

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: January 11, 2022	PREPARED BY: Derrick Braaten
Meeting Date Requested: January 18, 2022	PRESENTED BY: Derrick Braaten
ITEM: (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 15 minutes	
SUBJECT: <u>Closed Record Public Hearing (Quasi-Judicial Item)</u> - A Conditional Use Permit to allow the conversion of an existing single family residence and farm property (Phase 1), and the development of up to two (2) additional residences (Phase 2 & Phase 3) on the property, for the use as a Group Care Facility (or Staffed Residential Homes under DCYF definitions), collectively. (File # CUP 2021-13 and SEPA 2021-19)	
FISCAL IMPACT: None	
BACKGROUND: This is a closed record hearing regarding the Planning Commission's recommendation to approve a CUP application requesting the applicant be permitted to convert an existing single-family home and farm property for use as a residential therapeutic group care facility for abused youth, including equine therapy. (Phase 1) There are three (3) phases proposed, with each phase adding six (6) additional beds, for a total of eighteen (18) beds and three (3) residential structures, on the site, at full build-out. The timing for the development of Phases 2 and 3 will be based on need and funding availability. The current use of the property is an active farm, with a single-family residence, a barn, and a storage building. It is intended that the remainder of the property not being used for the restoration facilities will be leased and continue to be used for agricultural purposes.	
RECOMMENDATION: The Planning Department staff provided the Planning Commission with a written recommendation of approval for the application. Subsequently, at their meeting on December 14, 2021, the Planning Commission held a duly advertised open-record public hearing and unanimously passed a motion (4-0) to forward a recommendation of approval, based on six (6) findings of fact and with sixteen (16) suggested conditions of approval. There were no appeals. Per FCC 17.82.110, the board can pass a resolution to take action without further review (a draft proposed resolution is attached) or the board can schedule a future closed record appeal. <u>Suggested Motion:</u> Pass Resolution #_____, granting approval of CUP 2021-13, based on the six (6) findings of fact and subject to sixteen (16) conditions of approval.	
COORDINATION: The County Building and Planning Department processed the application, coordinated for agency comments, and reviewed the application in accordance with Chapter 17.82 Franklin County Code. The CUP application was advertised to the public via adopted public notice procedures, and agencies were contacted for review and comment; a SEPA DNS was issued. This package was reviewed by Jennifer Johnson, Franklin County Prosecutor's Office, Civil Division.	
ATTACHMENTS: (Documents you are submitting to the Board) (1) Draft Resolution (2) Planning Commission Meeting Summary (3) Draft Planning Commission Minutes & PowerPoint; (4) PC Staff Report, including attachments	
HANDLING / ROUTING: To the Clerk of the Board: 1 Original Resolution To Planning: 1 Copy Res.	

I certify the above information is accurate and complete.

 Derrick Braaten

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

Conditional Use Permit (CUP) 2021-13 to allow the conversion of an existing single-family home and farm property to be used as staffed residential group housing for abused youth, with equine therapy. There are three (3) phases proposed, with each phase adding six (6) additional beds, for a total of three (3) residential structures and eighteen (18) beds on the site, which is only allowed as a Conditional Use in the AP-20 Zoning District

WHEREAS, on January 18, 2022, the Board of Franklin County Commissioners, via public meeting, considered the recommendation of approval by the Franklin County Planning Commission on a conditional use permit for the proposed use under file CUP 2021-13; and

WHEREAS, at the public meeting the Board has found that the Franklin County Planning Commission, after an open record public hearing and consideration on **CUP 2021-13**, did recommend approval of the Conditional Use Permit with six (6) suggested findings of fact:

1. *The proposed use in the AP-20 Zoning District **is** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.*
2. *The proposal **will not** adversely affect public infrastructure.*
3. *The proposal **will** be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity.*
4. *The location and height of proposed structures and the site design **will not discourage** the development of permitted uses on property in the general vicinity or impair the value thereof.*
5. *The operation in connection with the proposal **will not** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.*
6. *The proposal **will not** endanger the public health, safety, or general welfare if located where proposed.*

WHEREAS, there were four (4) public comments in opposition to the proposal; and

WHEREAS, there were forty-one (41) public comments in support of the proposal; and

WHEREAS, the Planning Commission's record indicates that its recommendation to approve the permit was based on a review of the record, as provided in the Staff Report, Franklin County regulations, and public comments received; and

WHEREAS, the applicant will be able to construct the proposal to be compatible with surrounding uses; and

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

WHEREAS, the findings of fact and conditions of approval recommended by the Franklin County Planning Commission are hereby **adopted** for this permit and are included in the permit, as attached.

NOW, THEREFORE, BE IT RESOLVED that CUP 2021-13 is hereby **approved** in accordance with the provisions of the Franklin County Development Regulations.

BE IT FURTHER RESOLVED that the Chair of the Board of Franklin County Commissions be authorized to sign conditional use permit CUP 2021-13 on behalf of Franklin County.

APPROVED THIS 18th DAY OF JANUARY, 2022.

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

Chair

Chair Pro-Tem

Attest: _____
Clerk of the Board

Member

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT #2021-13

RESOLUTION NUMBER _____

The following Conditional Use Permit **is granted**, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissions on January 18, 2022.

APPLICANT: Mirror Ministries, 2603 Willow Ave., Richland, WA

LEGAL DESCRIPTION: TH PTN FARM UNIT 201, IRR BLK 16 DAF: COMM AT NW COR SD FU; TH S88D 52'E ALG N LN SD FU, 841.02' TO TPOB; TH CONT ALG SD N LN OF FU, S88D52'E, 771.18'; TH S01D07'W, 1042.56'; TH S66D34'W, 295.10'; TH N84D13'W, 504.41'; TH N01D07'E, 1124.42' TO POB TOG W/EASE FOR ACCESS-SEE RS #1698100

NON-LEGAL DESCRIPTION: The property is addressed as 2513 Alder Road, Pasco, WA. The parcel is approximately 800' east of Alder Road, bounded to the west by active farm land, and crop circles to the north, south and east, located in the N ½ of the SW ¼ of Township 10, Range 36, Section 7 E.W.M. (Parcel Number 124-430-075). The property is zoned Agricultural 20 (AP-20).

SEPA REVIEW: A SEPA Checklist was submitted with the CUP application. Planning Staff [*Lead Agency Responsible Official*] reviewed the checklist and issued a Determination of Non-Significance (DNS) on October 1, 2021 under WAC 197-11-340(2) which was published October 21, 2021. Comments on the Threshold Determination were due by November 4, 2021. Due to an oversight, the DNS was submitted to the Department of Ecology SEPA Registry on November 30, 2021, with the agency comment date extended to December 14, 2021. No comment letters regarding the SEPA Determination were received, and there were no SEPA appeals.

CONDITIONAL USE DESCRIPTION: This is a Conditional Use Permit application requesting the conversion of an existing single-family home and farm property to be used as a residential therapeutic group home for abused youth, including equine therapy. There are three (3) phases proposed, with each phase adding six (6) additional beds, for a total of 18 beds and three residential structures, on the site, at full build-out. The timing for the development of Phases 2 and 3 will be based on need and funding availability. The current use of the property is an active farm, with a single-family residence, a barn, and a storage building. Such a request can only be granted through a Conditional Use Permit.

This decision is supported by the following adopted findings of fact and conditions of approval:

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CONDITIONAL USE PERMIT #2021-13

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FINDINGS OF FACT:

1. The proposed use in the AP-20 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Franklin County Comprehensive Plan classifies the land as Agricultural. The proposal seeks to provide equine therapy to the residents, and lease the undeveloped portions of the property for ag related uses.
 - b. The facility will not look “institutional”. It is a large lot, single-family home, with outbuildings, and active farm land, meeting the same general appearance as other homes in the area.
 - c. There are no critical areas present on the project site.
 - d. The County Zoning map designates the land as AP-20, Agricultural Production 20.
 - e. “Group Homes” and “Group Care Facilities” are listed as “Unclassified Uses” (FCC 17.82.020(F) & (G)), meaning they may be permitted in any zones within Franklin County, provided they are not specifically prohibited, through the issuance of a conditional use permit.
 - f. The applicant has applied for a Conditional Use Permit to allow the proposed use.
2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Access to the parcel is from Alder Road.
 - b. The use will not have a significant impact on the County Road System.
3. The proposal **WILL BE** constructed, maintained, and operated to be in harmony with the existing or intended character of the general vicinity.
 - a. The existing character of the immediate area primarily consists of single family homes, the keeping of livestock, and farms/crop circles. The proposal is located outside of the City of Pasco Urban Growth Area. The proposed use will not impair the ability for rural, residential, and agricultural activities to continue, nor will it have a negative impact on the

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intended character of the general vicinity. This property is located within the Franklin County Right-to-Farm area.

- b. The existing, and proposed, single-family residences are similar in appearance to other properties with residential uses in the area.
 - c. The facilities for the equine therapy (barns, stables, fencing, etc.) are similar to those found on other properties with livestock. The undeveloped portions of the property will be leased for continued ag related uses.
 - d. The zoning of the site and surrounding properties is AP-20.
 - e. The current parcel size is approximately 20.01 acres (net), which allows sufficient area for parking, access, etc. for the planned activities, and also provides space between the use and surrounding uses.
 - f. Conditions are required to ensure that impacts of noise, traffic, and signage are adequately mitigated.
4. The location and height of the proposed structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
- a. No new permanent structures are proposed as a part of the project during Phase 1. After remodel and build-out of all three phases, the structures will continue to look like ADA accessible, single-family residences or accessory uses.
 - b. The property is located within a Right-to-Farm Area.
 - c. The facilities for the equine therapy (barns, stables, fencing, etc.) are similar to those found on other properties with livestock. The undeveloped portions of the property will be leased for continued ag related uses.
5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
- a. Traffic of passenger vehicles and employees to the site will be limited, primarily during shift changes.
 - b. Conditions are required to ensure that impacts of noise, traffic, and signage are adequately mitigated.

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6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The project is subject to the County's Right to Farm ordinance.
 - b. The project is required to comply with Health Department and Public Works standards regarding health and access/safety standards for the proposed use.
 - c. The Franklin County Sherriff, and independent studies, state that there is not an increased risk to the public's safety regarding these types of facilities.
 - d. The facility will need to meet the licensing requirements of DCYF, and other State agencies, to ensure adequate security, sanitary, and life/safety accommodations are made to the site for the proposed use.

Conditions of Approval:

1. The project shall comply with the requirements and recommendations of the **Benton-Franklin Health District:**
 - a. The proposal must meet all applicable usable land area requirements in accordance with Benton Franklin District Board of Health Rules and Regulation No. 2.
 - b. Septic systems for Phases 2 & 3 will need to be reviewed and approved by the BFHD, prior to the issuance of any building permits for these phases.
2. The project shall comply with the requirements and recommendations of the **Franklin County Planning and Building Department:**
 - a. The development standards of FCC 17.14.050 will apply to the project. No building shall be closer than 25 feet from a road right-of-way (or 55 feet from the centerline of the adjoining road, whichever is greater). The side setbacks are 20 feet (providing that the side yard on a corner lot shall not be less than 25 feet wide, or 55 feet wide from the centerline of an existing/future road, access easement, or whichever is greater) and the rear yard setback is a minimum of 25 feet.
 - b. All storm drainage shall be retained on-site and controlled by way of drainage swales, dry wells, french-drains or other means as approved by the county engineer.

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- c. Exterior lighting shall be directed on-site so as not to interfere with the comfort and repose of adjoining property owners.
 - d. The current parcel size is approximately 20.01 net acres; if the property is later adjusted through a Boundary Line Adjustment or Short Plat, a new conditional use permit may be required.
 - e. Separate building permits are required for any proposed modifications to the existing structure, and the development of Phases 2 & 3:
 - i. A Building application is required with the submittal for building permits.
 - ii. A detailed plot plan, including, but not limited to, distances to all lot lines, easements and adjacent structures, access, well and septic, parking and ADA, as applicable.
 - iii. An updated access permit is required from the Franklin County Public Works office.
 - iv. Architect/Engineered Plans for alterations, firewall separation, etc.
 - v. WA Dept. of Children, Youth & Families Approval of the facility.
 - vi. WA State Fire Marshal approval, as may be applicable.
 - vii. Water availability notification.
 - viii. Septic Permit.
 - ix. Fire Suppression System Plans, as applicable.
 - x. Fire Alarm Plans, as applicable.
 - xi. Completed WA State NREC (Non-Residential Energy Code Reports), as applicable.
3. The project shall comply with the requirements and recommendations of the **Franklin County Public Works Department:**
- a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design

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standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).

- b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).
4. The project shall comply with the following conditions for **Access and Parking**:
- a. At a minimum, one parking space per 3-beds, plus one parking space per two employees, shall be provided. ADA compliant parking shall be provided, as applicable. Standard parking spaces and ADA parking shall be designated with proper signage and markings, and shown on the submitted site plan.
 - b. All parking areas shall be set back an appropriate distance to allow for ingress / egress and as to not hinder driver's vision triangles as they leave or access the site. An internal access driveway shall be established and access shall not be blocked at any time to provide safe ingress/ egress for emergency vehicle access. Parking shall not be allowed along the interior driveways.
 - c. Any new approaches onto County roads will require an approach permit from Public Works.
 - d. A handicapped parking area is to be designated, meeting ADA requirements, and appropriate ADA signage installed.
 - e. Any signage used to locate the facility must meet the provisions of the Franklin County Sign Code, FCC 15.16. No sign shall obstruct any roadways.
5. Comply with the following conditions regarding **Occupancy and Uses**:
- a. Occupancy of the existing residence proposed in Phase 1 is limited to six (6) residents, plus required staffing levels to meet the requirements of a DYCF defined Staffed Residential Home.
 - b. Occupancy of the proposed Phase 2 facility is limited to six (6) residents, plus required staffing levels to meet the requirements of a DYCF defined Staffed Residential Home.
 - c. Occupancy of the proposed Phase 3 facility is limited to six (6) residents, plus required staffing levels to meet the requirements of a DYCF defined Staffed Residential Home.

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- d. The barn and other structures on the property were built as residential/personal storage structures. The use of said structures for equine therapy will require an onsite inspection by the Franklin County Building Department and Fire District #3 to determine if modifications are needed to meet the requirements of the 2018 IBC and 2018 IFC.
 - e. The use on the entire property is limited to three (3) residences, accommodating no more than eighteen (18) residents, plus staff levels required to meet the requirements of a DYCF defined Staffed Residential Home, at full build out. Any increase in either the number of residential structures, or the total number of residents, shall require an amendment to the conditional use permit, at a minimum.
- 6. An annual Fire & Life Self Inspection Survey Form is required to be completed. An annual fire and safety inspection report from the WA State Fire Marshal's office, as may be required for the licensing of the facility, may be submitted in lieu of the Fire & Life Self Inspection Survey Form.
 - 7. The applicant shall commence the authorized conditional use within one year after the effective date of this permit, or the permit shall expire.
 - 8. Should valid complaints (noise, traffic, parking, etc.) be received regarding activities taking place at the site, the conditional use permit approval may be reviewed by the County and potentially revoked.
 - 9. **RIGHT TO FARM:** Applicant shall be aware that this facility is located in an area where farming and farm operations exist. Further, to assist in preserving the right of farmers to operate utilizing accepted and appropriate practices, the County has adopted a Franklin County Right to Farm Ordinance, as amended. At no time shall a farm operation, or accessory farm related enterprise such as crop dusting operation or airstrip use, be deemed to be a public or private nuisance as it relates to the activities associated with this land use approval
 - 10. Comply with all **fire code** requirements: 24 hour care facilities with more than 5 and less than 16 persons will need plans submitted for fire code review. The facility is either going to be classified as I-1 or R-4 under the 2018 edition of the International Building Code. Review of the International Building Code and International Fire Code for sprinklers, range hood for cooking, fire separations, and areas of refuge may apply.
 - 11. The site shall be maintained at all times so as to not let the land become a fire hazard or accumulate with debris and weeds and/or garbage.

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

This Conditional Use Permit is issued this 18th day of January, 2022

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

Chair

Clerk of the Board

Original to County Commissioners

Duplicate to File

Duplicate to Applicant

Duplicate to be Filed with Auditor

DECEMBER 14, 2021

PC MEETING SUMMARY

CUP 2021-13

Mirror Ministries – Staffed Residential Home

**FACT SHEET/STAFF SUMMARY of
Meeting before the Franklin County Planning Commission**

***THIS IS A QUASI-JUDICIAL ACTION
PLEASE AVOID, AND DISCLOSE, ANY EX-PARTE COMMUNICATIONS (CH 42.36 RCW)***

Case file: CUP 2021-13 (Conditional Use Permit) and SEPA 2021-19

PC Meeting Date: December 14, 2021

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

SUMMARY OF THE PUBLIC HEARING:

The proposal for the staffed residential home under file CUP 2021-13 was presented by Staff at an open record public hearing (regular Planning Commission meeting) on December 14, 2021. The applicant representative provided clarification on various items brought up in the presentation and in the staff report. Planning Commission members had questions about how the County's process regarding locating more than one residence on a property, egress on to Alder Road, and whether each structure would have its own well and septic.

