Planning and Building Director.  <u>Suggested motion:</u> Pass a motion to approve the request by Loron Tallett to allow for a deviation from FCC 16.16.040(B)(2), requiring 120' frontage, for Lot #1 of Short Plat 2021-24, as provided for in FCC 16.16.040(C).	
<b>COORDINATION:</b> Proper and complete public and agency notice for comments on the short plat has been completed. All comments received are included as part of the packet. The Benton Franklin Health Department has reviewed the proposal and determined it generally meets its requirements, with conditions.	

**ATTACHMENTS:** (Documents you are submitting to the Board)

(1) Application (2) Public Notice (3) FCC 16.16.040 (4) Agency Comments (5) Maps

**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:** None

**To Planning:** None

*I certify the above information is accurate and complete.*

*Derrick Braaten*

Derrick Braaten

## **FRANKLIN COUNTY CODE**

### **16.16.040 - Minimum lot dimensions.**

Lot areas shall conform as nearly as possible to the requirements of Franklin County zoning standards so as to avoid re-platting when building.

A. Width and Depth. Excessive depth in relation to width shall be avoided. Lot depth exceeding three times the lot width shall be avoided.

B. Frontage. A minimum frontage area for each lot shall be required as follows:

1. Lots with less than twenty-five thousand (25,000) square feet in gross area shall have a minimum frontage of ninety (90) feet except lots fronting on cul-de-sacs, which shall have a minimum frontage of thirty-five (35) feet.
2. Lots with more than twenty-five thousand (25,000) square feet in gross area shall have a minimum frontage of one hundred twenty (120) feet except lots fronting on cul-de-sacs, which shall have a minimum frontage of fifty (50) feet.

C. Both subsections A and B above may be waived as follows: short subdivision frontage and lot width/depth requirements may be waived only by the board of county commissioners, through a recommendation by the planning director, if the proposal is in compliance with the standards in Section 16.32.100. Subdivision frontage and lot width/depth requirements may be waived only by the board of county commissioners, through a recommendation by the county planning commission, if the proposal is in compliance with the standards in Section 16.20.070.

D. In subdivisions where septic tanks or other individual sewage disposal devices are to be installed, the size of lots shall be subject to the approval of the Benton/Franklin health district, but by no means be smaller in size than the applicable zoning districts requirements for minimum lot size.



# FRANKLIN COUNTY

## PLANNING AND BUILDING DEPARTMENT

### GENERAL LAND DEVELOPMENT APPLICATION

<b>FOR STAFF USE ONLY:</b>	<b>FILE #:</b> SP 2021-24	<b>Reviewed by:</b> <b>Hearing Date:</b>	<div style="border: 2px solid blue; padding: 5px; text-align: center;"> <b>RECEIVED</b>  <b>AUG 20 2021</b>  <b>FRANKLIN COUNTY</b>  <b>PLANNING DEPARTMENT</b> </div>
	<b>Total Fees:</b> \$ 425.00		
	<b>Receipt #:</b> PL21-00780		
	<b>Date of Pre-App meeting:</b>		
	<b>Date deemed complete:</b>		

<b>CHECK ALL THAT APPLY AND ATTACH THE SUPPLEMENTAL FORM(S):</b>	<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 checked="" type="checkbox"/> Short Plat	<input type="checkbox"/> SEPA Environmental Checklist
	<input type="checkbox"/> Subdivision (Long Plat)	<input type="checkbox"/> Appeal (File # of the item appealed _____)
	<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Critical Areas Determination / Review / Reasonable Use Exemption
	<input type="checkbox"/> Lot Segregation Request	<input type="checkbox"/> Temporary Use Permit
	<input type="checkbox"/> Alteration / Vacation	<input type="checkbox"/> Home Occupation
	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> H2A Farm Worker Housing (zoning review)
	<input type="checkbox"/> Other:	

