


# Agenda Summary Report (ASR)

## Franklin County Board of Commissioners

<b>DATE SUBMITTED:</b> November 09, 2021	<b>PREPARED BY:</b> Robert B. Mendez, Associate Engineer
<b>Meeting Date Requested:</b> November 16, 2021	<b>PRESENTED BY:</b> Craig Erdman, PE, County Engineer 
<b>ITEM:</b> (Select One) <input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Brought Before the Board Time needed:	
<b>SUBJECT:</b> Acceptance of Dedication Deed from the Pasco School Dist. No. 1 (Future Road 108)	
<b>FISCAL IMPACT:</b> Acceptance of Dedication Deed for future Road 108 will not incur a fiscal impact at this point in time. Once Road 108 is constructed to county standards and accepted into the County Road Log system, will become a fiscal impact to the County.	
<b>BACKGROUND:</b> <p>On March 10<sup>th</sup>, 2021 Kirt Shaffer with the Tippet Company, on behalf of the Pasco School District No. 1, submitted an inquiry to the Public Works Engineering Department regarding the process to dedicate future road to Franklin County for future Road 108, located north of Burns Road. The Pasco School District No. # 1, is seeking to dedicate this future road right of way to eliminate their liability in the event that an accident occurs along the east half of future Road 108 right of way.</p> <p>On May 26<sup>th</sup>, 2021, the proposed Dedication Deed was submitted to the County's Legal Department and returned approved after it was reviewed. Notification was submitted via e-mail to Kirt Shaffer to proceed with the Dedication Deed process.</p> <p>On September 29<sup>th</sup>, 2021 the completed Dedication Deed was submitted, by the Pasco School District No. 1 for adoption by the Franklin County Board of Commissioners (see attached completed Dedication Deed for Road 108).</p> <p>It should be noted that the Pasco School District No. 1 understands that the development of parcel(s) being on the west half of future Road 108, and with the dedication for future Road 108 does not waive the requirement of construction of the west half of future Road 108 with any future development plans and any costs incurred with construction of Road 108 associated with the development of previously mentioned parcel(s).</p>	
<b>RECOMMENDATION:</b> Staff recommends the Franklin County Board of Commissioners approve the attached Resolution for Acceptance of Dedication Deed from the Pasco School District No. 1, for future Road 108.	
<b>SUGGESTED MOTION:</b> I hereby move to approve the resolution to accept the Dedication Deed from the Pasco School District No. 1, for future Road 108.	
<b>COORDINATION:</b> The review and dedication process was overseen by Craig Erdman, County Engineer and John Christensen, County Surveyor. Dedication deed was submitted and approved per form by Frank Jenny with the County's Legal Department.	
<b>ATTACHMENTS:</b> (Documents you are submitting to the Board) The documents included in this package are as follows: <ol style="list-style-type: none"><li>1. Resolution for Acceptance of Dedication Deed from the Pasco School District No. 1.</li><li>2. Dedication Deed from the Pasco School Dist. No. 1 for future Road 108.</li></ol>	

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**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)

Original Resolution to the Board for their records and a pdf copy of Resolution to Robert Mendez with the Public Works Department.

**To the Clerk of the Board:**

1–Original of Resolution

1–Copy of Dedication Deed from the Pasco School District No. 1.

**To Robert Mendez Associate Engineer with the Public Works Department:**

1–Copy of Resolution.

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

 for Matt Mahoney, Public Works Director

**FRANKLIN COUNTY RESOLUTION NO. \_\_\_\_\_**

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

***ACCEPTANCE OF DEDICATION DEED FROM THE PASCO SCHOOL  
DISTRICT NO. 1 (FOR FUTURE ROAD 108, NORTH OF BURNS ROAD).***

**WHEREAS**, the Pasco School District No. 1 desires to transfer to Franklin County, approximately 2.34 acres, for future Road 108 shown on Short Plat 2016-14 recorded August 12<sup>th</sup>, 2016 Auditor's File Number 1849367; and