There was public testimony for the proposal outside of the applicant. There were nine (9) members of the public that spoke in favor of the proposal, and another nine (9) indicated support for the proposal, but did not speak. Two (2) neutral comments requesting clarification or more information. One (1) person spoke in opposition to the proposal, mostly concerned with whether a farm was the best environment for kids; potentially placing them at Coyote Ridge; concerns about the applicants ability to control the horses; maintaining road access during the winter months; who will be paying for this proposal; who will be suing if the kids get sick from fumigation; spoke about his experience with foster children in his family and their transition into society. Planning Commission voted to forward to the Board of County Commissioners a positive recommendation with the six (6) findings of fact and sixteen (16) conditions of approval. *Please see December 14, 2021 PC Meeting Minutes.*

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 December 14th meeting, the Planning Commission discussed the proposal, the comments made, the record as provided, and findings of fact. A motion was made for a recommendation of approval to the Franklin County Board of Commissioners for Application CUP-2021-13, with the recommended findings of fact (as provided below).

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

1. The proposed use in the AP-20 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Franklin County Comprehensive Plan classifies the land as Agricultural. The proposal seeks to provide equine therapy to the residents, and lease the undeveloped portions of the property for ag related uses.
 - b. The structure does not look “institutional”. It is a large lot, single-family home, with outbuildings, and active farm land, meeting the same general appearance as other homes in the area.
 - c. There are no critical areas present on the project site.
 - d. The County Zoning map designates the land as AP-20, Agricultural Production 20.
 - e. “Group Homes” and “Group Care Facilities” are listed as “Unclassified Uses” (FCC 17.82.020(F) & (G)), meaning they may be permitted in any zones within Franklin County, provided they are not specifically prohibited, through the issuance of a conditional use permit.
 - f. The applicant has applied for a Conditional Use Permit to allow the proposed use.
2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Access to the parcel is from Alder Road.

- b. The use will not have a significant impact on the County Road System.
3. The proposal **WILL BE** constructed, maintained, and operated to be in harmony with the existing or intended character of the general vicinity.
- a. The existing character of the immediate area primarily consists of single family homes, the keeping of livestock, and farms/crop circles. The proposal is located outside of the City of Pasco Urban Growth Area;
 - b. The proposed use will not impair the ability for rural, residential, and agricultural activities to continue, nor will it have a negative impact on the intended character of the general vicinity. This property is located within the Franklin County Right-to-Farm area.
 - c. The existing, and proposed, single-family residences are similar in appearance to other properties with residential uses in the area.
 - d. The facilities for the equine therapy (barns, stables, fencing, etc.) are similar to those found on other properties with livestock. The undeveloped portions of the property will be leased for continued ag related uses.
 - e. The zoning of the site and surrounding properties is AP-20.
 - f. The current parcel size is approximately 20.01 acres (net), which allows sufficient area for parking, access, etc. for the planned activities, and also provides space between the use and surrounding uses.
 - g. Conditions are required to ensure that impacts of noise, traffic, and signage are adequately mitigated.
4. The location and height of the proposed structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
- a. No new permanent structures are proposed as a part of the project at this time. After remodel and build-out of all three phases, the structures will continue to look like ADA accessible, single-family residences or accessory uses.
 - b. The property is located within a Right-to-Farm Area.
 - c. The facilities for the equine therapy (barns, stables, fencing, etc.) are similar to those found on other properties with livestock. The undeveloped portions of the property will be leased for continued ag related uses.
5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.

- a. Traffic of passenger vehicles and employees to the site will be limited, primarily during shift changes.
 - b. Conditions are required to ensure that impacts of noise, traffic, and signage are adequately mitigated.
6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The project is subject to the County's Right to Farm ordinance.
 - b. The project is required to comply with Health Department and Public Works standards regarding health and access/safety standards for the proposed use.
 - c. The Franklin County Sherriff, and independent studies, state that there is not an increased risk to the public's safety regarding these types of facilities.
 - d. The facility will need to meet the licensing requirements of DCYF, and other State agencies, to ensure adequate security, sanitary, and life/safety accommodations are made to the site for the proposed use.

Suggested Conditions of Approval:

1. The project shall comply with the requirements and recommendations of the **Benton-Franklin Health District**:
 - a. The proposal must meet all applicable usable land area requirements in accordance with Benton Franklin District Board of Health Rules and Regulation No. 2.
 - b. Septic systems for Phases 2 & 3 will need to be reviewed and approved by the BFHD, prior to the issuance of any building permits for these phases.
2. The project shall comply with the requirements and recommendations of the **Franklin County Planning and Building Department**:
 - a. The development standards of FCC 17.14.050 will apply to the project. No building shall be closer than 25 feet from a road right-of-way (or 55 feet from the centerline of the adjoining road, whichever is greater). The side setbacks are 10 feet (providing that the side yard on a corner lot shall not be less than 25 feet wide, or 55 feet wide from the centerline of an existing/future road, access easement, or whichever is greater) and the rear yard setback is a minimum of 25 feet.
 - b. All storm drainage shall be retained on-site and controlled by way of drainage swales, dry wells, french-drains or other means as approved by the county engineer.
 - c. Exterior lighting shall be directed on-site so as not to interfere with the comfort and repose of adjoining property owners.

- d. The current parcel size is approximately 20.01 net acres; if the property is later adjusted through a Boundary Line Adjustment or Short Plat, a new conditional use permit may be required.
- e. Separate building permits are required for any proposed modifications to the existing structure, and the development of Phases 2 & 3:
 - i. A Building application is required with the submittal for building permits.
 - ii. A detailed plot plan, including, but not limited to, distances to all lot lines, easements and adjacent structures, access, well and septic, parking and ADA, as applicable.
 - iii. An updated access permit is required from the Franklin County Public Works office.
 - iv. Architect/Engineered Plans for alterations, firewall separation, etc.
 - v. WA Dept. of Children, Youth & Families Approval of the facility.
 - vi. WA State Fire Marshal approval, as may be applicable.
 - vii. Water availability notification.
 - viii. Septic Permit.
 - ix. Fire Suppression System Plans, as applicable.
 - x. Fire Alarm Plans, as applicable.
 - xi. Completed WA State NREC (Non-Residential Energy Code Reports), as applicable.
- 3. The project shall comply with the requirements and recommendations of the **Franklin County Public Works Department**:
 - a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
 - b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).
- 4. The project shall comply with the following conditions for **Access and Parking**:
 - a. At a minimum, one parking space per 3-beds, plus one parking space per two employees, shall be provided. ADA compliant parking shall be provided, as

applicable. Standard parking spaces and ADA parking shall be designated with proper signage and markings, and shown on the submitted site plan.

- b. All parking areas shall be set back an appropriate distance to allow for ingress / egress and as to not hinder driver's vision triangles as they leave or access the site. An internal access driveway shall be established and access shall not be blocked at any time to provide safe ingress/ egress for emergency vehicle access. Parking shall not be allowed along the interior driveways.
 - c. Any new approaches onto County roads will require an approach permit from Public Works.
 - d. A handicapped parking area is to be designated, meeting ADA requirements, and appropriate ADA signage installed.
 - e. Any signage used to locate the facility must meet the provisions of the Franklin County Sign Code, FCC 15.16. No sign shall obstruct any roadways.
5. Comply with the following conditions regarding **Occupancy and Uses**:
- a. Occupancy of the existing residence proposed in Phase 1 is limited to six (6) residents, plus required staffing levels to meet the requirements of a DYCF defined Staffed Residential Home.
 - b. Occupancy of the proposed Phase 2 facility is limited to six (6) residents, plus required staffing levels to meet the requirements of a DYCF defined Staffed Residential Home.
 - c. Occupancy of the proposed Phase 3 facility is limited to six (6) residents, plus required staffing levels to meet the requirements of a DYCF defined Staffed Residential Home.
 - d. The barn and other structures on the property were built as residential/personal storage structures. The use of said structures for equine therapy will require an onsite inspection by the Franklin County Building Department and Fire District #3 to determine if modifications are needed to meet the requirements of the 2018 IBC and 2018 IFC.
 - e. The use on the entire property is limited to three (3) residences, accommodating no more than eighteen (18) residents, plus staff levels required to meet the requirements of a DYCF defined Staffed Residential Home, at full build out. Any increase in either the number of residential structures, or the total number of residents, shall require an amendment to the conditional use permit, at a minimum.
6. An annual Fire & Life Self Inspection Survey Form is required to be completed. An annual fire and safety inspection report from the WA State Fire Marshal's office, as may be required for the licensing of the facility, may be submitted in lieu of the Fire & Life Self Inspection Survey Form.

7. The applicant shall commence the authorized conditional use within one year after the effective date of this permit, or the permit shall expire.
8. Should valid complaints (noise, traffic, parking, etc.) be received regarding activities taking place at the site, the conditional use permit approval may be reviewed by the County and potentially revoked.
9. **RIGHT TO FARM:** Applicant shall be aware that this facility is located in an area where farming and farm operations exist. Further, to assist in preserving the right of farmers to operate utilizing accepted and appropriate practices, the County has adopted a Franklin County Right to Farm Ordinance, as amended. At no time shall a farm operation, or accessory farm related enterprise such as crop dusting operation or airstrip use, be deemed to be a public or private nuisance as it relates to the activities associated with this land use approval
10. Comply with all **fire code** requirements: 24 hour care facilities with more than 5 and less than 16 persons will need plans submitted for fire code review. The facility is either going to be classified as I-1 or R-4 under the 2018 edition of the International Building Code. Review of the International Building Code and International Fire Code for sprinklers, range hood for cooking, fire separations, and areas of refuge may apply.
11. The site shall be maintained at all times so as to not let the land become a fire hazard or accumulate with debris and weeds and/or garbage.
12. Future expansions and improvements at the site shall comply with the submitted and approved site plans (and any building plans submitted and approved). To allow future flexibility, changes to the plans which are determined to be minor or incidental may be done administratively by the Planning Department. Major changes, which do not meet the intent of, or seriously re-align, the approved plans, shall be reviewed by the Planning Commission through a new Conditional Use Permit process prior to that change occurring.
13. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
14. In accordance with the County's Zoning Code, any special permit may be reviewed for potential termination and revocation by the Board of Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
15. This permit applies to the described lands and shall be for the above named individual/entity. The permit may not be transferred to other individual(s) or entities, or to another site. Any changes, or proposed changes, in ownership, or operations, will require the application of a new Conditional Use Permit.
16. By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County

harmless and agree that the County is in no way negligent in relation to granting this permit, or operations or negligence that occur at this location or on surrounding properties caused by operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted at this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

Suggested Motion: "I move that the Board of County Commissioners adopt the recommendation of the Planning Commission and approve CUP 2021-13, based upon the written findings of fact."

DECEMBER 14, 2021
DRAFT PC MINUTES
AND
POWERPOINT PRESENTAION
CUP 2021-13
Mirror Ministries – Staffed Residential Home

ITEM UNDER REVIEW FROM DECEMBER 14TH PC MEETING

REGULAR MEETING

December 14, 2021

Hybrid Meeting-YouTube Live/Conference Phone/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

Jen Johnson, Chief Civil Deputy Prosecutor & Risk Manager *(via Conference Phone)*

ATTENDEES:

Michael Haverkamp, David Sorenson, Gayle Ransom, Lori Larson, Julia Hull, Maegan Murray, Lydia Bowerly, Teri Sharp, Tricia Macfarlan, Loren Sharp, Diana Kae Carlson, Leann Ayers, Terry Blankenship, Debbie Toner, Ted Tschirky, Dennis Wise, Donna Brown, Barret Tomlinson, Jerry Dean, Adan Suarez, Gary MacFarlan, Murphy.F, Ella R, Mark Kraft, Glen Clifford, Audrey Clifford, Randall Freeman, Marilyn Eby, and Cynthia MacFarlan.

CALL TO ORDER:

Vice Chair Corrales called meeting to order at approximately 6:31 PM.

ROLL CALL:

MEMBERS PRESENT (In-Person):

Mike Corrales (Vice Chair), Mike Vincent, and Layton Lowe

MEMBERS PRESENT (via Conference Phone):

Melinda Didier

MEMBERS ABSENT:

Roger Lenk

Kent McMullen (resigned)

Claude Pierret (resigned)

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

Vice Chair Corrales asked for a motion to approve December 14, 2021 agenda.

Commissioner Lowe made a motion to approve agenda.

Commissioner Vincent seconded.

Motion was carried.

APPROVAL OF MINUTES:

Vice Chair Corrales asked for a motion to approve October 5, 2021 minutes.

Commissioner Lowe made a motion to approve minutes.

Commissioner Vincent seconded.

Motion was carried.

ITEM UNDER REVIEW FROM DECEMBER 14TH PC MEETING

GOING OVER MEETING RULES/DECLARATION OF CONFLICT OF INTEREST:

- Mr. Braaten went over meeting rules. No objections were made.
- No declarations of conflict of interest were made by commissioners.
- No questions from the public were asked regarding the meeting rules.
- No procedural questions were asked before the start of the public hearing.

ITEM #1 – CUP 2021-13

Proposal to request the conversion of an existing single-family home and farm property to be used as residential therapeutic group home for abused youth, including equine therapy.

APPLICANT: Mirror Ministries

REPRESENTATIVE: Loren Sharp

OPEN PUBLIC HEARING:

Vice Chair Corrales opened hearing at 6:39 PM.

STAFF COMMENTS:

Mr. Braaten presented the staff report to the commission.

COMMISSIONER QUESTIONS FOR STAFF/APPLICANT:

- Commissioner Vincent had a question addressed to staff about the egress onto Alder Road.
- Commissioner Didier had a question addressed to staff about the future phases and if all 3 phases would be on the same parcel. Also, what would happen with the structures if property owner decided locate elsewhere or to discontinue the use of the proposal.
- Commissioner Lowe had a question regarding if each structure would have its own well and septic system.
 - Mr. Braaten responded by stating that is in the purview of BFHD at the time of application per phase.
- No questions from the commissioners for the applicant.

PUBLIC COMMENTS:

- Applicant/Representative, Loren Sharp, made a presentation about the proposal.
 - Before presentation, Mr. Sharp responded to Commissioner Lowe's comment about the well and septic system and the comments Mirror Ministries received from BFHD.
- Co-Founder and Executive Director of Mirror Ministries, Tricia MacFarlan, also gave a presentation about the proposal.
- Commissioner Vincent asked a question of the applicant regarding the intent of the farmland on the parcel.
 - Ms. Tricia MacFarlan responded to the question stating they will continue to lease the farmland out.
- Nine (9) members of the public spoke in favor:
 - Ms. Sharp – Board Member of Mirror Ministries; addressed issues about the security of the site and what "security" means to them.
 - Mr. Blankenship – Retired Commercial Real Estate Broker; addressing the Franklin County Code of Ordinances Section 17.10 – AP-20 Zoned Property; Licensing by the State of Washington; Addressed the negative letters and the three most common items in those letters:

ITEM UNDER REVIEW FROM DECEMBER 14TH PC MEETING

- Commissioner Corrales paused the meeting to discuss the list of attendees with Mr. Braaten and how to proceed with the public comment period for this Agenda Item. Meeting was paused for thirty (30) seconds. Mr. Braaten started calling people by name on the list of attendees.
- Ms. Ransom – Neighbor on Dayton Road; believes the proposed location would be the best location.
- Ms. Murray – Spoke on behalf of the Mirror Ministry staff and the positivity of their staff
- Ms. Bowerly – Licensed Mental Health Counselor; Research with survivors of sex trafficking on a national level and consult with national and international organizations that work with victims of sex trafficking; spoke about working with survivors and how they act.
- Ms. Ayers – President of the local United Way; spoke on statistics here in the state of Washington and Benton and Franklin Counties and the stress of sending people out of state and the separation of families.
- Ms. Toner – Volunteer with Mirror Ministries; addressed the issue of “who are these victims?”
- Mr. MacFarlan – Co-Founder of Mirror Ministries; addressed a comment on a dissent letter and the confusion of who would be housed.
- Ms. Cynthia MacFarlan – Speech Pathologist; assistant to equine therapy; spoke on behalf of Mirror Ministries and how well they operate.
- Eight (8) members of the public did not speak but were in favor.
- One (1) member of the public in favor of proposal left before speaking.
- Two (2) members of the public spoke needing more information:
 - Mr. Tschirky wanted to make sure the committee doesn’t take away his right to fumigate, why the applicant did not use the first site proposed, and if the proposal were to grow or become a school, what would the process be if that were to occur.
 - Mr. Sorenson wanted to know if the girls would be free to come and go.
 - Mr. Braaten directed the answer to Ms. Tricia MacFarlan who gave a response.
 - Mr. Sorenson also wanted more information about the equine therapy; what if the girls go back to their previous life; why the applicant didn’t choose Richland; and if there was a religious aspect to the education.
 - Ms. Tricia MacFarlan responded to these questions.
- Two (2) members of the public did not speak as their comments had already been addressed.
- One (1) member of the public spoke in opposition of the project:
 - Mr. Dean spoke about the following: the kids’ environment; potentially placing them at Coyote Ridge; concerns about the applicants ability to control the horses; maintaining road access during the winter months; who will be paying for this proposal; who will be suing if the kids get sick from fumigation; spoke about his experience with foster children in his family and their transition into society.
 - Commissioner Lowe stepped in stating to Mr. Dean that this is a land use issue.
 - Ms. Tricia MacFarlan responded to Mr. Dean’s comments.
- One (1) member of the public needed clarification about taxes being paid by the applicant:
 - Mr. Braaten responded to the question.