<input checked="" type="checkbox"/> for contact person:	<b>CONTACT INFORMATION</b>
<input type="checkbox"/>	<b>Property Owner</b> Name: ALAN MCDONALD Mailing Address: 3121 W HOOD AVE APT G205 Phone: _____ Email: _____
<input checked="" type="checkbox"/>	<b>Applicant / Agent / Contractor (if different)</b> Company: LORON TALLETT Name: _____ Address: 325 McDonald Dr Phone: 509-727-3943 Email: TALLETTLL@YAHOO.COM
<input checked="" type="checkbox"/>	<b>Surveyor / Engineer</b> Company: ROGERS SURVEYING Name: BRENTON GRIFFIN Address: 1455 Columbia Park Trail, Richland, WA 99352 Phone: (509) 783-4141 Email: BGRIFIN@ROGERSSURVEYING.COM

**BRIEF DESCRIPTION OF PROJECT OR REQUEST:**

SHORT PLAT SINGLE FARM LOT INTO 3 PARCELS

**PROPERTY INFORMATION:**

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

126230035

Legal Description of Property:

PTN FARM UNIT 111, IRR BLOCK 1

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

FARM AT SOUTHEAST CORNER OF INTERSECTION OF FANNING RD AND MCDONALD DRIVE

- 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.

Bo. ALAN McDonald  
Owner Date

1 J. Hall 8-20-21  
Applicant/Representative Date

Print Name: \_\_\_\_\_

Print Name: LORAH TALLETT

**SHORT PLAT SUPPLEMENTAL INFORMATION**

ZONING: **AP-20 & RC-1**

PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:  
FARM LAND

PARENT LOT/PARCEL SIZE (GROSS ACREAGE): **63.39**

INDICATE THE NUMBER OF LOTS AND THE SIZE OF EACH LOT FOR THE PROPOSED SHORT PLAT:  
3 LOTS 1AC. / 62.39AC. / 2.22AC

IS THIS AN INNOVATIVE AGRICULTURAL SHORT PLAT THAT WILL HAVE ACREAGE SET-ASIDE IN A MAIN FARM PARCEL? ☐ YES ☒ NO

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

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

DESCRIBE ANY HOMEOWNER'S OR MAINTENANCE ASSOCIATION THAT MAINTAINS ANY EXISTING PRIVATE ROADS:  
**N/A**

DESCRIBE THE PROPOSED METHOD OF FIRE PREVENTION/SUPPRESSION: **N/A**

IRRIGATION SOURCE:

☐ NONE ☐ PRIVATE ☒ SCBID ☐ FCID

DOMESTIC WATER SUPPLY:

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

☐ OTHER (SPECIFY):

SEWAGE DISPOSAL:

☒ ON-SITE SEPTIC ☐ OTHER (SPECIFY):

LIST EXISTING OR PROPOSED UTILITY PROVIDERS:

Power – **Franklin P&D**

Telephone – **NA**

Natural Gas – **NA**

Cable / Broadband – **NA**

Sanitary waste disposal – **Basin**

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.

ALAN MCDONALD  
Owner Date

[Signature] 8-20-21  
Applicant/Representative Date

Print Name: \_\_\_\_\_

Print Name: LORON TALLEY

Rev. Jan 2019





# FRANKLIN COUNTY

## PLANNING AND BUILDING DEPARTMENT

### NOTICE OF PENDING INNOVATIVE SHORT PLAT APPROVAL

PLEASE TAKE NOTICE that Loron Tallett, 325 McDonald Drive, Pasco, WA 99301 has filed for the approval of a three (3) lot innovative short plat.

As proposed, the applicant plans to short plat one (1) parcel, comprising approximately 65.61 acres, into three (3) new lots. Proposed New Lot #1 would be approximately 1.00 acre in size. Proposed New Lot #2 would be approximately 62.39 acres in size. Proposed Lot #3 would be approximately 2.22 acres in size. The property is zoned both Rural Community (RC-1) Zone and Agricultural Production 20 (AP-20) Zone.

The proposed innovative short plat is generally located South of Fanning Road, West of Richview Drive and East of McDonald Drive (Parcel #126-230-035). The proposed innovative short plat comprises portion of the Northeast 1/4 of Section 36, Township 10 North, Range 28 East, W.M. Franklin County, WA.

In accordance with Franklin County Code (FCC) 16.16.040(C), this short plat is required to be presented to the Board of County Commissioners for waiver of lot frontage requirements as expressed in FCC 16.16.040(B)(2). This is due to frontage measurements of Lot #1 requiring a deviation of normal lot frontage requirements.