**WHEREAS**, there is preliminary planning of adjoining land for subdivision that will result in the construction of the east half of future Road 108, north of Burns Road; and

**WHEREAS**, development of adjoining land that is currently in the preliminary planning for subdivision that will result in the construction of a portion Road 108, north of Burns Road prompted the Pasco School District No. 1 to deed right of way to Franklin County; and

**WHEREAS**, the Pasco School District No. 1 understands that the development of parcel(s) lying on the west half of future Road 108, and with the dedication for future Road 108 does not waive the requirement/costs of construction of the west half of future Road 108 with any future development; and

**WHEREAS**, the Pasco School District No. 1 has by subsequent Dedication Deed broadened the interest conveyed to Franklin County for use and benefit of the general public as a public right-of-way; and

**WHEREAS**, Franklin County desires to accept the Dedication Deed from the Pasco School District No. 1 for the use and benefit of the general public as a public right-of-way; and

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Franklin County Commissioners hereby approve the Dedication Deed from the Pasco School District No. 1, a reviewed and accepted copy of the dedication deed is attached for future reference.

**APPROVED** this 16<sup>th</sup> day of November 2021.

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

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Chair Pro Tem

\_\_\_\_\_  
Member

Attest

\_\_\_\_\_  
Clerk of the Board

When recorded return to:  
Heidi Ellerd  
P. O. Box 2368  
Pasco, WA 99302

### DEDICATION DEED

THE GRANTOR, PASCO SCHOOL DISTRICT NO. 1, a Washington municipal corporation, for and in consideration of creating access to the Grantor's property, for the public use, and as a public right-of-way, and other mutual benefits to the parties hereto and pursuant to RCW 36, dedicates, conveys and quit claims to FRANKLIN COUNTY, WASHINGTON, a political subdivision of the State of Washington, the following described real estate, situated in the County of Franklin, State of Washington, together with all after acquired title of the grantor(s) therein.

Assessor's Property Tax Parcel/Account Number: Ptn. 115-180-042

A PARCEL OF LAND AFFECTING LOT 1 OF SHORT PLAT 2016-14 RECORDED IN VOLUME 2 OF SHORT PLATS AT PAGES 70, 71 AND 72, RECORDS OF FRANKLIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THE EASTERLY 40.00 FEET OF SAID LOT 1 LYING SOUTH OF LOT 2 OF SAID SHORT PLAT AND THE EASTERLY 34.10 FEET OF SAID LOT 1 ADJOINING THE EASTERLY LINE SAID LOT 2.

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND IN VIEW.

SEE ATTACHED SKETCH TO ACCOMPANY DESCRIPTION.

DATED: September 17, 2021

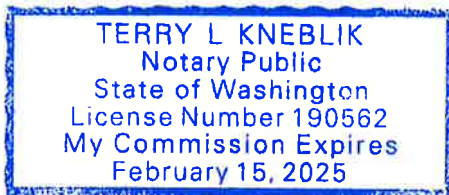
PASCO SCHOOL DISTRICT NO. 1

By: 

STATE OF WASHINGTON )  
 ) ss.  
County of Franklin )

On this 17<sup>th</sup> day of September, 2021, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Raul Sital to me known to be the Assistant Supercint. of PASCO SCHOOL DISTRICT NO. 1, the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of PASCO SCHOOL DISTRICT NO. 1, for the uses and purposes therein mentioned, and on oath stated that I was authorized to execute the said instrument.

GIVEN under my hand and official seal this 17<sup>th</sup> day of September, 2021.