CLOSING PUBLIC HEARING ITEM:

Vice Chair Corrales closed the public hearing portion of this item at 8:07 PM.

Commissioner Lowe had a question about whether this is permitted on twenty (20) acres or not. Mr. Braaten responded to the question.

Commissioner Vincent had a question about the minimum lot size of the AP-20 zone. Mr. Braaten responded to the question.

ITEM UNDER REVIEW FROM DECEMBER 14TH PC MEETING

Commissioner Didier made a motion to forward to the board of commissioners a recommendation of approval for CUP 2021-13/SEPA 2021-19 with the six (6) adopted findings of fact and sixteen (16) conditions of approval.

Commissioner Corrales seconded the motion.

ROLL CALL VOTE:

Mike Vincent:	Yes
Layton Lowe:	Yes
Mike Corrales:	Yes
Melinda Didier:	Yes
Roger Lenk:	Absent

The motion is approved at 8:16pm.

The portions of the meeting minutes regarding Planning Commission meeting Item #2 is being EXCLUDED, as they address an item that will go to the Board of County Commissioners at a future date, which is subject to the Washington State Appearance of Fairness Doctrine.

CUP 2021-13
**CONDITIONAL USE
PERMIT**
MIRROR MINISTRIES



FRANKLIN COUNTY PLANNING COMMISSION
Tuesday, December 14, 2021

CUP 2021-13

- CUP 2021-13 is requesting the conversion of an existing single-family home and property to be used as “restorational” residential group housing for abused youth. There are three (3) phases proposed, with each phase adding six (6) additional beds, for a total of 18 beds on the site. Phases 2 & 3 are proposed to be completed as need and funding provides.
- The property address is 2513 Alder Road, Pasco, WA. The parcel is approximately 800’ east of Alder Road, bounded to the west by active farm land, and crop circles to the north, south and east, located in the N ½ of the SW ¼ of Township 10, Range 36, Section 7 E.W.M.
- The Parcel Number for the property is 124-430-075.
- Current use of the site is as a single-family residence, with out-buildings, and an active farm.

Vicinity Map

Subject Property



CUP 202-13 Description

- This is a 24-hour, 365-day a year residential therapeutic “staffed residential home” for exploited youth, providing counseling, and other required services, to the residents.
- Phase 1 is to remodel the existing residence to accommodate up to six (6) residents, and required staff.
- Equine therapy is proposed.
- Direct supervisory staff will be provided 24 hours per day, in 3-shifts of 2-4 people. Staff does not live at the facility.
- Phases 2 & 3 are to build residences similar to the existing house on the property, as need and funding allow. Each phase will accommodate up to 6-residents, and space for the supervisory staff.

CUP 202-13 Description

- The property is approximately 20.01 acres (net).
- The existing residence is an approximately 3,487 sq. ft. structure, with approximately 1,937 sq. ft. of living space, an approximately 920 sq. ft. attached garage, and approximately 630 sq. ft. of covered porch. A 2,400 sq. ft. barn/storage building, and an approximately 1,440 sq. ft. barn/storage building are located on the property.
- The existing structures are connected to an existing residential private well.
- The site has an existing septic system, designed to accommodate the existing residence and other existing structures.
- Undeveloped portions of the property are to be leased for continued ag uses.

CUP 2021-13 Information

- ☐ **Property Size:** The parcel is approximately 20.01 acres, net.
- ☐ **Property to be used:** The existing residence is an approximately 3,487 sq. ft. structure, with approximately 1,937 sq. ft. of living space, an approximately 920 sq. ft. attached garage, and approximately 630 sq. ft. of covered porch. A 2,400 sq. ft. barn/storage building, and an approximately 1,440 sq. ft. barn/storage building are located on the property.
 - a. The proposed Phase 2 & 3 homes will be similar in appearance and size to the existing residence.
 - b. The existing structures are connected to an existing residential private well.
 - c. The site has an existing septic system, designed to accommodate the existing residence and other existing structures.
- ☐ **Comp. Plan:** Agricultural (*Outside of the City of Pasco UGA*)
- ☐ **Zoning:** Agricultural Production 20 (AP-20)
- ☐ **Critical Areas:** None mapped
- ☐ **Request:** Conditional Use Permit
- ☐ **SEPA Determination:** Determination of Non-Significance (DNS)

CUP 2021-13 Notes

□ APPLICABLE STANDARDS/CODES:

1. County Zoning-- County Code:
2. Chapter 17.10 AP-20, Agricultural Production 20
3. Chapter 17.82 Special Permits
4. Chapter 18.04 State Environmental Policy Act Guidelines (SEPA)
5. Franklin County Comprehensive Plan
6. Benton Franklin District Board of Health Rules and Regulations No. 2
7. Under Washington State law, a Group Care Facility (GCF) (WAC 110-145) has various definitions and requirements, depending on the specific type of facility, population being served, and services being provided. Based on Staff's understanding of the proposal, this facility will likely be classified as a "Staffed Residential Home" (SRH):
 - a. An SRH will not be licensed to serve more than 6 children
 - b. The six (6) child limit would include any children living in the location that are not under care.
 - c. At least one (1) direct care staff person for every 6-youth, must be provided.

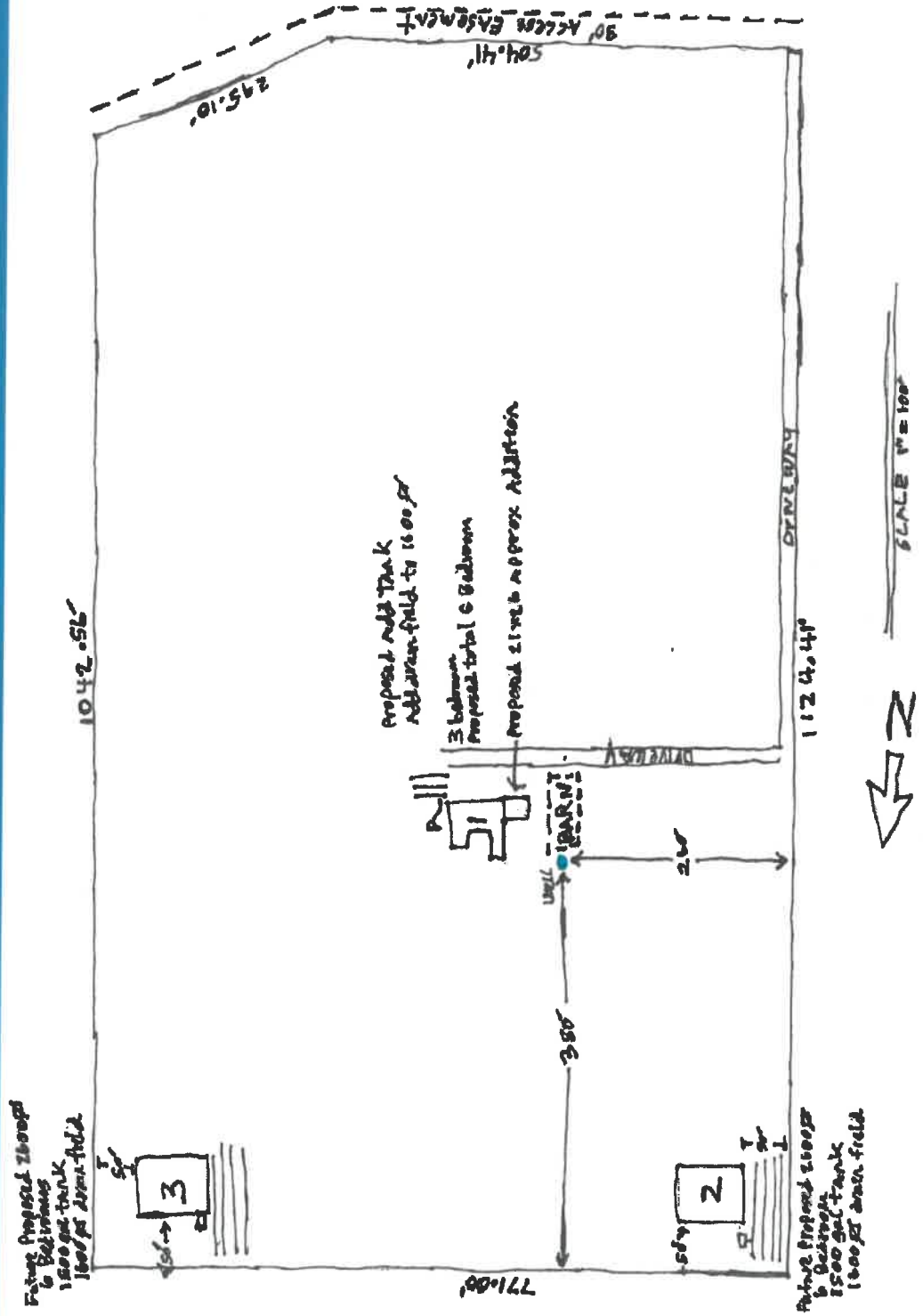
CUP 2021-13 Notes

- The license required from the Washington State Department of Children, Youth & Families (DCYF) includes site inspections to ensure the facility meets the state licensing requirements, before such a license is approved, or renewed.
- DCYF is the authorizing and licensing agency for these types of facilities.
- Staffed Residential Homes (SRH) can be either “secured”, or “non-secured”. Residents of secured facilities are generally placed in such facilities through a court order, a declaration parents are not able to provide for the child, or other limited circumstances, as provided for in WAC 110-145.
- Non-secure facilities may, or may not, have court ordered residents.
- Secure facilities must provide security, such that residents’ movements off the property, and potentially within, are controlled and supervised.

CUP 2021-13 Notes

- Non-secure facilities must have security that “discourages or limits the likelihood” of resident youth running away. Each facility will have different security requirements, as required by DCYF, based on the specific population being served.
- Residents reside at this facility on a voluntary basis, meaning they are not court ordered, nor forced to reside there.

CUP 2021-13 Site Plan



CUP 2021-13 Comments

1. Fourteen (14) public comments were received by the November 19, 2021 due date to be included in the packet. Three (3) comment letters were received against the proposal, and eleven (11) comments in support of the proposal.
2. Since then, an additional thirty-two (32) comments have been received. Thirty-one (31) of those comments are in support of the proposal, one (1) is against.
3. Comments against the proposal cite concerns regarding the site's location, risk to the community, security of the facility, and impact to property values, among other concerns.
4. Comments in support of the proposal cite the experience of the applicant in providing the services, the community need for the services, how these services benefit the community, and how the location meets the needs of those being served.

CUP 2021-13 Comments

- Fire District 3: Comply with all fire code requirements.
- BFHD stated that the proposed use can be accommodated.
- Dept. of Ecology provided a standard comment response, regarding the hazardous and toxic waste reduction program.
- Public Works stated the proposal will not have a significant impact on County transportation facilities.
- BBEC stated the applicant will need to coordinate with them regarding supplying power to the proposed Phases 2 & 3.

CUP 2021-13 Staff Analysis

- The application is to request the conversion of an existing single-family home and property to be used as a “restorational” residential group housing, with equine therapy, for abused youth.

1. The Agricultural land-use designation is intended for Agricultural uses. The undeveloped portion of the property will continue to be used for ag related purposes, and equine therapy is proposed as part of therapies being provided.

2. “Group Homes” and “Group Care Facilitates” are listed as “Unclassified Uses” (FCC 17.82.020(F)&(G), meaning they may be permitted in any zones, provided they are not specifically prohibited, through the issuance of a conditional use permit.

3. At a minimum, the facility will need to be licensed through the DCYF process to ensure it complies with the specific requirements for the specific type of services to be provided to the population being served by the facility.

4. Requirements for security, whether the proposal meets requirements associated with staffing levels, hours of service, fire suppression, services provided, etc., are under the purview of State agencies, such as the WA State Fire Marshal, DCYF, and the WA Department of Licensing.

CUP 2021-13 Staff Analysis

- Each phase of the proposal adds 6-beds, for a total of 18-beds. Phases 2 & 3 will each involve building new residences on the property that will each be considered a new “home”.
- 1. Each of those homes will need to be independently approved and licensed by DCYF, and other relevant agencies, before they can be occupied.
- 2. Therefore, there is no conflict with the DCYF limitation of 6-youth, per home, for a Staffed Residential Home.

CUP 2019-08 Staff Recommendation



- Based on this, Staff has determined that this proposal does not conflict with local, state, or federal regulations. The Planning Department supports a recommendation to allow for this application to be approved, with conditions, provided all requirements for DCYF licensing of the facility are met.

Suggested Findings of Fact (Summary)

1. The proposed use in the AP-20 Zoning District IS in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Franklin County Comprehensive Plan classifies the land as Agricultural. The proposal seeks to provide equine therapy to the residents, and lease the undeveloped portions of the property for agricultural related uses.
 - b. The site is a large lot, single-family home, with outbuildings, and active farm land, meeting the same general appearance as other properties in the area. The structures will not look “institutional”.
 - c. There are no critical areas present on the project site.

CUP 2021-13 Suggested Findings of Fact

- d. The County Zoning map designates the land as AP-20, Agricultural Production 20.
 - e. “Group Homes” and “Group Care Facilities” are listed as “Unclassified Uses” (FCC 17.82.020(F) & (G)), meaning they may be permitted in any zones within Franklin County, provided they are not specifically prohibited, through the issuance of a conditional use permit.
 - f. The applicant has applied for a Conditional Use Permit to allow the proposed use.
2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Access to the parcel is from Alder Road.
 - b. The use will not have a significant impact on the County Road System.

CUP 2021-13 Suggested Findings of Fact

- 3. The proposal **WILL BE** constructed, maintained, and operated to be in harmony with the existing or intended character of the general vicinity.
 - a. The existing character of the immediate area primarily consists of single family homes, the keeping of livestock, and farms/crop circles. The proposal is located outside of the City of Pasco Urban Growth Area.
 - b. The proposed use will not impair the ability for rural, residential, and agricultural activities to continue, nor will it have a negative impact on the intended character of the general vicinity. This property is located within the Franklin County Right-to-Farm area.
 - c. The existing, and proposed, single-family residences are similar in appearance to other properties with residential uses in the area.

CUP 2021-13 Suggested Findings of Fact

- d. The facilities for the equine therapy (barns, stables, fencing, etc.) are similar to those found on other properties with livestock.
- e. The undeveloped portions of the property will be leased for continued ag related uses.
- f. The zoning of the site and surrounding properties is AP-20.
- g. The current parcel size is approximately 20.01 acres (net), which allows sufficient area for parking, access, etc. for the planned activities, and also provides space between the use and surrounding uses.
- h. Conditions are required to ensure that impacts of noise, traffic, and signage are adequately mitigated.

CUP 2021-13 Suggested Findings of Fact

- 4. The location and height of the proposed structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
 - a. No new permanent structures are proposed as a part of the project at this time. After remodel and build-out of all three phases, the structures will continue to look like ADA accessible, single-family residences or accessory uses.
 - b. The property is located within a Right-to-Farm Area.
 - c. The facilities for the equine therapy (barns, stables, fencing, etc.) are similar to those found on other properties with livestock. The undeveloped portions of the property will be leased for continued agricultural related uses.

CUP 2021-13 Suggested Findings of Fact

- 5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
 - a. Traffic of passenger vehicles and employees to the site will be limited, primarily during shift changes.
 - b. Conditions are required to ensure that impacts of noise, traffic, and signage are adequately mitigated.
- 6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The project is subject to the County's Right to Farm ordinance.
 - b. The project is required to comply with Health Department and Public Works standards regarding health and access/safety standards for the proposed use.
 - c. The Franklin County Sheriff, and independent studies, state that there is not an increased risk to the public's safety regarding these types of facilities.
 - d. The facility will need to meet the licensing requirements of DCYF, and other State agencies, to ensure adequate security, sanitary, and life/safety accommodations are made to the site for the proposed use.

CUP 2021-13 Suggested Conditions of Approval

1. The lot must meet all applicable usable land area requirements in accordance with Benton Franklin District Board of Health Rules and Regulation No. 2. Alterations to the site plan including any movement of the reserve area must be reviewed and approved by BFHD prior to approval.
2. All proposed modifications to the existing structure require a building permit.
3. Facility must meet all licensing requirements of DCYF and other relevant licensing agencies.
4. The use on the entire property is limited to three (3) residences, accommodating no more than eighteen (18) residents, plus staff levels required to meet the requirements of a DYCF defined Staffed Residential Home, at full build out. Any increase in either the number of residential structures, or the total number of residents, shall require an amendment to the conditional use permit, at a minimum.
5. Shall comply with all fire code requirements.
6. The barn and other structures on the property were built as residential/personal storage structures. The use of said structures for equine therapy will require an onsite inspection by the Franklin County Building Department and Fire District #3 to determine if modifications are needed to meet the requirements of the 2018 IBC and 2018 IFC.
7. The CUP is not transferable to another party or property.