**If you wish to comment on the proposed short plat**, you may do so in writing to the Franklin County Planning and Building Department by mail at 502 W. Boeing Street, Pasco, WA 99301 or by email at [planninginquiry@co.franklin.wa.us](mailto:planninginquiry@co.franklin.wa.us) **on or before October 11, 2021.**

*If you have a question, please contact:*

*Franklin County Planning and Building Department  
Derrick Braaten – Planning & Building Director  
Aaron Gunderson – Planner I  
502 W. Boeing Street  
Pasco, WA 99301  
509-545-3521 (Phone)  
Email: [planninginquiry@co.franklin.wa.us](mailto:planninginquiry@co.franklin.wa.us)*

**Date:** September 30, 2021  
**Case File Number:** SP 2021-24



Subject Parcel





# FRANKLIN COUNTY

## PLANNING AND BUILDING DEPARTMENT

### AGENCY COMMENTS (SHORT PLAT 2021-24, Tallett)

**DATE:** September 30, 2021

**RE:** SP 2021-24

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

Irr. Dist.(FCID\_\_\_SCBID\_\_X\_\_)  
Fire Dist. # 3  
Elec.Utility (PUD\_\_X\_\_BBEC\_\_X\_\_)  
County Building Official  
Bureau of Reclamation

**FROM:** Aaron Gunderson, Planner I

**CC:** Matt Mahoney; Derrick Braaten; Rebeca Giley; Ryan Nelson

### Agency Representative:

Enclosed is a copy of a proposed three (3) lot Innovative Short Plat for your review. As proposed, the applicant plans to short plat one (1) parcel, comprising approximately 65.61 acres, into three(3) new lots. Under the submitted application, proposed Lot #1 would be approximately 1.00 acre. Proposed Lot #2 would be approximately 62.39 acres. Proposed Lot #3 would be approximately 2.22 acres. The property is zoned both RC-1, Rural Community Zone and AP-20, Agricultural Production Zone.

The proposed Innovative Short Plat is located in a portion of the Northeast 1/4 of Section 36, Township 10 North, Range 28 East, W.M., Franklin County, Washington. The property is generally located South of Fanning Road, West of Richview Drive and East of McDonald Drive. (Parcel #126-230-035).

We would appreciate your review and comments by **October 11, 2021 at 4:30 pm**.

See attached for additional information

**REPLY:**

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Title:** \_\_\_\_\_

## Ryan Nelson

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**From:** Zach Underhill <zunderhill@bbec.org>  
**Sent:** Thursday, September 30, 2021 1:40 PM  
**To:** Ryan Nelson  
**Subject:** [EXTERNAL] RE: SP 2021-24 Tallett Agency Review Memo

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.

Afternoon Ryan,

BBEC has no comment.

Thanks,

Zach Underhill  
Staking Engineer  
Big Bend Electric Cooperative, Inc.  
PO Box 348, Ritzville, WA 99169  
Phone: 509-659-1700  
Toll Free: 866-844-2363  
Fax: 509-265-4226

**From:** Ryan Nelson <ryann@co.franklin.wa.us>  
**Sent:** Thursday, September 30, 2021 9:28 AM  
**To:** csnow@usbr.gov; gbates@usbr.gov; bor-efo-mailroom@usbr.gov; mporter@usbr.gov; ghoff@usbr.gov; ocallaghan@scbid.org; Edixon@scbid.org; Tpoe@scbid.org; bhooper@franklinpud.com; rrichmond@franklinpud.com; Zach Underhill <zunderhill@bbec.org>; Mitch Myers <mmyers@bbec.org>; Mark Hay <mhay@bbec.org>; mharris@fcfd3.org; Craig Erdman <cerdman@co.franklin.wa.us>; John Christensen <jchristensen@co.franklin.wa.us>; Michael Morgan <mmorgan@co.franklin.wa.us>; deanac@bfhd.wa.gov; Rickd@bfhd.wa.gov; Robin Moug <rmoug@co.franklin.wa.us>  
**Cc:** Matt Mahoney <mmahoney@co.franklin.wa.us>; Rebeca Gilley <rgilley@co.franklin.wa.us>; Derrick Braaten <dbraaten@co.franklin.wa.us>; Aaron Gunderson <agunderson@co.franklin.wa.us>  
**Subject:** SP 2021-24 Tallett Agency Review Memo

Good Morning,

Please find attached a Short Plat application for SP 2021-24, Tallett.