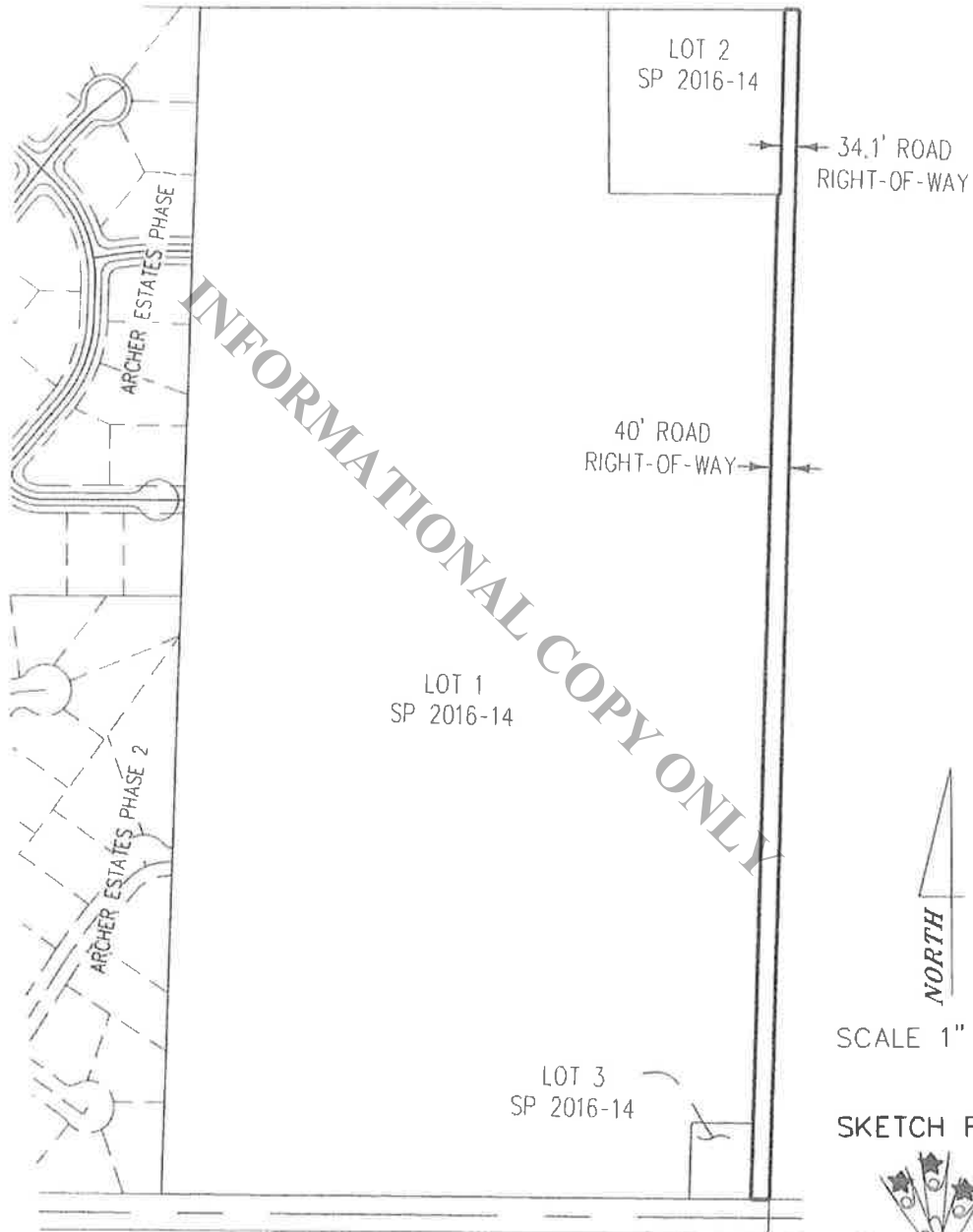


Terry L. Kneblík  
Printed Name: Terry L. Kneblík  
Notary Public in and for the State of  
Washington, residing at Richland, WA  
My commission expires: 2/15/25

THE S.W. 1/4 OF SEC. 06, T.09N., R.29E., W.M.  
FRANKLIN COUNTY, WASHINGTON

## EXHIBIT SKETCH

TO ACCOMPANY  
LEGAL DESCRIPTION



SCALE 1" = 400'

SKETCH FOR



STRATTON SURVEYING  
& MAPPING P.C.