(There are 16 Suggested Conditions of Approval)

CUP 2021-13

Recommended Motion

- “I move to forward CUP 2021-13 to the board of commissioners with a positive recommendation based on the six (6) findings of fact and sixteen (16) suggested conditions of approval, as provided for in the staff report.”

Agenda Item #1

STAFF REPORT

CUP 2021-13

Mirror Ministries – Staffed Residential Home

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: CUP 2021-13 (Conditional Use Permit) and SEPA 2021-19

Hearing Date: December 14, 2021

Applicant: Loren Sharp, representing Mirror Ministries, 2603 Willowbrook Ave., Richland, WA 99352

Owner: Greg & Erica Richardson, 2513 Alder Road, Pasco, WA 99301

Location: The property is addressed as 2513 Alder Road, Pasco, WA. The parcel is approximately 800' east of Alder Road, bounded to the west by active farm land, and crop circles to the north, south and east, located in the N ½ of the SW ¼ of Township 10, Range 36, Section 7 E.W.M. (Parcel Number 124-430-075). The property is zoned Agricultural 20 (AP-20).

Legal description: TH PTN FARM UNIT 201, IRR BLK 16 DAF: COMM AT NW COR SD FU; TH S88D 52'E ALG N LN SD FU, 841.02' TO TPOB; TH CONT ALG SD N LN OF FU, S88D52'E, 771.18'; TH S01D07'W, 1042.56'; TH S66D34'W, 295.10'; TH N84D13'W, 504.41'; TH N01D07'E, 1124.42' TO POB TOG W/EASE FOR ACCESS-SEE RS #1698100

Staff Report
CUP 2021-13

2

VICINITY MAP:

Subject Property



CUP 2021-13 Aerial Map:



- Property size:** The current property (parcel) size is approximately 20.01 acres, net.
- Property to be used:** This application is requesting the applicant be permitted to convert an existing single-family home and property for use as a residential therapeutic group home for abused youth, including equine therapy. There are three (3) phases proposed, with each phase adding six (6) additional beds, for a total of 18 beds and three residential structures, on the site, at full build-out. The timing for the development of Phases 2 and 3 will be based on need and funding availability. The current use of the property is an active farm, with a single-family residence, a barn, and a storage building. It is intended that the remainder of the property not being used for the restoration facilities will be leased and continue to be used for agricultural purposes.
- Comp. Plan:** Agricultural (*outside of the City of Pasco UGA*)
- Zoning:** Agricultural Production 20 (AP-20)
- Suggested Recommendation:** Positive recommendation with six (6) suggested findings of fact and sixteen (16) suggested conditions of approval
- Suggested Motion:** I move to forward CUP 2021-13 to the board of commissioners with a positive recommendation based on the six (6) findings of fact and sixteen (16) suggested conditions of approval.

APPLICATION DESCRIPTION:

Said application is to request the conversion of an existing single-family home and farm property to be used as residential therapeutic group home for abused youth, including equine therapy. There are three (3) phases proposed, with each phase adding six (6) additional beds, for a total of 18 beds and three residential structures, on the site, at full build-out. The timing for the development of Phases 2 and 3 will be based on need and funding availability. The current use of the property is an active farm, with a single-family residence, a barn, and a storage building. Such a request can only be granted through a Conditional Use Permit.

The following information about the project was provided by the applicant, or via Staff's review of the proposal:

- This is a 24-hour, 365-day a year residential therapeutic group home facility for exploited youth, providing counseling, and other required services, to the residents.
- Phase 1 is to remodel the existing residence to accommodate up to six (6) residents, and required staff.
- Direct supervisory staff will be provided 24 hours per day, in 3-shifts of 2-4 people. Staff does not live at the facility.
- Phases 2 & 3 are to build residences similar to the existing house on the property, as need and funding allow. Each phase will accommodate up to 6-residents, and space for the supervisory staff.
- The existing residence is an approximately 3,487 sq. ft. structure, with approximately 1,937 sq. ft. of living space, an approximately 920 sq. ft. attached garage, and approximately 630

sq. ft. of covered porch. A 2,400 sq. ft. barn/storage building, and an approximately 1,440 sq. ft. barn/storage building are located on the property.

- The existing structures are connected to an existing residential private well.
- The site has an existing septic system, designed to accommodate the existing residence and other existing structures.

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

- Existing and proposed access drives.
- The existing home, out buildings, septic system, and well.
- Existing and proposed parking areas.
- Approximate location of Phase 2 & Phase 3 residences and septic systems.
- Please see attached site plan.

PUBLIC NOTICE:

- The Planning Staff emailed technical review requests to Technical Agencies on **October 21, 2021**
- The Planning staff mailed notices to Property Owners within **1-mile** on **October 21, 2021**.
- A Public Notice was published in the *Franklin County Graphic* on **October 21, 2021**.
- A sign was posted on the property on **October 21, 2021**.
- On **November 25, 2021**, due to a scheduling conflict regarding the BoCC holding an evening meeting on December 7, 2021, notification was posted in the Franklin County Graphic and sent to all landowners within 1-mile of the site that the public hearing date was postponed to December 14, 2021.

SEPA:

- A SEPA Checklist was included in the application. Planning Staff [Lead Agency Responsible Official] reviewed the checklist and issued a Determination of Non-Significance (DNS) on **October 21, 2021**, under WAC 197-11-340(2) which was published on **October 21, 2021**.
- The Washington State Department of Ecology filed the notice under **SEPA #202000142** in the statewide SEPA register. As of the writing of this report, a SEPA Registry number had not been provided by Ecology.
- Comments on the DNS Threshold Determination were due by **November 4, 2021**. Due to a delay in submitting the SEPA to the Dept. of Ecology SEPA Registry, agencies have until December 14, 2021 to provide SEPA specific comments. Any comments received during this timeframe will be provided to the PC at the meeting, and staff will read them into the record at the hearing. In addition, all commenting agencies were sent notice,

and supporting documents, of the proposal as part of the initial agency notice sent on October 21, 2021.

- As of the date of this staff report, no SEPA specific comments or appeals have been received.

APPLICABLE STANDARDS/CODES:

1. County Zoning-- County Code:
 - a. Chapter 17.10 AP-20, Agricultural Production 20
 - b. Chapter 17.82 Special Permits
 - c. Chapter 18.04 State Environmental Policy Act Guidelines (SEPA)
2. Franklin County Comprehensive Plan
3. Benton Franklin District Board of Health Rules and Regulations No. 2
4. Under Washington State law, a Group Care Facility (GCF) (WAC 110-145) has various definitions and requirements, depending on the specific type of facility, population being served, and services being provided. Based on Staff's understanding of the proposal, this facility will likely be classified as a "Staffed Residential Home" (SRH):
 - An SRH will not be licensed to serve more than 6 children
 - The six (6) child limit would include any children living in the location that are not under care.
 - At least one (1) direct care staff person for every 6-youth, must be provided.

The license required from the Washington State Department of Children, Youth & Families (DCYF) includes site inspections to ensure the facility meets the state licensing requirements, before such a license is approved, or renewed. DCYF is the authorizing and licensing agency for these types of homes.

Staffed Residential Homes can be either "secured", or "non-secured". Residents of secured facilities are generally placed in such facilities through a court order, a declaration parents are not able to provide for the child, or other limited circumstances, as provided for in WAC 110-145, whereas non-secure facilities may, or may not, have court ordered residents. Secure facilities must provide security, such that residents' movements off the property, and potentially within, are controlled and supervised. Non-secure facilities must have security that "discourages or limits the likelihood" of resident youth running away. Each facility will have different security requirements, as required by DCYF, based on the specific population being served.

Additional information about the state of services and needs can be found at this link:

<https://www.dcyf.wa.gov/sites/default/files/pdf/reports/FamiliesYouthinCrisis2019.pdf>. This provides a report titled "Families and Youth in Crisis" in Washington State, submitted in April, 2019

The property where the project is proposed is zoned AP-20 and carries an "Agricultural" Comprehensive Plan Land Use designation.

PUBLIC COMMENT:

Fourteen (14) public comments were received by the November 19, 2021 due date to be included in the packet. Eleven (11) are in support, and three (3) are against the proposal. A total of forty-five (45) comments from the public have been received, with the additional thirty-one comments to be provided at the meeting. Four (4) of the comments are in opposition to the proposal, citing

concerns regarding the site's location, risk to the community, security of the facility, and impact to property values, among other concerns. Forty-one (41) of the comments are in support of the proposal. *Please see attached comments.*

STAFF ANALYSIS

The application is to request the conversion of an existing single-family home and property to be used as a "restorational" residential group housing, with equine therapy, for abused youth, requiring a protected environment. There are three (3) phases proposed, with each phase adding six (6) additional beds, for a total of three (3) residences and 18-beds on the site. Phases 2 & 3 will be completed as need and funding allows. Such a request in the AP-20 zone can only be granted through a Conditional Use Permit.

1. The Agricultural land-use designation is intended for Agricultural uses. The undeveloped portion of the property will continue to be used for ag related purposes.
2. "Group Homes" and "Group Care Facilities" are listed as "Unclassified Uses" (FCC 17.82.020(F)&(G), meaning they may be permitted in any zones, provided they are not specifically prohibited, through the issuance of a conditional use permit.
3. At a minimum, the facility will need to be licensed through the DCYF process to ensure it complies with the specific requirements for the specific type of services to be provided to the population being served by the facility.
4. Requirements for security, whether the proposal meets requirements associated with staffing levels, hours of service, fire suppression, services provided, etc., are under the purview of State agencies, such as the WA State Fire Marshal, DCYF, and the WA Department of Licensing.
5. Each phase of the proposal adds 6-beds, for a total of 18-beds. Phases 2 & 3 will each involve building new residences on the property that will each be considered a new "home". Each of those homes will need to be independently approved and licensed by DCYF, and other relevant agencies, before they can be occupied. Therefore, there is no conflict with the DCYF limitation of 6-youth, per home, for a Staffed Residential Home.

Based on this, Staff has determined that this proposal does not conflict with local, state, or federal regulations. The Planning Department supports a recommendation for this application to be approved, provided all DCYF, and other relevant agencies, licensing requirements for the facility are met.

AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

1. **Public Works Department:** Public Works has concluded that the proposed use will not have a significant impact on the County Road System and provides the following general comments:
 - a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County

Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).

- b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).
2. **BBEC:** Applicant will need to coordinate with BBEC regarding requirements for providing power to additional residences proposed in Phase 2 and Phase 3.
3. **Health District:** *No comments were received.*
1. **Fire District #3:** *No comments received.*
2. **Franklin Irrigation District:** *No comments received.*
3. **Planning and Building Department:** The Planning Department has determined the following suggested findings and provided comments for this application:
 - a. "Group Homes" and "Group Care Facilities" are listed as "Unclassified Uses" (FCC 17.82.020(F) & (G)), meaning they may be permitted in any zones within Franklin County, provided they are not specifically prohibited, through the issuance of a conditional use permit.
 - b. The Comprehensive Plan designation for the property is Agricultural. The proposal seeks to provide equine therapy to the residents, and lease the undeveloped portions of the property for ag related uses.
 - c. The property access is located approximately 1,350 north of the Alder Road curve that where Alder Road turns north/south. The site is approximately 800' east of Alder Road.
 - d. There are no mapped critical areas on or near the project site.
 - e. The project site is located outside of the City of Pasco UGA.
 - f. This is a 365 day, 7-days a week, 24-hour facility. Each phase will generate traffic that is the equivalent of a standard residential use, plus 2-3 shift changes.
 - g. Any exterior lighting shall be directed on-site so as not to interfere with the comfort and repose of adjoining property owners.
 - h. At a minimum, one parking space per 3-beds, plus one parking space per two employees, shall be provided. ADA compliant parking shall be provided, as applicable. Standard parking spaces and ADA parking shall be designated with proper signage and markings, and shown on the submitted site plan.
 - i. Separate building permits are required for any proposed modifications to the existing structure(s), or for new built structures:
 - i. A Building application is required with the submittal for building permits.

- ii. A detailed plot plan, including, but not limited to, distances to all lot lines, easements and adjacent structures, access, well and septic, parking and ADA, as applicable.
- iii. An updated access permit is required from the Franklin County Public Works office.
- iv. Architect/Engineered Plans for alterations, firewall separation, etc.
- v. WA Dept. of Children, Youth & Families approval of the facility.
- vi. WA State Fire Marshal approval, as may be applicable.
- vii. Water availability notification.
- viii. Septic Permit.
- ix. Fire Suppression System Plans, as applicable.
- x. Fire Alarm Plans, as applicable.
- xi. Completed WA State NREC (Non-Residential Energy Code Reports), as applicable.

According to the Franklin County Code, Chapter 17.82 Special Permits, the Planning Commission shall:

1. Make and enter findings of fact from the record and conclusions thereof;
2. Shall render a recommendation to the Board of Commissioners as to whether the proposal be denied, approved, or approved with modifications and/or conditions.

Findings of Fact Criteria by Planning Commission: The planning commission shall make and enter findings from the record and conclusions thereof as to whether or not:

1. The proposal is in accordance with the goals, policies, objectives, maps and/or narrative text of the comprehensive plan;
2. The proposal will adversely affect public infrastructure;
3. The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;
4. The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;

5. The operation in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;
6. The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

Planning and Building Department Staff Assistance: Planning Staff will assist the Planning Commission with the determination of findings and conditions for CUP-202-13.

Recommendation: The Franklin County Planning Department recommends that the Planning Commission forward a **POSITIVE** recommendation to the Franklin County Board of Commissioners, for Application CUP-2021-13, provided the facility meets the requirements of the Washington State Department of Child, Youth & Families (DCYF) for a Staffed Residential Home, with the following suggested findings of fact and suggested conditions of approval:

Suggested Findings of Fact:

1. The proposed use in the AP-20 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Franklin County Comprehensive Plan classifies the land as Agricultural. The proposal seeks to provide equine therapy to the residents, and lease the undeveloped portions of the property for ag related uses.
 - b. The structure does not look “institutional”. It is a large lot, single-family home, with outbuildings, and active farm land, meeting the same general appearance as other homes in the area.
 - c. There are no critical areas present on the project site.
 - d. The County Zoning map designates the land as AP-20, Agricultural Production 20.
 - e. “Group Homes” and “Group Care Facilities” are listed as “Unclassified Uses” (FCC 17.82.020(F) & (G)), meaning they may be permitted in any zones within Franklin County, provided they are not specifically prohibited, through the issuance of a conditional use permit.
 - f. The applicant has applied for a Conditional Use Permit to allow the proposed use.
2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Access to the parcel is from Alder Road.
 - b. The use will not have a significant impact on the County Road System.
3. The proposal **WILL BE** constructed, maintained, and operated to be in harmony with the existing or intended character of the general vicinity.

- a. The existing character of the immediate area primarily consists of single family homes, the keeping of livestock, and farms/crop circles. The proposal is located outside of the City of Pasco Urban Growth Area;
 - b. The proposed use will not impair the ability for rural, residential, and agricultural activities to continue, nor will it have a negative impact on the intended character of the general vicinity. This property is located within the Franklin County Right-to-Farm area.
 - c. The existing, and proposed, single-family residences are similar in appearance to other properties with residential uses in the area.
 - d. The facilities for the equine therapy (barns, stables, fencing, etc.) are similar to those found on other properties with livestock. The undeveloped portions of the property will be leased for continued ag related uses.
 - e. The zoning of the site and surrounding properties is AP-20.
 - f. The current parcel size is approximately 20.01 acres (net), which allows sufficient area for parking, access, etc. for the planned activities, and also provides space between the use and surrounding uses.
 - g. Conditions are required to ensure that impacts of noise, traffic, and signage are adequately mitigated.
4. The location and height of the proposed structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
 - a. No new permanent structures are proposed as a part of the project at this time. After remodel and build-out of all three phases, the structures will continue to look like ADA accessible, single-family residences or accessory uses.
 - b. The property is located within a Right-to-Farm Area.
 - c. The facilities for the equine therapy (barns, stables, fencing, etc.) are similar to those found on other properties with livestock. The undeveloped portions of the property will be leased for continued ag related uses.
5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
 - a. Traffic of passenger vehicles and employees to the site will be limited, primarily during shift changes.
 - b. Conditions are required to ensure that impacts of noise, traffic, and signage are adequately mitigated.

6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The project is subject to the County's Right to Farm ordinance.
 - b. The project is required to comply with Health Department and Public Works standards regarding health and access/safety standards for the proposed use.
 - c. The Franklin County Sherriff, and independent studies, state that there is not an increased risk to the public's safety regarding these types of facilities.
 - d. The facility will need to meet the licensing requirements of DCYF, and other State agencies, to ensure adequate security, sanitary, and life/safety accommodations are made to the site for the proposed use.