Please provide comments no later than October 11, 2021.

Ryan Nelson  
Planner I  
Franklin County Planning & Building Department  
509-545-3521  
[ryann@co.franklin.wa.us](mailto:ryann@co.franklin.wa.us)

# Memo



## Public Works Department

**To:** Derrick Braaten, Planning & Building Director  
**From:** John Christensen, County Surveyor  
**cc:** Craig Erdman, County Engineer  
**Date:** October 5, 2021  
**Re:** SP 2021-24 Tallett

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Derrick,

We have reviewed the above referenced short plat and find the following:

- 1 Per RCW 36.86.010, Terrace Drive shall be shown on the plat as dedicated along the southern 30 feet of Lot #2.
- 2 The Owner's Certificate shall include wording for the dedication of road rights-of-way as described in Franklin County Code Section 16.24.030(K).
- 3 State Plane Coordinates conforming to Franklin County Code Section 16.28.100(C)(1) and as set forth by state statues for recording coordinates as described in RCW 58.20.180 were not submitted.
- 4 Per Franklin County Code 16.32.040(D)(9) and/or RCW 58.09.080, Certificates shall appear as follows:

### AUDITOR'S CERTIFICATE

Filed for record this . . . . day of . . . . ., 20 . . . . at . . . . M. in book . . . . of .  
. . . at page . . . . at the request of . . . . .  
(Signed) . . . . .

- 5 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.

## Ryan Nelson

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**From:** Michael Morgan  
**Sent:** Monday, October 4, 2021 1:12 PM  
**To:** Ryan Nelson; mharris@fcfd3.org; Craig Erdman; John Christensen  
**Cc:** Matt Mahoney; Rebeca Gilley; Derrick Braaten; Aaron Gunderson; Robin Moug  
**Subject:** RE: SP 2021-24 Tallett Agency Review Memo

If Lot 1 is developed, it would have an odd address on *McDonald Drive* in the 300 block.  
If Lot 3 is developed, it would have an odd address on *Fanning Road* in the 1600 block.  
Lot 2 is a remainder that would not need addressing at this time.

### **Michael Morgan**

GIS Manager  
Franklin County, WA  
509-545-3585  
Web map: <https://franklingis.org>

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**From:** Ryan Nelson <ryann@co.franklin.wa.us>  
**Sent:** Thursday, September 30, 2021 9:28 AM  
**To:** csnow@usbr.gov; gbates@usbr.gov; bor-efo-mailroom@usbr.gov; mporter@usbr.gov; ghoff@usbr.gov; ocallaghan@scbid.org; Edixon@scbid.org; Tpoe@scbid.org; bhooper@franklinpud.com; rrichmond@franklinpud.com; zunderhill@bbec.org; mmyers@bbec.org; mhay@bbec.org; mharris@fcfd3.org; Craig Erdman <cerdman@co.franklin.wa.us>; John Christensen <jchristensen@co.franklin.wa.us>; Michael Morgan <mmorgan@co.franklin.wa.us>; deanac@bfhd.wa.gov; Rickd@bfhd.wa.gov; Robin Moug <rmoug@co.franklin.wa.us>  
**Cc:** Matt Mahoney <mmahoney@co.franklin.wa.us>; Rebeca Gilley <rgilley@co.franklin.wa.us>; Derrick Braaten <dbraaten@co.franklin.wa.us>; Aaron Gunderson <agunderson@co.franklin.wa.us>  
**Subject:** SP 2021-24 Tallett Agency Review Memo

Good Morning,

Please find attached a Short Plat application for SP 2021-24, Tallett.

Please provide comments no later than October 11, 2021.