313 NORTH MOHAWK STREET  
KENNEWICK, WA 99336  
(509) 735-7364  
FAX: (509) 735-6560  
www.strattonsurvey.com

4886SK4.DWG

© 2021

DATE: 06/21/2021

SHT. 1 OF 1

DRAWN BY: AAD

JOB # 4886

# Real Estate Excise Tax Affidavit (RCW 82.45 WAC 458-61A)

Only for sales in a single location code on or after January 1, 2020.  
This affidavit will not be accepted unless all areas on all pages are fully completed.  
This form is your receipt when stamped by cashier. *Please type or print.*

☐ Check box if the sale occurred in more than one location code.

☐ Check box if partial sale, indicate % \_\_\_\_\_ sold.  
List percentage of ownership acquired next to each name.

**1 Seller/Grantor**

Name PASCO SCHOOL DISTRICT NO. 1

Mailing address 1215 W LEWIS ST

City/state/zip PASCO WA 99301

Phone (including area code) \_\_\_\_\_

**2 Buyer/Grantee**

Name FRANKLIN COUNTY

Mailing address 1016 N 4TH AVE

City/state/zip PASCO WA 99301

Phone (including area code) \_\_\_\_\_

**3** Send all property tax correspondence to: ☐ Same as Buyer/Grantee

Name \_\_\_\_\_

Mailing address \_\_\_\_\_

City/state/zip \_\_\_\_\_

List all real and personal property tax parcel account numbers	Personal property?	Assessed value(s)
<u>PTN 115-180-042</u>	<input type="checkbox"/>	<u>\$ 3,058,100.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>
_____	<input type="checkbox"/>	<u>\$ 0.00</u>

**4** Street address of property \_\_\_\_\_

This property is located in Franklin County (for unincorporated locations please select your county)

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.  
Legal description of property (if you need more space, attach a separate sheet to each page of the affidavit).

SEE ATTACHED LEGAL DESCRIPTION

**5** 81 - Agriculture (not classified under current use)

Enter any additional codes \_\_\_\_\_

(see back of last page for instructions)

Was the seller receiving a property tax exemption or deferral under RCW 84.36, 84.37, or 84.38 (nonprofit org., senior citizen or disabled person, homeowner with limited income)? ☒ Yes ☐ No

Is this property predominantly used for timber (as classified under RCW 84.34 and 84.33) or agriculture (as classified under RCW 84.34.020)? See ETA 3215. ☐ Yes ☒ No

If yes, complete the predominate use calculator (see instructions for section 5).

**6** Is this property designated as forest land per RCW 84.33? ☐ Yes ☒ No

Is this property classified as current use (open space, farm and agricultural, or timber) land per RCW 84.34? ☐ Yes ☒ No

Is this property receiving special valuation as historical property per RCW 84.26? ☐ Yes ☒ No

If any answers are yes, complete as instructed below.

**(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)**

NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale (RCW 84.33.140 or 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land: ☐ does ☐ does not qualify for continuance.

Deputy assessor signature \_\_\_\_\_

Date \_\_\_\_\_

**(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)**

NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) doesn't wish to continue, all additional tax calculated pursuant to RCW 84.26, shall be due and payable by the seller or transferor at the time of sale.

**(3) NEW OWNER(S) SIGNATURE**

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Print name \_\_\_\_\_

Print name \_\_\_\_\_

**8 I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT**

Signature of grantor or agent \_\_\_\_\_

Name (print) \_\_\_\_\_

Date & city of signing \_\_\_\_\_

Signature of grantee or agent \_\_\_\_\_

Name (print) \_\_\_\_\_

Date & city of signing \_\_\_\_\_

Perjury in the second degree is a class C felony which is punishable by confinement in a state correctional institution for a maximum term of five years, or by a fine in an amount fixed by the court of not more than \$10,000, or by both such confinement and fine (RCW 9A.72.030 and RCW 9A.20.021(1)(c)).

To ask about the availability of this publication in an alternate format for the visually impaired, please call 360-705-6705. Teletype (TTY) users may use the WA Relay Service by calling 711.