Suggested Conditions of Approval:

1. The project shall comply with the requirements and recommendations of the **Benton-Franklin Health District:**
 - a. The proposal must meet all applicable usable land area requirements in accordance with Benton Franklin District Board of Health Rules and Regulation No. 2.
 - b. Septic systems for Phases 2 & 3 will need to be reviewed and approved by the BFHD, prior to the issuance of any building permits for these phases.
2. The project shall comply with the requirements and recommendations of the **Franklin County Planning and Building Department:**
 - a. The development standards of FCC 17.14.050 will apply to the project. No building shall be closer than 25 feet from a road right-of-way (or 55 feet from the centerline of the adjoining road, whichever is greater). The side setbacks are 10 feet (providing that the side yard on a corner lot shall not be less than 25 feet wide, or 55 feet wide from the centerline of an existing/future road, access easement, or whichever is greater) and the rear yard setback is a minimum of 25 feet.
 - b. All storm drainage shall be retained on-site and controlled by way of drainage swales, dry wells, french-drains or other means as approved by the county engineer.
 - c. Exterior lighting shall be directed on-site so as not to interfere with the comfort and repose of adjoining property owners.
 - d. The current parcel size is approximately 20.01 net acres; if the property is later adjusted through a Boundary Line Adjustment or Short Plat, a new conditional use permit may be required.
 - e. Separate building permits are required for any proposed modifications to the existing structure, and the development of Phases 2 & 3:
 - i. A Building application is required with the submittal for building permits.

- ii. A detailed plot plan, including, but not limited to, distances to all lot lines, easements and adjacent structures, access, well and septic, parking and ADA, as applicable.
 - iii. An updated access permit is required from the Franklin County Public Works office.
 - iv. Architect/Engineered Plans for alterations, firewall separation, etc.
 - v. WA Dept. of Children, Youth & Families Approval of the facility.
 - vi. WA State Fire Marshal approval, as may be applicable.
 - vii. Water availability notification.
 - viii. Septic Permit.
 - ix. Fire Suppression System Plans, as applicable.
 - x. Fire Alarm Plans, as applicable.
 - xi. Completed WA State NREC (Non-Residential Energy Code Reports), as applicable.
- 3. The project shall comply with the requirements and recommendations of the **Franklin County Public Works Department**:
 - a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
 - b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).
- 4. The project shall comply with the following conditions for **Access and Parking**:
 - a. At a minimum, one parking space per 3-beds, plus one parking space per two employees, shall be provided. ADA compliant parking shall be provided, as applicable. Standard parking spaces and ADA parking shall be designated with proper signage and markings, and shown on the submitted site plan.
 - a. All parking areas shall be set back an appropriate distance to allow for ingress / egress and as to not hinder driver's vision triangles as they leave or access the site. An internal access driveway shall be established and access shall not be blocked at any time to provide safe ingress/ egress for emergency vehicle access. Parking shall not be allowed along the interior driveways.

- b. Any new approaches onto County roads will require an approach permit from Public Works.
 - c. A handicapped parking area is to be designated, meeting ADA requirements, and appropriate ADA signage installed.
 - d. Any signage used to locate the facility must meet the provisions of the Franklin County Sign Code, FCC 15.16. No sign shall obstruct any roadways.
5. Comply with the following conditions regarding **Occupancy and Uses**:
- a. Occupancy of the existing residence proposed in Phase 1 is limited to six (6) residents, plus required staffing levels to meet the requirements of a DYCF defined Staffed Residential Home.
 - b. Occupancy of the proposed Phase 2 facility is limited to six (6) residents, plus required staffing levels to meet the requirements of a DYCF defined Staffed Residential Home.
 - c. Occupancy of the proposed Phase 3 facility is limited to six (6) residents, plus required staffing levels to meet the requirements of a DYCF defined Staffed Residential Home.
 - d. The barn and other structures on the property were built as residential/personal storage structures. The use of said structures for equine therapy will require an onsite inspection by the Franklin County Building Department and Fire District #3 to determine if modifications are needed to meet the requirements of the 2018 IBC and 2018 IFC.
 - e. The use on the entire property is limited to three (3) residences, accommodating no more than eighteen (18) residents, plus staff levels required to meet the requirements of a DYCF defined Staffed Residential Home, at full build out. Any increase in either the number of residential structures, or the total number of residents, shall require an amendment to the conditional use permit, at a minimum.
6. An annual Fire & Life Self Inspection Survey Form is required to be completed. An annual fire and safety inspection report from the WA State Fire Marshal's office, as may be required for the licensing of the facility, may be submitted in lieu of the Fire & Life Self Inspection Survey Form.
7. The applicant shall commence the authorized conditional use within one year after the effective date of this permit, or the permit shall expire.
8. Should valid complaints (noise, traffic, parking, etc.) be received regarding activities taking place at the site, the conditional use permit approval may be reviewed by the County and potentially revoked.

9. **RIGHT TO FARM:** Applicant shall be aware that this facility is located in an area where farming and farm operations exist. Further, to assist in preserving the right of farmers to operate utilizing accepted and appropriate practices, the County has adopted a Franklin County Right to Farm Ordinance, as amended. At no time shall a farm operation, or accessory farm related enterprise such as crop dusting operation or airstrip use, be deemed to be a public or private nuisance as it relates to the activities associated with this land use approval
10. Comply with all **fire code** requirements: 24 hour care facilities with more than 5 and less than 16 persons will need plans submitted for fire code review. The facility is either going to be classified as I-1 or R-4 under the 2018 edition of the International Building Code. Review of the International Building Code and International Fire Code for sprinklers, range hood for cooking, fire separations, and areas of refuge may apply.
11. The site shall be maintained at all times so as to not let the land become a fire hazard or accumulate with debris and weeds and/or garbage.
12. Future expansions and improvements at the site shall comply with the submitted and approved site plans (and any building plans submitted and approved). To allow future flexibility, changes to the plans which are determined to be minor or incidental may be done administratively by the Planning Department. Major changes, which do not meet the intent of, or seriously re-align, the approved plans, shall be reviewed by the Planning Commission through a new Conditional Use Permit process prior to that change occurring.
13. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
14. In accordance with the County's Zoning Code, any special permit may be reviewed for potential termination and revocation by the Board of Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
15. This permit applies to the described lands and shall be for the above named individual/entity. The permit may not be transferred to other individual(s) or entities, or to another site. Any changes, or proposed changes, in ownership, or operations, will require the application of a new Conditional Use Permit.
16. By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County harmless and agree that the County is in no way negligent in relation to granting this permit, or operations or negligence that occur at this location or on surrounding properties caused by operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted at this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

Agenda Item #1

PUBLIC NOTICE

AGENCY/PUBLIC COMMENT

CUP 2021-13

Mirror Ministries – Staffed Residential Home



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PUBLIC HEARING DATE CHANGE

NOTICE IS HEREBY GIVEN that the public hearing for the application by **Mirror Ministries**, 2603 Willowbrook Ave, Richland, WA, for a Conditional Use Permit, file # **CUP 2021-13/SEPA 2021-19**, has been changed to **6:30 p.m., December 14, 2021**

Said application is for the approval of a Conditional Use Permit, requesting the applicant be permitted to convert an existing single-family home and property to be used as residential group housing for abused youth, with equine therapy. There are three (3) phases proposed, with each phase adding six (6) additional beds, for a total of 18 beds and three residential structures, on the site. The timing for the development of Phases 2 and 3 will be based on need and funding. The current use of the property is farmland, with a single-family residence, a barn, and a storage building.

Written comments submitted by **4:00 PM on November 19, 2021** will be included in the packet provided to the Planning Commission in advance of the meeting. All written comments received in advance of the public hearing, or comments presented at the public hearing, shall be included as part of the record.

HOW TO WATCH/PARTICIPATE ONLINE: You can watch the proceeding on YouTube Live or AV Capture, by going to the Franklin County, WA agenda page at <https://www.co.franklin.wa.us/planning/agenda.html>. To participate online, please contact our office for a WebEx invite, 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 18th DAY OF NOVEMBER, 2021

PUBLISH:

Franklin County Graphic: November 25, 2021



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by **Mirror Ministries**, 2603 Willowbrook Ave, Richland, WA, for a Conditional Use Permit, file # **CUP 2021-13** and **SEPA 2021-19**.

Said application is for the approval of a Conditional Use Permit, requesting the applicant be permitted to convert an existing single-family home and property to be used as a residential therapeutic group home for abused youth, including equine therapy. There are three (3) phases proposed, with each phase adding six (6) additional beds, for a total of 18 beds and three residential structures, on the site. The timing for the development of Phases 2 and 3 will be based on need and funding. The current use of the property is an active farm, with a single-family residence, a barn, and a storage building.

The subject parcel is described as follows:

LEGAL DESCRIPTION:

TH PTN FARM UNIT 201, IRR BLK 16 DAF: COMM AT NW COR SD FU; TH S88D 52'E ALG N LN SD FU, 841.02' TO TPOB; TH CONT ALG SD N LN OF FU, S88D52'E, 771.18'; TH S01D07'W, 1042.56'; TH S66D34'W, 295.10'; TH N84D13'W, 504.41'; TH N01D07'E, 1124.42' TO POB TOG W/EASE FOR ACCESS-SEE RS #1698100

NON-LEGAL DESCRIPTION:

The property is addressed as 2513 Alder Road, Pasco, WA. The parcel is approximately 800' east of Alder Road, bounded to the west by active farm land, and crop circles to the north, south and east, located in the N ½ of the SW ¼ of Township 10, Range 36, Section 7 E.W.M. (Parcel Number 124-430-075). The property is zoned Agricultural 20 (AP-20).

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. Said consideration will be a public hearing on **December 7, 2021** at **6:30 PM** in the **Franklin County Courthouse, Commissioners Meeting Room, 1016 N. 4th Avenue, Pasco, WA 99301** and all concerned may present comments regarding the application. Written comments are accepted prior to public hearing and those comments shall be submitted by either email at planninginquiry@co.franklin.wa.us, or by regular mail to Franklin County Planning Department, 502 W. Boeing Street, Pasco, WA 99301. Written comments submitted by **4:00 PM on November 12, 2021** will be included in the packet provided to the Planning Commission in advance of the meeting. All written comments received in advance of the public hearing, or comments presented at the public hearing, shall be included as part of the record.

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 **October 21, 2021** and the comment period for the determination and environmental impacts of the proposal will close on **November 4, 2021**.

CUP 2021-13

HOW TO WATCH/PARTICIPATE ONLINE: You can watch the proceeding on YouTube Live or AV Capture, by going to the Franklin County, WA agenda page at <https://www.co.franklin.wa.us/planning/agenda.html>. To participate online, please contact our office for a WebEx invite, 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.

VICINITY MAP:



DATED AT PASCO, WASHINGTON ON THIS 15th DAY OF OCTOBER, 2021

PUBLISH:

Franklin County Graphic: October 21, 2021

Memo



Public Works Department

To: Derrick Braaten, Planning & Building Director
From: John Christensen, County Surveyor
cc: Craig Erdman, County Engineer
Date: October 26, 2021
Re: CUP 2021-13

Derrick,

I have reviewed the application for a Conditional Use Permit along with SEPA 2021-19 to allow for residential therapeutic group home(s) AP-20 zoning district on parcel #124-430-075.

Public Works has concluded that the proposed use would not have a significant impact on the County Road System. Public Works has the following comments:

1. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
2. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

Please let me know if you have any questions.

From: Eric Dixon <edixon@scbid.org>
Sent: Thursday, October 28, 2021 4:21 PM
To: Derrick Braaten
Subject: [EXTERNAL] RE: Request for Review and Comments & Notice of DNS (CUP 2021-13/SEPA 2021-19)

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.

Good Afternoon Derrick,

I have no comments.

Thank you,

Eric Dixon, P.E.
Assistant Manager
South Columbia Basin Irrigation District
P.O. Box 1006
1135 E Hillsboro, Suite A
Pasco, WA 99301
O: 509-547-1735
C: 509-430-1288

From: Derrick Braaten <dbraaten@co.franklin.wa.us>
Sent: Friday, October 22, 2021 2:20 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>; Tyson Poe <tpoe@scbid.org>; mharris@fcfd3.org; rrichmond@franklinpud.com; glinden@franklinpud.com; zunderhill@bbec.org; bhooper@franklinpud.com; mmyers@bbec.org; mhay@bbec.org; Rick White <WHITER@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: Aaron Gunderson <agunderson@co.franklin.wa.us>; Ryan Nelson <ryann@co.franklin.wa.us>; Rebeca Gilley <rgilley@co.franklin.wa.us>; Matt Mahoney <mmahoney@co.franklin.wa.us>
Subject: Contains JavaScript: Request for Review and Comments & Notice of DNS (CUP 2021-13/SEPA 2021-19)

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 2021-13).

NOTICE OF SEPA DNS

A SEPA DNS has been issued for the proposal. (Franklin County File # SEPA 2021-19)
The Public Notice, DNS and SEPA Environmental Checklist is attached for your records and review. Comments on the DNS are due by November 4, 2021.

Thank you,

Derrick Braaten

Planning and Building Director

Planning and Building Dept. | Franklin County, WA

Office tel. (509) 545-3521 | www.co.franklin.wa.us/planning/



United States Department of the Interior
BUREAU OF RECLAMATION
Ephrata Field Office
32 C Street NW
Ephrata, WA 98823-0815



IN REPLY REFER TO:

CPN-6612
2.2.3.18

Nov 2, 2021

VIA ELECTRONIC MAIL ONLY

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

Subject: Mirror Ministries SEPA 2021-19 (CUP 2021-13)

Dear Mr. Braaten:

We appreciate the opportunity to review and comment on the subject proposal located in Farm Unit 201 Irrigation Block 16, South Columbia Basin Irrigation District (SCBID), Section 7, Township 10 North, Range 30 East, Willamette Meridian, Columbia Basin Project (CBP), Franklin County, Washington. This letter is in response to your request for comments due November 4, 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. Please include the distances and bearings for Reclamation facilities, associated rights-of-way, and Farm Unit boundaries.

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 prior approval from Reclamation and SCBID. 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.

The following language is required on the final plat exactly as it is shown below prior to approval. There should only be one signature line for the Irrigation District and one line for the Bureau of Reclamation.

Bureau of Reclamation concurrence for this plat is limited to the extent of the plat's compliance with the requirements of RCW 58.17.310.

Drain Construction: Rising ground water tables are common in irrigation projects. Federal drain construction funds are not available for draining of subdivisions and other areas not in a commercial agriculture land use unless such drainage is incidental to the required drainage of adjacent agricultural land and meets Federal technical and economic feasibility requirements.

This land is included within the South Columbia Basin Irrigation District and is subject to the laws of the United States and the State of Washington relative to the Columbia Basin Project and is liable for further assessments, if any, levied by said District. It is also understood and agreed that when this plat is served by County Roads, irrigable land within the Road right-of-way or isolated by said dedication will not become a charge assessable to Franklin County and payable to the South Columbia Basin Irrigation District for construction, operation, and maintenance of the Project.

South Columbia Basin Irrigation District

IRRIGATION APPROVAL:

Water Supply: Concurrence by the Bureau of Reclamation for this plat does not assure the availability of a water supply, nor does it bind the United States to issue a permanent right for a Federal water supply. A supply of Federal project water to this land is assured only upon full compliance with corollary Federal and State legislation.

Bureau of Reclamation

Please ensure that all distances and bearings are shown exactly as displayed on the Reclamation Farm Unit Map for Reclamation facilities, associated rights-of-way, and Farm Unit boundaries.

Reclamation's Plat for Farm Unit 201 in Block 16 is available on the Web at: <http://www.usbr.gov/pn/ccaomaps/farmunitmaps/index.html> under the heading of (South) Columbia Irrigation District, Block 16, Sheet 74 & Block 16, Sheet 75 ("b16sh74.pdf, b16sh75.pdf").

Sheet 1 of 1:

- Please ensure that all distances and bearings are shown exactly as displayed on the Reclamation Farm Unit Map for Reclamation facilities, associated rights-of-way, and Farm Unit boundaries.

Thank you for your assistance and cooperation. If you have any questions, please contact Ms. Charlotte Snow, GIS Specialist, at csnow@usbr.gov or Ms. Jennifer L. Hoff, Acting Realty Supervisor, at jhoff@usbr.gov or (509) 754-0209. For the hearing impaired, please call the Federal Relay System at (800) 877-8339.

Sincerely,

JENNIFER HOFF

Digitally signed by JENNIFER
HOFF
Date: 2021.11.02 07:04:57 -07'00'

Jennifer L. Hoff
Acting Realty Supervisor

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

Greg & Erika Richardson
2513 Alder Road
Pasco, WA 99301

Loren Sharp
2603 Willowbrook Blvd
Richland, WA 99352

From: Zach Underhill <zunderhill@bbec.org>
Sent: Monday, October 25, 2021 6:17 AM
To: Derrick Braaten
Subject: [EXTERNAL] RE: Request for Review and Comments & Notice of DNS (CUP 2021-13/SEPA 2021-19)

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.