Ryan Nelson  
Planner I  
Franklin County Planning & Building Department  
509-545-3521  
[ryann@co.franklin.wa.us](mailto:ryann@co.franklin.wa.us)



# 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

October 1<sup>st</sup>, 2021

ATTN: Mr. Ryan Nelson  
Planner I  
Franklin County Planning and Building Department  
502 W. Boeing St.  
Pasco, WA 99301

Re: Proposed Short Plat SP-2021-24, Tallett

Dear Mr. Nelson,

The District has reviewed the proposed Short Plat SP-2021-24 and has the following comments:

- Pursuant to RCW 58.17.310, all parcels associated with this plat must have access to the legal point of irrigation water delivery to Farm Unit 111 of Irrigation Block 1. This point is at the intersection of the eastern parcel boundary of "Lot 2" and the PP4.9 irrigation lateral. Lots 1 and 3 must benefit from a minimum of a 10' wide irrigation easement to the point above. Additionally, a 10' wide irrigation easement must be extended from the above point to benefit lots 1, 2, 3, 4, 5, and 6 of "Sunset Terrace heights Phase 2" along the western edge of the proposed "Lot 2". Alternatively, the agricultural water allotment for these lots can be released which would relieve them of the access requirement. Contact the South Columbia Basin Irrigation District for more information.
- The PP4.9 irrigation lateral must be shown on the plat.
- The PP5.3 irrigation lateral must be shown on the plat.

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

Thank you,

Eric Dixon, P.E.  
Assistant Manager  
South Columbia Basin Irrigation District

CC: B1 U111

## Ryan Nelson

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**From:** Deana Chiodo <deanac@bfhd.wa.gov>  
**Sent:** Thursday, September 30, 2021 10:42 AM  
**To:** Ryan Nelson  
**Cc:** 'BGriffin@rogerssurveying.com'  
**Subject:** [EXTERNAL] RE: SP 2021-24 Tallett Agency Review Memo  
**Attachments:** SKM\_554e21093011060.pdf

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.

On my letter I mentioned a well on 1681 Fanning Rd that is not shown on the plat, this did encumber the .43 acres you are showing as usable, that's why it was important to be shown in addition to it being within 150' of the plat.

See attached.

---

**From:** Ryan Nelson <ryann@co.franklin.wa.us>  
**Sent:** Thursday, September 30, 2021 9:28 AM  
**To:** csnow@usbr.gov; gbates@usbr.gov; bor-efo-mailroom@usbr.gov; mporter@usbr.gov; ghoff@usbr.gov; ocallaghan@scbid.org; Edixon@scbid.org; Tpoe@scbid.org; bhooper@franklinpud.com; rrichmond@franklinpud.com; zunderhill@bbec.org; mmyers@bbec.org; mhay@bbec.org; mharris@fcfd3.org; Craig Erdman <cerdman@co.franklin.wa.us>; John Christensen <jchristensen@co.franklin.wa.us>; Michael Morgan <mmorgan@co.franklin.wa.us>; Deana Chiodo <deanac@bfhd.wa.gov>; Rick Dawson <Rickd@bfhd.wa.gov>; Robin Moug <rmoug@co.franklin.wa.us>  
**Cc:** Matt Mahoney <mmahoney@co.franklin.wa.us>; Rebeca Gilley <rgilley@co.franklin.wa.us>; Derrick Braaten <dbraaten@co.franklin.wa.us>; Aaron Gunderson <agunderson@co.franklin.wa.us>  
**Subject:** SP 2021-24 Tallett Agency Review Memo

Good Morning,

Please find attached a Short Plat application for SP 2021-24, Tallett.

Please provide comments no later than October 11, 2021.

Ryan Nelson  
Planner I  
Franklin County Planning & Building Department  
509-545-3521  
[ryann@co.franklin.wa.us](mailto:ryann@co.franklin.wa.us)

**\*\*This email was sent from outside the BFHD Network\*\***

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July 15, 2021

Loron Tallett  
325 McDonald Rd  
Pasco, WA 99301

Re: Proposed Short Plat of 126-230-035, Franklin County.

Dear Mr. Tallett:

On July 13<sup>th</sup> 2021, this office performed an on-site review of the above mentioned proposed short plat. The existing 66 acre tract of land is intended to be divided into **three lots**. Proposed Lot 1 at 1 acre, proposed Lot 2 at 2 acres and the remaining acreage on the third lot. Test holes dug revealed Type 2 (coarse sand) with the occasional rock and cobble from 0-120".