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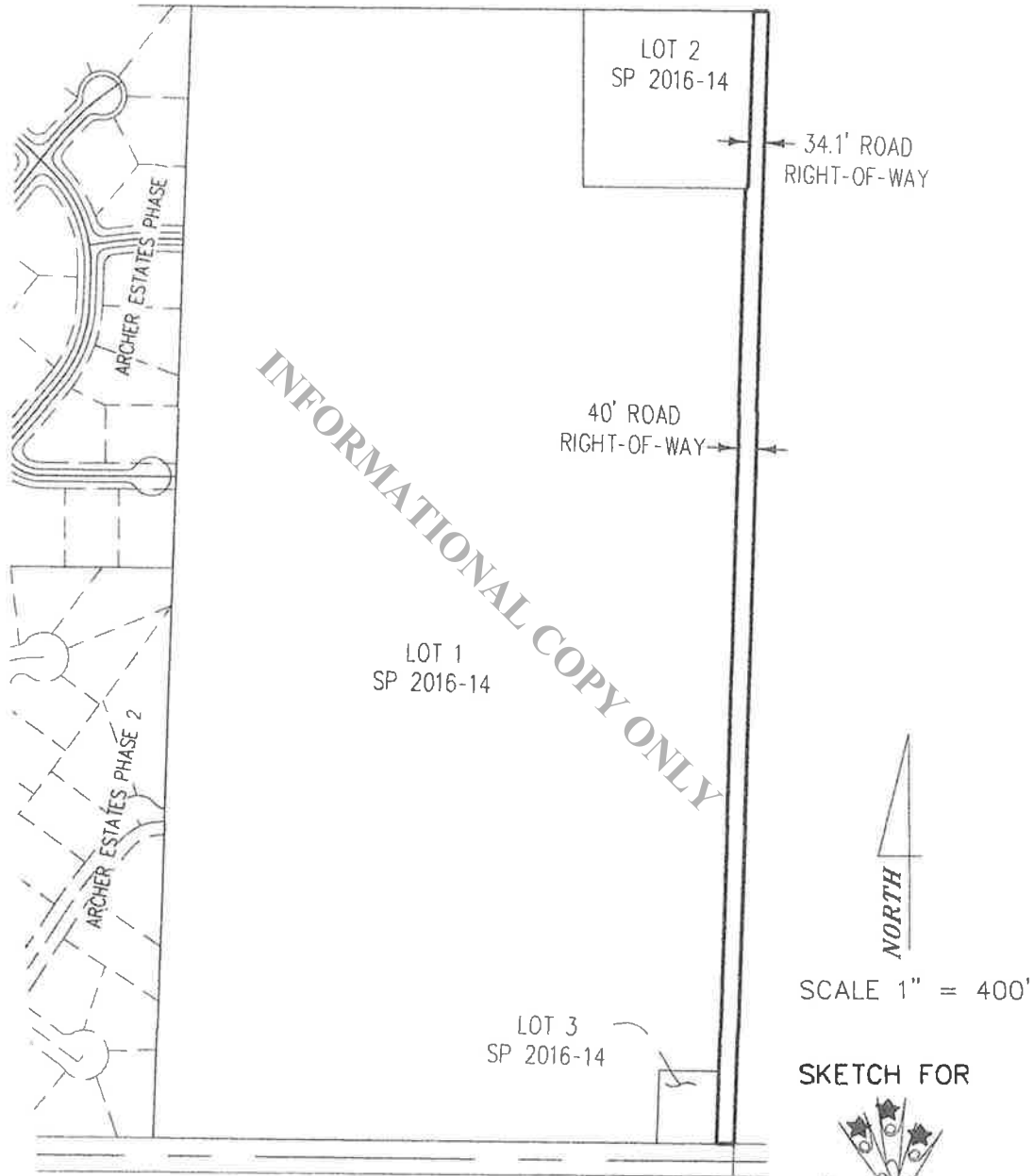
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SHT. 1 OF 1

DRAWN BY: AAD

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