Derrick,

Applicant to contact BBEC Engineering for availability of power to proposed group home sites.

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: Derrick Braaten <dbraaten@co.franklin.wa.us>
Sent: Friday, October 22, 2021 2:20 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; rrichmond@franklinpud.com; glinden@franklinpud.com; Zach Underhill <zunderhill@bbec.org>; bhooper@franklinpud.com; Mitch Myers <mmyers@bbec.org>; Mark Hay <mhay@bbec.org>; Rick White <WHITER@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: Aaron Gunderson <agunderson@co.franklin.wa.us>; Ryan Nelson <ryann@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 2021-13/SEPA 2021-19)

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Thank you,

Derrick Braaten

Planning and Building Director

Planning and Building Dept. | Franklin County, WA

Office tel. (509) 545-3521 | www.co.franklin.wa.us/planning/

Agenda Item #1

COMMENT LETTERS AGAINST/EXPRESSING CONCERNS

November 1, 2021

Franklin County Commissioners

Attention:

Franklin County Planning Commission planninginquiry@co.franklin.wa.us

Clint Didier cdidier@co.franklin.wa.us

Brad Peck bpeck@co.franklin.wa.us

Rocky Mullen rmullen@co.franklin.wa.us

1016 N 4th Ave

Pasco, WA 99301 (509)545-3535

To Franklin County Commissioners and Other parties it may concern:

It is our understanding, the organization, Mirror Ministries, is proposing intentions and making an offer on a neighboring, single family residence property, located at 2513 Alder Road, Pasco, WA 99301.

This is a quiet agricultural zone and always has been. We have farmed here for many years. We welcome interested parties who wish to utilize any surrounding property with the intention of farming.

This property is not a good fit for the implied intentions of Mirror Ministries. Several neighbors have recently approached me in opposition to this type of organization moving to this area. This is not a suitable neighborhood for this type of organization and for the negative potential it would bring. The intentions are not designed for anything having to do with agriculture. It imposes a devaluation of nearby agriculture properties. In addition, there are young families with small children living in this area. In our opinion, the associated negative impact poses a safety concern. To our knowledge, the intentions of Mirror Ministries is to house approximately seven residents in addition to caretakers, then add seven more, then seven more. We understand and appreciate the need for these to be housed, fed, and rehabilitated for release into society in hopes of a normal life. We would also be inclined to donate to the cause. This is not the right area.

At this time, we wish to express our extreme opposition to this organization or any organization similar to this, whether transacted through a realtor or otherwise.

Please acknowledge our stand of opposition. If you wish to contact us, we welcome your input.

If this letter should be addressed to a different department, please advise. I'm looking forward to hearing from you. If you need more information or would like to discuss this further, please don't hesitate to contact call.

Sincere Regards,

Dennis Wise, Neighboring Property Owner

2711 Alder Rd

Pasco, WA 99301

509-531-4594 adwise55@gmail.com

Cc:Franklin County Planning & Building Department
& Associated Parties, etal

502 W Boeing St

Pasco, WA 99301 (509)545-3521

November 1, 2021

Franklin County Commissioners

Attention:

Franklin County Planning Commission planninginquiry@co.franklin.wa.us

Clint Didier cdidier@co.franklin.wa.us

Brad Peck bpeck@co.franklin.wa.us

Rocky Mullen rmullen@co.franklin.wa.us

1016 N 4th Ave

Pasco, WA 99301 (509)545-3535

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Please acknowledge our stand of opposition. If you wish to contact us, we welcome your input. If this letter should be addressed to a different department, please advise. I'm looking forward to hearing from you. If you need more information or would like to discuss this further, please don't hesitate to contact call.

Sincere Regards,

Dennis Wise, Neighboring Property Owner

2711 Alder Rd

Pasco, WA 99301

509-531-4594

adwise55@gmail.com

Cc:Franklin County Planning & Building Department
& Associated Parties, etal
502 W Boeing St
Pasco, WA 99301 (509)545-3521

From: hal@omena.us
Sent: Monday, November 15, 2021 5:21 AM
To: Clint Didier; Brad Peck; Rocky Mullen; planninginquiry
Subject: [EXTERNAL] Mirror Ministries

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.

Franklin County Planning Department
502 Boeing Street
Pasco, WA 99301

It is our understanding the organization, Mirror Ministries, is proposing intentions and making an offer on a neighboring, single-family-residence property located at 2513 Alder Road about eight miles north of Pasco.

This is a quiet, agricultural zoned area and, as far as I know, always has been since my family first moved to our property just off Alder Road in 1956. Currently, the fourth generation of our family is living on the property that my parents developed from sagebrush to flourishing crops. The neighborhood welcomes other farmers to the area, but it does not seem that Mirror Ministries is interested in agriculture. From what we have heard, their work may be commendable, but it does not seem to us that it is appropriate to locate it in a farming community. There are families with young children in the area. Are you willing to vote to put the lives of these young children at risk? We certainly hope not.

Sincerely,
Len & Hazel Burns
524 Fairfield Dr.
Pasco, WA 99301

November 1, 2021

Franklin County Commissioners

Attention:

Franklin County Planning Commission planninginquiry@co.franklin.wa.us

Clint Didier cdidier@co.franklin.wa.us

Brad Peck bpeck@co.franklin.wa.us

Rocky Mullen rmullen@co.franklin.wa.us

1016 N 4th Ave

Pasco, WA 99301 (509)545-3535

To Franklin County Commissioners and Other parties it may concern:

It is our understanding, the organization, Mirror Ministries, is proposing intentions and making an offer on a neighboring, single family residence property, located at 2513 Alder Road, Pasco, WA 99301.

This is a quiet agricultural zone and always has been. We have farmed here for many years. We welcome interested parties who wish to utilize any surrounding property with the intention of farming. This property is not a good fit for the implied intentions of Mirror Ministries. Several neighbors have recently approached me in opposition to this type of organization moving to this area. This is not a suitable neighborhood for this type of organization and for the negative potential it would bring. The intentions are not designed for anything having to do with agriculture. It imposes a devaluation of nearby agriculture properties. In addition, there are young families with small children living in this area. In our opinion, the associated negative impact poses a safety concern. To our knowledge, the intentions of Mirror Ministries is to house approximately seven residents in addition to caretakers, then add seven more, then seven more. We understand and appreciate the need for these to be housed, fed, and rehabilitated for release into society in hopes of a normal life. We would also be inclined to donate to the cause. This is not the right area.

At this time, we wish to express our extreme opposition to this organization or any organization similar to this, whether transacted through a realtor or otherwise.

Please acknowledge our stand of opposition. If you wish to contact us, we welcome your input. If this letter should be addressed to a different department, please advise. I'm looking forward to hearing from you. If you need more information or would like to discuss this further, please don't hesitate to contact call.

Sincere Regards,

Dennis Wise, Neighboring Property Owner

2711 Alder Rd

Pasco, WA 99301

509-531-4594

adwise55@gmail.com

Cc:Franklin County Planning & Building Department
& Associated Parties, etal
502 W Boeing St
Pasco, WA 99301 (509)545-3521

Agenda Item #2

COMMENT LETTERS FOR/IN SUPPORT

November 15, 2021

Franklin County Planning Department
Franklin County Planning Commission
C/O Derrick Braaten, Director of Planning and Building
502 W. Boeing Street
Pasco, WA 99301
Email: Dbraaten@co.franklin.wa.us

RE: CUP 2021-13.

Dear Director Braaten and Commissioners,

I have volunteered with Mirror Ministries at their current Outreach Center for 3 years.

They do a tremendous job in serving and helping those in our very own community that are victims of sexual trafficking. The Executive Director, Tricia MacFarlan, the Staff and the Board are very committed to helping these clients recover from the trauma they have experienced.

Mirror Ministries operates 24/7 with a helpline and makes necessary arrangements to get these victims into a safe situation. The current Outreach Center does not allow them to house any of the victims. This new facility designed for that will be a tremendous help to those in our very own community.

Before I volunteered with Mirror Ministries, I was not aware of the extent of this crime and trauma involved. Mirror Ministries is truly equipped to help them leave exploitation and recover. Mirror Ministries is committed to help survivors get the therapy they need to recover and to help them get back to school, start college and get new jobs.

With a facility that is called wraparound residential care, these survivors will be able to thrive long-term. A pastoral and serene-feeling property, away from things that trigger painful memories, will give these young girls a feeling of safety.

The additional buildings on this site will provide onsite school, equine therapy, counseling and learning life and employment skills.

Sexual trafficking can impact all families. And, impact families one would not expect that to happen to. There are many victims that are receiving help and healing through Mirror Ministries.

I am impressed by the Executive Director's leadership and Staff in their professionalism while offering tremendous care for each client. The Leadership and Staff are very aware of confidentiality and treat clients with the utmost respect.

They provide very professional in-service trainings for all volunteers. They are very respectful of their current Outreach Center neighbors.

Thank you so much for your consideration of this Conditional Use Permit 2021-13.

With sincere appreciation,

Jean Clary
1350 Tuscany Pl
Richland, WA 99352

From: gayle talcott <gal1254@aol.com>
Sent: Saturday, November 13, 2021 5:13 PM
To: Derrick Braaten
Subject: [EXTERNAL] Mirror Ministries CUP 2021-13

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.

I am writing in support of Esther's Home.

This organization is dedicated to improving the lives of vulnerable women and children.

Mirror Ministries provides unprecedented support to victims of trafficking who are invisible and underserved in our communities.

Mirror Ministries has helped survivors leave exploitation, obtain employment, return to school or start college.

Esther's Home is vital to restoring these survivors to productive lives.

Sincerely,
Gayle Talcott

From: Jantzen Filbrun <jantzen1995@gmail.com>
Sent: Tuesday, November 16, 2021 3:23 PM
To: Derrick Braaten
Subject: [EXTERNAL] Mirror ministries CUP 2021-13

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.

I have been a pasco resident my entire life and my family own property off alder. We are all in full support of mirror ministries. It will be a safe spot for these kids in need of help.

Thank you.

From: Tori Garza <torijgarza@gmail.com>
Sent: Thursday, November 18, 2021 1:43 PM
To: Derrick Braaten
Subject: [EXTERNAL] In support of Mirror Ministries CUP 2021-13

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.

Hello!

I have been a volunteer for Mirror Ministries for 2 years now and I am in great support of the restoration home that they want to build. I have had the incredible opportunity to teach music lessons to some of these women and I have had first hand experience of watching them find something that they like to do. The light that shines in their eyes after learning to play a song on the guitar is irreplaceable. They are finding hope and confidence in themselves. I look forward to many other young women being able to find this same hope and confidence at the Restoration Home.

Thank you,
Tori Garza
Homeowner in Pasco, WA

From: Michelle Damerow <mich99337@gmail.com>
Sent: Wednesday, November 17, 2021 10:48 AM
To: Derrick Braaten
Subject: [EXTERNAL] In support of Mirror Ministries CUP 2021-13

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

To Whom it may concern,
Nothing says more about the quality & humanity of a community than one that supports, enables and equips those who are marginalized to grow, change and prosper.

That's exactly what Mirror Ministry does.

Partnering with Mirror Ministry in this endeavor is a win - win for all.

Respectfully Yours,
Michelle & Fred Damerow

Sent from my iPad

From: Teresa Sharp <ltsharp4@msn.com>
Sent: Monday, November 15, 2021 6:22 PM
To: Derrick Braaten
Subject: [EXTERNAL] Mirror Ministries CUP 2021-13

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.

Loren and Teri Sharp
2603 Willowbrook Ave.
Richland, WA 99352
509-948-1194

November 15, 2021

Franklin County Planning Commission
C/O Derrick Braaten
Director of Planning and Building
502 W. Boeing Street, Pasco, WA. 99301

Re: Mirror Ministries CUP 2021-13

Dear Commissioners,

We are supportive of Mirror Ministries (MM) desire to open a Restoration Home on Alder Rd. in Franklin County. We are both active volunteers with MM and are on the Property/Building Team that determined this property to be a good fit for the location of the home and a good fit within the neighborhood/surrounding property.

We were also on the team that chose the property on Columbia River Road, which a CUP was not granted. The feedback we received from the Commissioners at that time was given thoughtful consideration by our team and MM, resulting in the location of Alder Road becoming our choice for the Restoration Home.

The six children who will live in each of the homes are part of the estimated 300,000 children in the United States who are trafficked annually. What a shocking figure. MM has chosen to serve children in our Restoration Home(s) as the need is so great for that population. There is nowhere our clients that are still children can go in the Pacific Northwest.

Sincerely,

Loren and Teri Sharp

Sent from [Mail](#) for Windows

November 17, 2021

Franklin County Planning Commission
ATTN: Derrick Braaten, Director of Planning and Building
Franklin County Planning Department
502 W. Boeing Street
Pasco, WA 99301

Re: In support of Mirror Ministries CUP 2021-13

This is in support of Mirror Ministries' application for a conditional use permit to operate a Group Residential Home within Franklin County.

I have had frequent contact, including visits to their site, with Mirror Ministries over the last five years. I have always found their leadership, staff, and volunteers to be thoughtful in how services are provided to best benefit trafficking victims in a holistic manner while being mindful of the impact of service delivery on the homes and businesses in the area surrounding their primary site.

Esther's Home fills an urgent and growing need in our community. The economic challenges and family chaos, brought on by the pandemic, have increased the number of local children and youth who are leaving, or are forced to leave, their homes. Too many soon become victims of sex trafficking. Other youth are lured, coerced, or forced into trafficking while still at home.

I know that Mirror Ministries will develop needed services at Esther's Home to support the healing of young victims and provide the linkages and skills needed for each young woman to create a safe and healthy future. I am confident that the development and operation of this new resource will be conducted with respect to minimize impact on neighboring properties.

Our organization is committed to advocating for the health and safety of all in our region—importantly, for the future of our children and youth. I have also lived in Franklin County for more than 20 years. Hence, this request has both my personal and organizational endorsement.

I urge your support for Mirror Ministries CUP 2-21-13. Please contact me at layers@uwbfc.org if I can provide additional information. Thank you.

Sincerely,

LoAnn Ayers

Dr. LoAnn Ayers
President & CEO
509.581.3943

From: Laura Clemens <laura.alexandra@yahoo.com>
Sent: Friday, November 19, 2021 2:08 PM
To: Derrick Braaten
Subject: [EXTERNAL] In Support of Mirror Ministries CUP 2021-13

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

To Franklin County Planning Commission:

I am writing in support of Mirror Ministries and the conditional use permit they are applying for to build Esther's Home. I have been supporting Mirror Ministries for the last several years ever since I first learned that sex trafficking is a problem in the Tri-Cities. I, like many people, thought sex trafficking was something awful that happened overseas. I didn't know it was happening in our own town.

Having a restoration home for minor girls who have been victims of sex trafficking is a great need and would be a huge blessing. Mirror Ministries has been able to help so many young women with their Outreach Center. Imagine how many more women could be helped, restored, and given back their dignity through a group home. If these girls and women do not have a place to go and do not receive the counseling and healing services they need, they will wind up right back on the street and fall back into the bondage of sex trafficking. Esther's Home could be the change that is needed to help eradicate (or make a serious dent) in this issue in the Tri-Cities.

I urge you to approve the conditional use permit for a group residential home for Mirror Ministries in Franklin County. Every single girl that is rescued will be given a second chance at life if you do so.

Thank you for your time.

Sincerely,

Laura Clemens

From: Elisabeth Boyd-Bodeau <babybobo11@hotmail.com>
Sent: Friday, November 19, 2021 12:41 AM
To: Derrick Braaten
Cc: Elisabeth Bodeau
Subject: [EXTERNAL] In support of Mirror Ministries CUP 2021-13

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

To whom it may concern;

I would like to encourage you to approve the conditional use permit (CUP) for Esther's Home, a residential group home under Mirror Ministries.

I became aware of Mirror Ministries shortly before they were turned down for a CUP at another location in Franklin county. I was terribly disappointed that the CUP was not approved. But I am encouraged by the diligent efforts of Mirror Ministries to seek out a new location.

As a voter in Franklin County, I have been paying attention to the attitudes and actions of my local government. I know you are all kind and caring people who want the best for all members of the community. You have a very difficult task of ensuring laws are followed, concerns are heard and acknowledged, and the health and wellness of the community is preserved.

I hope the location of Esther's Home is agreeable and it is within your discretion to allow this facility of hope and healing to exist in Franklin County.