This department finds that the proposed short plat generally meets our requirements for plats utilizing on-site sewage disposal systems and single family wells, provided:

1. Each proposed lot must contain a minimum gross land area of 1 acre, and 15,000 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.
2. The following items **must** be located on the plat map:
  - a. All easements including utility, access.
  - b. All wells within 150' of the plat including the 100' well protection radius. (1681 Fanning Rd well encumbers proposed lot 2)
  - c. All slopes in excess of 20%.
  - d. All surface water including irrigation canal or pond within 100' of plat.
3. Proposed lot 2 usable land area must be designated on the plat.
4. A copy of the final proposal must be reviewed and approved by this office for final comments to the Franklin County Planning Department prior to final approval and signature.

Please be advised that this shall not be considered an approval of the plat and this office reserves the right to impose restrictions should adverse site conditions be revealed at a later date.

Our general 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.

This office will hold your application for a period not to exceed 12 months from the date of submittal. Should this proposal not be developed by that time, the application will be declared null and void on June 17<sup>th</sup> 2022.

If you have any questions, please call me at the Benton-Franklin Health Department at 460-4316.

Sincerely,

A handwritten signature in cursive script that reads "Deana Chiodo". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Deana Chiodo  
Environmental Health Specialist II

cc: Franklin County Planning Department  
Rogers Surveying







# OWNERS CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SHORT PLAT ACT AND HEREBY GRANTED FOR THE USES SHOWN THEREON. THE EASEMENTS ON THE SHORT PLAT ARE HEREBY GRANTED FOR THE USES SHOWN THEREON.

ALAN MCDONALD

# ACKNOWLEDGMENT

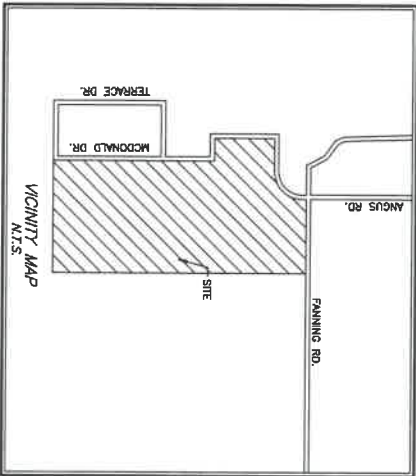
STATE OF WASHINGTON } S.S.  
COUNTY OF \_\_\_\_\_

ON THIS DAY PERSONALLY APPEARED BEFORE ME ALAN MCDONALD TO ME KNOWN TO BE THE INDIVIDUAL, OR INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE (SHE OR THEY) SIGNED THE SAME FREELY AND VOLUNTARILY, WITHOUT COERCION, FRAUD, OR UNLAWFUL INFLUENCE, AND FOR THE PURPOSES THEREIN MENTIONED.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ (YEAR)

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT: \_\_\_\_\_

NOTARY STAMP (BLACK INK ONLY)



# UNITED STATE DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION

RECLAMATION'S CONCURRENCE IS LIMITED TO THE EXTENT OF THE PLAT'S COMPLIANCE WITH THE REQUIREMENTS OF ROW 84.17.210.

FOUNTAIN CONSTRUCTION, RISING GROUND WATER TABLES ARE COMMON IN IRRIGATION PROJECTS. RECLAMATION'S CONCURRENCE IS LIMITED TO THE EXTENT OF THE PLAT'S COMPLIANCE WITH THE REQUIREMENTS OF ROW 84.17.210.

THIS LAND IS INCLUDED WITHIN THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT, AND IS SUBJECT TO THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND LANDS WITHIN THE DISTRICT. IT IS ALSO UNDERSTOOD AND AGREED THAT WHEN THIS SHORT PLAT IS SERVED BY SAID DISTRICT, ALL IRRIABLE LANDS WITHIN THE ROAD RIGHT-OF-WAY OR ISOLATED BY SAID DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROJECT.

SOUTH COLUMBIA BASIN IRRIGATION DISTRICT

DATE

# IRRIGATION APPROVAL

WATER SUPPLY: RECLAMATION'S CONCURRENCE IN THIS SHORT PLAT DOES NOT ASSURE THE AVAILABILITY OF A WATER SUPPLY, NOR DOES IT BIND THE UNITED STATES TO ISSUE A PERMIT FOR A FEDERAL WATER SUPPLY. A SUPPLY OF FEDERAL PROJECT WATER TO THE LANDS DESCRIBED HEREON IS ASSURED ONLY UPON FULL COMPLIANCE WITH CONJUNCTIVE FEDERAL AND STATE LEGISLATION.