Sincerely,

Elisabeth Bodeau
5020 Pamplona Drive
Pasco, WA 99301
509 539 8607
elisabeth_bodeau@hotmail.com

Agenda Item #1

APPLICATION, SEPA DETERMINATION & SEPA CHECKLIST

CUP 2021-13

Mirror Ministries – Staffed Residential Home



FRANKLIN COUNTY CONDITIONAL USE PERMIT (CUP) APPLICATION SUPPLEMENT

Submittal Checklist:

<input type="checkbox"/>	General Land Development Application
<input type="checkbox"/>	\$400.00 Conditional Use Permit Fee: Check made payable to the Franklin County Planning and Building Department.
<input type="checkbox"/>	\$150.00 SEPA Fee: Check made payable to the Franklin County Planning and Building Department.
<input type="checkbox"/>	SEPA Checklist: A completed State Environmental Policy Checklist shall be completed and submitted with this application.
<input type="checkbox"/>	<p>\$80.00 Variance Report Fee: Check made payable to the Franklin County Assessor's Office. An applicant <u>does not</u> need to contact the Assessor's Office to obtain this report. At the time of application, the Planning Division will request the report from the Assessor's Office. The report includes the Adjoining Property Owners' Names and Addresses (500 feet within an Urban Growth Area or one (1) mile outside an Urban Growth Boundary). As an alternative to the Assessor's Office, an applicant may also obtain this report from a licensed title company.</p> <p><i>Please note....the typical review period will not begin until this Variance Report is completed.</i></p>



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FILE #: **CUP 2021-13**
Total Fees: \$ **400.00 + 150⁰⁰ for SEPA**

Reviewed by:

RECEIVED

STAMP HERE:

OCT 13 2021

FRANKLIN COUNTY
PLANNING DEPARTMENT

	Phone: Email:
<input type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: Mirror Ministries Name: Loren K Sharp Address: 2603 Willowbrook Blvd, Richland, WA 99352 Phone: (509)948-0194 or (509)627-5162 Email: teri@mirror-ministries.org
<input type="checkbox"/>	Surveyor / Engineer Company: Name: Address: Phone: Email:

[LAND USE – ZONING CODE – BUILDING CODE – FIRE CODE – CODE ENFORCEMENT – BUSINESS REGISTRATION 502](#)
[W. BOEING ST. - PASCO, WA 99301 - \[509\] 545-3521 - FAX \[509\] 546-3367 - BURN LINE \[509\] 545-3586 - BLDG. INSP. LINE \[509\] 545-3522](#)
WWW.CO.FRANKLIN.WA.US

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

Total site is 20 acres with a residential home, large shop and barn, fenced and farmed. The property is to house a residential therapeutic group home(s) for children that have been abused, for them to find rest and healing. The property allows for outdoor exercise, gardening, and equine therapy. Ideally we would like to place a total of three homes (in phases) on the property. Beautiful 6 bedroom homes. Each home would hold no more than 6 girls each with their own bedroom and 24/7 direct staff supervision and care. The girls would be surrounded with intentional, loving, therapeutic, family style, home environments.

PROPERTY INFORMATION:

Parcel number(s) (9-digit tax number):124-430-075

Legal Description of Property:
EXHIBIT "A"

Legal Description

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This

Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B,

Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

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CUP 2021-13

O F U N Y L N D	Receipt #: CUP 2021-13-PL21-00826 Hearing Date: SEP 2021-19-PL21-00827 Date of Pre-App meeting: Date deemed complete:
--	--

H C A T A I S E W M A R Y O L P L A T A T I N A C M T E L L P A P K B C E H N C T	<input type="checkbox"/> Comprehensive Plan Amendment <input checked="" type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Rezone <input type="checkbox"/> Non-Conforming Use Determination <input type="checkbox"/> Zoning Interpretation / Administrative Decision <input type="checkbox"/> Short Plat <input type="checkbox"/> Subdivision (Long Plat) <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Lot Segregation Request <input type="checkbox"/> Alteration / Vacation <input type="checkbox"/> Planned Unit Development <input type="checkbox"/> Other:	<input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Shoreline Substantial Development <input type="checkbox"/> Shoreline Conditional Use Permit <input type="checkbox"/> Shoreline Variance <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Shoreline Non-Conforming <input checked="" type="checkbox"/> SEPA Environmental Checklist <input type="checkbox"/> Appeal (<i>File # of the item appealed</i>) <input type="checkbox"/> Critical Areas Determination / Review / Reasonable Use Exemption <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Home Occupation <input type="checkbox"/> H2A Farm Worker Housing (zoning review)
---	---	--

<input checked="" type="checkbox"/> for cont act pers on:	CONTACT INFORMATION
<input type="checkbox"/>	Property Owner Name: Greg & Erika Richardson Mailing Address: 2513 Alder Road, Pasco WA 99301

of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

ALTA Commitment for Title Insurance w-WA Mod (08/01/2016) Printed: 08.05.21 @ 10:17 AM

Page 3 WA-TT-FKCO-02840.470098-SPS-1-21-472117573

For APN/Parcel ID(s): 124-430-075

That portion of Farm Unit 201, Fifth Revision of Irrigation Block 16, Columbia Basin Project, Washington, according to the Plat thereof recorded in Volume 1 of South Columbia Basin Irrigation District Plats, Page 26, records of Franklin County, Washington, described as follows:

Commencing at the Northwest corner of said Farm Unit 201; thence South 88°52'01" East, along the North line of said Farm Unit, for 841.02 feet to the True Point of Beginning; thence continuing along said North line of Farm Unit South 88°52'01" East for 771.18 feet; thence South 01°07'59" West for 1042.56 feet; thence South 66°34'45" West for 295.10 feet; thence North 84°13'51" West for 504.41 feet; thence North 01°07'59" East for 1124.41 feet to the Point of Beginning.

TOGETHER WITH an easement for access:

Commencing at the Northwest corner of said Farm Unit 201; thence South 00°15'20" East, along the West line of said Farm Unit, for 1058.60 feet to the True Point of Beginning; thence South 84°13'51" East for 1322.46 feet; thence North 66°34'45" East for 350.07 feet; thence South 23°25'15" East for 30.00 feet; thence South 66°34'45" West for 357.88 feet; thence North 84°13'51" West for 1327.10 feet; thence North 00°15'20" West for 30.17 feet to the True Point of Beginning.

EXCEPT the West 30 feet for Alder Road.

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

2513 Alder Road, Pasco, WA 99301


- **All appropriate fees must accompany this application. Fees are non-refundable and subject to change. Please contact the Planning Department for current fee totals.**
- **This application, including attachments, must be completed in its entirety for all items applicable to your project.**
- **Supplemental information is generally required for land use approvals. Ensure that all required information is submitted along with this application form.**
- **If the property is owned by a corporation or LLC please attach documentation showing that the person signing as the "owner" has the authority to sign on behalf of the corporation or LLC. If there are multiple owners, provide an attachment in the same format and with the same declarations.**

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

I understand that any information submitted to the Franklin County Planning/Building Department is subject to public records disclosure laws for the State of Washington (RCW Chapter 42.17) and all other applicable laws that may require the release of the documents to the public.

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

Owners Date
Greg Richardson & Erika Richardson

 Oct 3/21

Applicant/Representative Date
Loren K Sharp, Mirror Ministries Rep

See attached authorization

CONDITIONAL USE PERMIT INFORMATION

ZONING: AP-20

PROJECT NAME: Mirror Ministries

WHAT ARE YOU PROPOSING? (ex: Accessory Dwelling Unit, Bed and Breakfast, Commercial Agriculture, Church, Dairy, Accessory Building deviating from standards, Wireless Communication Facility, etc.)
Family style restoration home for children that have been abused.

LOT/PARCEL SIZE: 20.1acres

SIZE OF THE AREA TO BE USED FOR THE PROPOSED USE OR BUILDING: We will be utilizing the full 20 acres as residential and agricultural uses.

PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:
Residential home, barn, shop and farmed agriculture land

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

Total site is 20 acres with a residential home, large shop and barn, fenced and farmed. The property is to house a residential therapeutic group home(s) for children that have been abused, for them to find rest and healing. The property allows for outdoor exercise, gardening, and equine therapy. Ideally we would like to place a total of three homes (in phases) on the property. Beautiful 6 bedroom homes. Each home would hold no more than 6 girls each with their own bedroom and 24/7 direct staff supervision and care. The girls would be surrounded with intentional loving, therapeutic, family style, home environment.

WILL THE PROJECT BE CONDUCTED ENTIRELY WITHIN A STRUCTURE? ☐ YES

☒ NO A. IF NO, DESCRIBE THE OUTDOOR ACTIVITIES (E.G., OUTDOOR EATING, PLAYGROUND, PARK): Normal family type outdoor activities, playground, garden, and horses.

B. WHAT IS THE APPROXIMATE SQUARE FOOTAGE, OR SEATING CAPACITY OF YOUR OUTDOOR USE AREA(S)? Normal family usage, seating capacity of 8-10 people (per phase)

C. WHAT TYPE OF NOISES WILL THE OUTDOOR USE GENERATE (E.G. MUSIC, MACHINERY, VEHICLES)? Normal family gathering sounds, family chores and play sounds, residential maintenance sounds

PROPOSED HOURS OF OPERATION/DAYS OF THE WEEK (INDICATE MONTHS, IF SEASONAL): 24 hours, daily, all year; kids live there

3

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

In addition to the existing home, shop, and barn we hope to add 2 more homes in the future (phase II & III) each of these homes would be the approximate same size and style as the already existing home when remodeled.

Approximately 2,700 - 3,200 sq ft per home, 35 feet tall maximum

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

The agricultural setting gives space and peacefulness to the home setting. This is a residential home setting where these kids will receive in house therapeutic care to heal from past trauma. The fields will continue to be farmed at this time.

Families can have up to 4 homes in this Zoning so it will not appear unusual to see 3 homes spread across 20 acres. (Chapter 17.10.050 F2A)-AP-20 Zone. Most of the neighbors are conducting business (agriculture) so they are used to traffic nearby for those purposes and we will have cars coming in for staff shifts.

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

The land is ideal with a wonderful home already in place as well as the barn and shop. It gives a calm and peaceful setting not more than 20 minutes from town where the girls can feel at peace and take time to focus on healing. As mentioned above it is not unusual to see multiple family homes on a 20 acre lot in this zone. It is located in an area with caring and supportive neighbors. The subject property has very few, but very good neighbors.

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

For a peaceful private setting we will add landscape. There is already fencing for the majority of the land. We do not need other fencing for our use.

DESCRIBE ANY EXISTING ZONING ORDINANCE VIOLATION:

None Known

IRRIGATION SOURCE:

☐ NONE ☐ PRIVATE ☒ SCBID ☐ FCID Columbia Irrigation

DOMESTIC WATER SUPPLY:

☒ ON-SITE WELL ☐ COMMUNITY WELL (Well ID # and location):
☐ OTHER (SPECIFY):

SEWAGE DISPOSAL:

☒ ON-SITE SEPTIC ☐ OTHER (SPECIFY):

LIST UTILITY PROVIDERS:

Power – Big Bend

Telephone –

Natural Gas – n/a

Cable / Broadband –

Sanitary waste disposal - Private Septic on site

4

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.**

Owners

Date

Greg Richardson & Erika Richardson

Applicant/Representative

Date

Loren K Sharp, Mirror Ministries Rep

See attached authorization



MIRROR MINISTRIES

AUTHORIZATION OF AGENT TO OBTAIN CONDITIONAL USE PERMIT

Greg and Erika Richardson (the "Owners"), as owners of property located at 2513 Alder Road Pasco Washington (the "Property"), hereby authorize Tricia MacFarlan &/Or Loren Sharp, to apply for and obtain a Conditional Use Permit or similar document from Franklin County to allow the Property to be used for a restoration home for minor girls that have been abused to rest and heal.

Any such Conditional Use Permit must be fully transferable to the prospective buyer of the Property, Mirror Ministries (the Buyer"), who intends to use the Property consistent with the Conditional Use Permit.

All costs and expenses related to Loren Sharp/Tricia MacFarlan's activities, or the application or acquisition of a Conditional Use Permit shall be borne exclusively by them or the Buyer. Sharp/MacFarlan or the Buyer is solely responsible for all steps in procuring the Conditional Use Permit and ensuring that it is sufficient to accommodate its proposed use of the Property.

The Buyers shall regularly update the Owners regarding the progress of their efforts to acquire the Conditional Use Permit ("CUP") and shall provide the Owners with a copy of any submission they make to the County regarding the CUP and any response they receive from the County. Further, the Buyers shall consult the Owners regarding any matter that requires the signature or approval of a property owner, any questions by the County, or any decisions of the County.

This authorization shall terminate upon the earlier of (a) receipt of a Conditional use Permit or like instrument or (b) the revocation of this Authorization by the Owners.

DocuSigned by:

09/25/2021

B02BC2FFET3A4C2

Greg Richardson

Date

DocuSigned by:

09/25/2021

B0F87A09C3D5480

Erika Richardson

Date

Loren Sharp

Date

Tricia MacFarlan

Date

<input type="checkbox"/>	<p>Site Plan: Provide a site plan on 8.5" x 11" or 11" x 17" paper, drawn neatly and to scale, that includes:</p> <ul style="list-style-type: none"> · North arrow, Legend stating the Owner/Applicant name, date the site plan was drawn, tax parcel number, and scale; · Exterior property lines and any adjacent public street or alley rights-of-way; · Existing and proposed buildings and other structures; · Existing and proposed retaining walls or fences (<i>indicate material, if the fencing provides visual screening, the height of the fence, and if there is barbed wire</i>); · Existing and proposed points of ingress and egress, drives and driveways and circulation pattern; · The location of existing and proposed parking areas with each parking space shown and surface type indicated and lighting noted; · Existing and proposed open spaces and landscape areas; · Water (Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone) and sewerage facilities (Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines); · Storm water drainage; · Sidewalks and streetlights; · Fire protection devices, with sufficient water storage and flows; · Facilities or improvements to address compatibility with adjacent dissimilar land uses; · Location of structures on the adjoining lots, which may cause compatibility issues; · All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways,
--------------------------	--

1

	<p>the 100-year base flood elevations etc. on-site or adjacent to the site;</p> <ul style="list-style-type: none"> · Proposed contours and grading as they affect lot layout, streets, and drainage ways; and · Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines.
<input type="checkbox"/>	<p>Property information: Covenants, Conditions and Restrictions (CC&Rs) or deed restrictions pertaining to or affecting the property (if any).</p>
<input type="checkbox"/>	<p>Written approval from the Benton-Franklin Health District. The Health District is located at 7102 West Okanogan Place, Kennewick, WA – (509) 460-4205.</p>





File No. 316970

Exhibit "A"

That portion of Farm Unit 201, Fifth Revision of Irrigation Block 16, Columbia Basin Project, Washington, according to the Plat thereof recorded in Volume 1 of South Columbia Basin Irrigation District Plats, Page 26, records of Franklin County, Washington, described as follows:

Commencing at the Northwest corner of said Farm Unit 201; thence South 88°52'01" East, along the North line of said Farm Unit, for 841.02 feet to the True Point of Beginning; thence continuing along said North line of Farm Unit South 88°52'01" East for 771.18 feet; thence South 01°07'59" West for 1042.56 feet; thence South 66°34'45" West for 295.10 feet; thence North 84°13'51" West for 504.41 feet; thence North 01°07'59" East for 1124.41 feet to the Point of Beginning.

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EXCEPT the West 30 feet for Alder Road.

N88°52'01"W-771.18'

08

N01°07'59"E-1124.41'

PARCEL C

124-430-075

124430075

20.01

RICHARDSON, GREG & ERXA

S01°07'59"W-1042.58'

124430076

504.41'

N84°13'51"W

295.10'

408716

FILE WITH COUNTY ASSESSOR

CURRENT USE APPLICATION
FARM AND AGRICULTURAL CLASSIFICATION
Chapter 84.34 RCW

Franklin COUNTY

Tax Code 1.1 P3 PL (106)

Account Number: 124-430-044 201-16 137.7
124-440-060 Ptn SW 2.4

Applicant(s) Name and Address
John T. & Veda C. Downs
Rt. 2 Box 999
Pasco, Wa. 99301

NOTICE OF APPROVAL OR DENIAL
☒ Application Approved ☐ Application Denied
☒ All of Parcel ☐ Portion of Parcel
Effective Jan 23, 1981
Owner Notified on _____, 19____
Fee Returned ☐ Yes ☐ No Date _____, 19____
Auditor or Deputy Signature Walter P. Wells
Auditor File Number _____ Date _____, 19____
APPEAL: A denial of an application for classification as farm and agricultural land may be appealed to the Board of County Commissioners or other county legislative authority.

RECORDED IN VOL. 146
PAGE _____
REQUEST OF
FRANKLIN COUNTY ASSESSOR
MAR 13 1981 8:00 A.M.

DOROTHY TOWNE AUDITOR
FRANKLIN COUNTY, WASH.
FO 20-10-1 PROPERTY & Ptn NW 1/4 SW 1/4 8-10-30

1. Legal description of land
Franklin County Assessor Sec _____ Twp _____ Rge _____

2. Acreage: Cultivated 132.7 Irrigated acres _____ Dry acres _____
Grazed _____ Is grazing land cultivated? ☐ Yes ☐ No
Farm woodlots _____
Total acreage 132.7 5 acres for Corral & Bldg.

3. List the property rented to others which is not affiliated with agricultural use and show the location on the map.
None

4. Is this land subject to a lease or agreement which permits any other use than its present use? ☐ Yes ☒ No

5. Describe the present current use of each parcel of land that is the subject of the application.
raising of alfalfa, wheat, beans, and pasture

6. Describe the present improvements on this property (buildings, etc.)
House, Shop, small guiney

Attach a map of the property to show an outline of the current use of each area of the property such as: livestock (type), hay crops, pastures, wasteland, woodlots, etc.
Indicate the location of buildings. Also indicate the location of buildings.