BUREAU OF RECLAMATION

DATE

# FRANKLIN COUNTY NOTES:

1. ADDRESSES WILL BE DETERMINED BY COUNTY WHEN BUILDING PERMITS ARE ISSUED. ADDRESS NUMBERS (NOTED IN BRACKETS).
2. APPROACH PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO FRANKLIN COUNTY ROADS.
3. LANDS WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO THE SUBDIVISION PROVISIONS OF CHAPTER 10.20 AND 10.24 FRANKLIN COUNTY CODE.
4. THE FOLLOWING SEPARATION STANDARDS SHALL BE REQUIRED FOR ALL NEW STRUCTURES LOCATED ON PARCELS. THERE IS AN OPERATIONAL FIRE WITHIN, MEETING FIRE FLOW REQUIREMENTS, LOCATED WITHIN 500 FEET OF THE PROPOSED STRUCTURES. THE FOLLOWING SHALL APPLY:  
BEHIND YARD SETBACK: 25 FEET FROM A ROAD RIGHT OF WAY AND/OR A DEDICATED RIGHT-OF-WAY, OR FROM A DEDICATED CENTER LINE OF SUCH ROAD RIGHT OF WAY AND/OR ROAD EASEMENT WHEREVER IS CREATED.  
BEAR YARD SETBACK: \_\_\_\_\_ FEET  
FRONT: TWENTY FIVE (25) FEET  
SIDE YARD SETBACK: TWENTY TWO (22) FEET  
SEPARATION BETWEEN BUILDINGS/STRUCTURES:  
1. PARK DECK/PAVING FEES APPLY TO ALL LOTS, WHICH SHALL BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT.  
2. FRANKLIN COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE EASEMENTS.

# SHORT PLAT

LOCATED IN A PORTION OF THE NORTHEAST QUARTER, OF SECTIONS 36 TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. FRANKLIN COUNTY, WASHINGTON

# APPROVALS

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20\_\_\_\_ TAX PARCEL #128-220-035

FRANKLIN COUNTY TREASURER

DATE

FRANKLIN PUD

DATE

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

FRANKLIN COUNTY ENGINEER

DATE

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

DIRECTOR OF PLANNING AND BUILDING

DATE

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

BENTON FRANKLIN HEALTH DISTRICT

DATE

# IRRIGATION AND OWNERS CERTIFICATE:

THE PROPERTY DESCRIBED HEREIN IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT (DISTRICT). THE DISTRICT HEREBY CERTIFIES THAT THE IRRIGATION FACILITIES LOCATED WITHIN THE DISTRICT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THE PLAT AND OTHER ADJACENT LANDS WHICH ARE ENTITLED TO DISTRICT IRRIGATION WATER. A SEPARATE WRITTEN AGREEMENT FOR THE IRRIGATION FACILITIES \_\_\_\_\_ HAS BEEN APPROVED OR WILL NOT BE REQUIRED. (CHECK ONE)

THE OWNER ACKNOWLEDGES THE USE AND EXISTENCE OF IRRIGATION WATER AND DELIVERY SYSTEMS, AND THE RIGHTS AND REGULATIONS AND ANY CHANGE OF USE, OR BE A HAZARD TO PROPERTY AND PERSONS, ASSOCIATED WITH THE USE AND DELIVERY OF IRRIGATION WATER AND HOLDS THE DISTRICT HAZARDOUS AND WAKES OR BEHOLD OF THEMSELVES AND THEIR SUCCESSORS IN INTERESTS THE CONSTRUCTION, OPERATION OR MAINTENANCE OF THE IRRIGATION FACILITIES, OR FROM THE DELIVERY, LEAKAGE, OR SEEPAGE OF WATER.

SOUTH COLUMBIA BASIN IRRIGATION DISTRICT

DATE

OWNER

DATE

REV.

CLIENT: LORON AND LORRIE TALLETT

JOB: 13221

PROJECT: SHORT PLAT

PTN. SEC. 36 T.10N., R.28E., W.M.

DATE: 7/18/21

APPROVED: DRB

DRN. BY: DCP  
SCALE: 1"= 200'  
F.B. NO. NONE  
ACAD. VER. - C2021  
SHEET 2 OF 3

**RSI**  
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RICHLAND, WA 98882  
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