7. To qualify for agricultural classification, an application on land of less than 20 acres must meet certain minimum income standards (see regulations of agricultural land (b) and (c)). Please supply the following and other pertinent data to show that the land will qualify for classification.

Year	19____	19____	19____	19____	19____	Average
List the yield per acre for the last five (5) years (bushels, pounds, tons, etc.)	_____	_____	_____	_____	_____	_____
List the annual gross income per acre for the last five (5) years	_____	_____	_____	_____	_____	_____
If rented or leased, list the annual gross rental fee for the last five (5) years	_____	_____	_____	_____	_____	_____

NOTICE: The assessor may require the owners to submit pertinent data regarding the use of the classified land, productivity of typical crops, income, etc.

FORM REV 64 0024 (7-80)

408716

VOL 146 PAGE 329

408716

FARM AND AGRICULTURAL LAND MEANS EITHER:

- (a) Land in any contiguous ownership of twenty or more acres devoted primarily to the production of livestock or agricultural commodities for commercial purposes; or
- (b) Any parcel of land five acres or more but less than twenty acres devoted primarily to agricultural uses, which has produced a gross income from agricultural uses equivalent to one hundred dollars or more per acre per year for three of the five calendar years preceding the date of application for classification under this chapter; or
- (c) Any parcel of land of less than five acres devoted primarily to agricultural uses which has produced a gross income of one thousand dollars or more per year for three of the five calendar years preceding the date of application for classification under this chapter.

Agricultural lands shall also include any parcel of land of one to five acres, which is not contiguous, but which otherwise constitutes an integral part of farming operations being conducted on land qualifying under this section as "farm and agricultural lands".

Agricultural lands shall also include farm woodlots of less than twenty and more than five acres and the land on which appurtenances necessary to the production, preparation or sale of the agricultural products exist in conjunction with the lands producing such products.

STATEMENT OF ADDITIONAL TAX, INTEREST AND PENALTY DUE UPON REMOVAL FROM CLASSIFICATION UNDER RCW 84.34

1. Upon removal an additional tax shall be imposed which shall be due and payable to the county treasurer 30 days after removal or upon sale or transfer, unless the new owner has signed the Notice of Continuancy. The additional tax shall be the sum of the following:
 - (a) The difference between the property tax paid as "Farm and Agricultural Land" and the amount of property tax otherwise due and payable for the seven years last past had the land not been so classified; plus
 - (b) Interest upon the amounts of the difference (a), paid at the same statutory rate charged on the delinquent property taxes.
 - (c) A penalty of 20% shall be applied to the additional tax if the classified land is applied to some other use, except through compliance with the property owner's request for removal process, or except as a result of those conditions listed in (2) below.
2. The additional tax, interest and penalty specified in (1) above shall not be imposed if the removal resulted solely from:
 - (a) Transfer to a government entity in exchange for other land located within the State of Washington.
 - (b) A taking through the exercise of the power of eminent domain, or sale or transfer to an entity having the power of eminent domain in anticipation of the exercise of such power.
 - (c) Sale or transfer of land within ten years after the death of the owner of at least fifty percent interest in such land.
 - (d) A natural disaster such as a flood, windstorm, earthquake, or other such calamity rather than by virtue of the act of the landowner changing the use of such property.
 - (e) Official action by an agency of the State of Washington or by the county or city within which the land is located which disallows the present use of such land.
 - (f) Transfer to a church and such land would qualify for property tax exemption pursuant to RCW 84.36.020.

AFFIRMATION

As owner(s) or contract purchaser(s) of the land described in this application, I hereby indicate, by my signature that I am aware of the potential tax liability involved when the land ceases to be classified under provisions of RCW 84.34. I also declare under the penalties of perjury that this application and any accompanying documents have been examined by me and to the best of my knowledge it is a true, correct and complete statement.

Subscribed and sworn to before me on 8/17
day of December, 1988

Deborah C. Downs
Notary Public in and for the State of Washington

Residing at Richland

Signatures of all owner(s) or contract purchaser(s)
John T. Downs
Deborah C. Downs
Deborah C. Downs

(See WAC 458-30-125)

ASSESSOR: In accordance with the provisions of RCW 84.34.035 "... the assessor shall submit notification of such approval to the county auditor for filing in the place and manner provided for the public recording of state tax liens on real property.

Prepare in duplicate. If approved, file original with auditor and have auditor return original to owner. Duplicate is to be retained by the assessor.

Fee Collector 10.40

FOR ASSESSOR USE ONLY

408716

Date 12/31, 1988

146 PAGE 330

PLANNING AND BUILDING DEPARTMENT
502 W. Boeing St.
Pasco, WA 99301

Receipt Number: PL21-00826

509-545-3521

Payer/Payee: LOREN SHARP
2603 WILLOWBROOK AVENUE
RICHLAND WA 99352

Cashier: Rebeca Gilley

Date: 10/13/2021

CUP-2021-13 CONDITIONAL USE PERMIT 2513 ALDER RD

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Conditional Use Permit	\$400.00	\$400.00	\$0.00
	\$400.00	\$400.00	\$0.00

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CHECK	10508	\$400.00
Total Paid:		\$400.00

PLANNING AND BUILDING DEPARTMENT
502 W. Boeing St.
Pasco, WA 99301

Receipt Number: PL21-00827

509-545-3521

Payer/Payee: LOREN SHARP
2603 WILLOWBROOK AVENUE
RICHLAND WA 99352

Cashier: Rebeca Gilley

Date: 10/13/2021

SEPA-2021-19 STATE ENVIRONMENTAL POLICY ACT 2513 ALDER RD
(SEPA)

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
State Environmental Policy Act (SEPA)	\$150.00	\$150.00	\$0.00
	\$150.00	\$150.00	\$0.00

<u>Payment Method</u>	<u>Reference Number</u>	<u>Payment Amount</u>
CHECK	10508	\$150.00
Total Paid:		\$150.00

Loren K. Sharp
Project Manager
Mirror Ministries Restoration Home
2603 Willowbrook Ave.
Richland, WA. 99352
(509) 948-0194

September 29, 2021

Benton-Franklin Health District
Environmental Health Division
7102 W. Okanogan Place
Kennewick, WA. 99336
(509) 460-4200

RE: On-site sewer system – 2513 Alder Road, Pasco, WA.

To Whom it may concern,

Mirror Ministries does not currently seek a permit for this project, only a project concept approval. We are in the process of seeking a Conditional Use Permit (CUP) from Franklin County and require Benton-Franklin Health District approval for the concept. Our ability to complete the purchase of this property is solely based on receiving the CUP.

We understand that when on-site sewer systems for this project are necessary that all rules, permits and regulations will be required. At that time, all applications for permits will be submitted. The project is proposed in phases, as need arises, and finances become available. Phase 1, the remodel of the existing home, is to begin within six months of receiving the CUP and having complied with all Benton Franklin Health District requirements.

We request in writing from the Health District a statement so that we may proceed with our request to obtain a Conditional Use Permit on the 20.1 acre project parcel ID 124 430 075 located at 2513 Alder Road, Pasco WA., PTN F.U. 201, Blk 16, Parcel C. The statement should be addressed to: Franklin County Planning and Building Dept. and clearly state that no new on-site sewer permit has been issued for the project. Please state that the Benton Franklin Health Dept. does not object to the issuing of the required permits when and if all standard requirements and proper fees are met prior to any related on-site sewer system construction begins.

Thank you,


Loren K. Sharp

FRANKLIN COUNTY, WASHINGTON

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

Description of proposal: The proposal is for the approval of a Conditional Use Permit, requesting the conversion of an existing single-family home and property to be used as residential group housing for abused youth, requiring a protected environment. There are three (3) phases proposed, with each phase adding six (6) additional beds, for a total of 18 beds on the site, plus beds for staff. All three (3) phases are proposed to be completed within 1-3 years, as need and funding provides.

File Number: SEPA 2021-19 (CUP 2021-13)

Proponent Mirror Ministries

Location: The property is addressed as 2513 Alder Road, Pasco, WA. The parcel is approximately 800' east of Alder Road, bounded to the west by active farm land, and crop circles to the north, south and east, located in the N ½ of the SW ¼ of Township 10, Range 36, Section 7 E.W.M. (Parcel Number 124-430-075). The property is zoned Agricultural 20 (AP-20).

Legal Description: TH PTN FARM UNIT 201, IRR BLK 16 DAF: COMM AT NW COR SD FU; TH S88D 52'E ALG N LN SD FU, 841.02' TO TPOB; TH CONT ALG SD N LN OF FU, S88D52'E, 771.18'; TH S01D07'W, 1042.56'; TH S66D34'W, 295.10'; TH N84D13'W, 504.41'; TH N01D07'E, 1124.42' TO POB TOG W/EASE FOR ACCESS-SEE RS #1698100

Lead agency: Franklin County, Washington.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14 days from the date of publication (October 21, 2021). Comments must be submitted by: December 14, 2021.

Responsible official: Derrick Braaten

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

Address: 502 Boeing Street, Pasco, WA 99301

Date/Signature:

11/30/2021 Derrick Braaten

Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than **December 14, 2021**. Contact the responsible official to read or ask about the procedure for SEPA appeals.

FRANKLIN COUNTY, WASHINGTON

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

Description of proposal: The proposal is for the approval of a Conditional Use Permit, requesting the conversion of an existing single-family home and property to be used as residential group housing for abused youth, requiring a protected environment. There are three (3) phases proposed, with each phase adding six (6) additional beds, for a total of 18 beds on the site, plus beds for staff. All three (3) phases are proposed to be completed within 1-3 years, as need and funding provides.

File Number: SEPA 2021-19 (CUP 2021-13)

Proponent Mirror Ministries

Location: The property is addressed as 2513 Alder Road, Pasco, WA. The parcel is approximately 800' east of Alder Road, bounded to the west by active farm land, and crop circles to the north, south and east, located in the N ½ of the SW ¼ of Township 10, Range 36, Section 7 E.W.M. (Parcel Number 124-430-075). The property is zoned Agricultural 20 (AP-20).

Legal Description: TH PTN FARM UNIT 201, IRR BLK 16 DAF: COMM AT NW COR SD FU; TH S88D 52'E ALG N LN SD FU, 841.02' TO TPOB; TH CONT ALG SD N LN OF FU, S88D52'E, 771.18'; TH S01D07'W, 1042.56'; TH S66D34'W, 295.10'; TH N84D13'W, 504.41'; TH N01D07'E, 1124.42' TO POB TOG W/EASE FOR ACCESS-SEE RS #1698100

Lead agency: Franklin County, Washington.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of publication (January 9, 2020). Comments must be submitted by: November 4, 2021.

Responsible official: Derrick Braaten

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

Address: 502 Boeing Street, Pasco, WA 99301

Date/Signature:

10/21/2021 Derrick Braaten

Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than **November 4, 2021**. Contact the responsible official to read or ask about the procedure for SEPA appeals.

SEPA 2021-19

**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: Restoration Home

2. Name of applicant: Mirror Ministries

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

Loren Sharp (509)948-0194 or (509)627-5162,

2603 Willowbrook Blvd

Richland, WA 99352

And, Tricia MacFarlan (509)948-8792

PO Box 400
Richland, WA 99352

4. Date checklist prepared:
09/28/2021

5. Agency requesting checklist:
Franklin County

6. Proposed timing or schedule (including phasing, if applicable):
Phase I: remodel existing residence to be completed approximately 12 months after purchase of property

Phase II: Build 2nd home with similar floor plan as services require and funding is available (for up to 6 children)

Phase III: Build 3rd home with similar floor plan as services require and funding is available (for up to 6 children)

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

Yes, see phases II and III in Number 6

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

SEPA Checklist

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.

Washington State Dept of Commerce Grant for Capital Project

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

- 1) Business License
- 2) Building Permit
- 3) Franklin County Conditional Use Permit
- 4) Health Department- permit for septic tank/drain field
- 5) SEPA

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.)

Total site is 20 acres with a residential home, large shop and barn, fenced and farmed. The property is to house a residential therapeutic group home(s) for children that have been abused, for them to find rest and healing. The property allows for outdoor exercise, gardening, and equine therapy. Ideally we would like to place a total of three homes (in phases) on the property, each being approximately 2,700 - 3,200 sq. ft. Beautiful 6 bedroom homes. Each home would hold no more than 6 girls each with their own bedroom and 24/7 direct staff supervision and care. The girls

would be surrounded with intentional, loving, therapeutic, family style, home environments. The land will remain farm land as long as possible, which will depend on the timing of phase two and three.

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.

2513 Alder Road, Pasco WA 99301. Parcel #124-430-075

EXHIBIT "A"

Legal Description

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form. Copyright American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

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08.05.21 @ 10:17 AM
Page 3 WA-TT-FKCO-02840.470098-SPS-1-21-472117573

For APN/Parcel ID(s): 124-430-075

That portion of Farm Unit 201, Fifth Revision of Irrigation Block 16,
Columbia Basin Project, Washington,
according to the Plat thereof recorded in Volume 1 of South Columbia Basin
Irrigation District Plats, Page

26, records of Franklin County, Washington, described as follows:

Commencing at the Northwest corner of said Farm Unit 201; thence South
88°52'01" East, along the

North line of said Farm Unit, for 841.02 feet to the True Point of Beginning;
thence continuing along said

North line of Farm Unit South 88°52'01" East for 771.18 feet; thence South
01°07'59" West for 1042.56

feet; thence South 66°34'45" West for 295.10 feet; thence North 84°13'51"
West for 504.41 feet; thence

North 01°07'59" East for 1124.41 feet to the Point of Beginning.

TOGETHER WITH an easement for access:

Commencing at the Northwest corner of said Farm Unit 201; thence South
00°15'20" East, along the West

line of said Farm Unit, for 1058.60 feet to the True Point of Beginning;
thence South 84°13'51" East for

1322.46 feet; thence North 66°34'45" East for 350.07 feet; thence South
23°25'15" East for 30.00 feet;

thence South 66°34'45" West for 357.88 feet; thence North 84°13'51" West
for 1327.10 feet; thence North

00°15'20" West for 30.17 feet to the True Point of Beginning.

EXCEPT the West 30 feet for Alder Road.

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)?

Any slope on this site is negligible. It appears flat.

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.

Sand and Clay soils.

Soil to be removed for footings and parking for phase 2 and
3, if done.

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

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***Evaluation
for Agency
Use Only:***

None on the property, none visible from the property

- 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.

The only excavation, etc, is that required for the installation/expansion of the septic system(s), and extension of the existing home in Phase I by approximately 450 sq. feet. The potential two new homes in the future (Phase II, and III) will be approximately 2,700 - 3,200 sq. feet and will require the standard excavation and backfill for footings. No major cut or fill is required,

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Water and wind erosion is possible even with a small construction project. Care will be taken to control dust by application of water via sprinklers.

- g. About what percent of the site will be covered with impervious surfaces after project
An additional .1 percent of the total 20 acres will be covered with impervious surfaces due to the existing

To Be Completed by Applicant:

***Evaluation
for Agency
Use Only:***

home remodel. Any other impervious surfaces that may be required by to fulfill government agency requirements are unknown at this time. If /when phase 2 and phase 3 are completed, each of them will cover an additional 1% of the land.

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

Grass, Pasture, and continued farming of the fields to be maintained and replaced only as building progresses with no erosion of the land expected.

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.

A small disruption of soil will occur during all phases of construction resulting in dust in the air. Control of the dust will be by application of water.

To Be Completed by Applicant:

***Evaluation
for Agency
Use Only:***

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

No

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

None Needed

3. Water

a. Surface Water:

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

No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

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***Evaluation
for Agency
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N/A

- 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.

Use of irrigation water as is in current utilization.

- 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.

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No

b. Ground Water:

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

Yes, water is, and will be, drawn from the current well as was designed and approved for the existing residence. Well water will be the amount used daily by a family of 6. Phase 2 and 3 will draw from the same, or a new well if required. Water discharged to groundwater will be irrigation water.

- 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

To Be Completed by Applicant:

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Use Only:***

animals or humans the system(s) are expected to serve.

Only discharge common to residential use. The Health Department will determine the size and number of the systems. Total project is 3 phases with each Phase housing up to 6 youth. Staff will use systems also.

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.

The project land area is covered with grass, other plant landscape, farmed fields, or gravel. All water runoff from buildings empties onto gravel or grass. No water flows into other waters.

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

No

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

To Be Completed by Applicant:

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describe.

No

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

By maintaining the current landscape and gravel areas water movement will be controlled.

4. Plants

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

___deciduous tree: alder, maple, aspen, other

___evergreen tree: fir, cedar, pine, other

__X__grass

__X__pasture

__X__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

To Be Completed by Applicant:

***Evaluation
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removed or altered?

Phase I - none

Phase II - approx. 7,400 sq.ft - farmland (hay)
includes road and parking

Phase III - approx. 8,600 sq.ft. - farmland (hay)
includes road and parking

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

None Known

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

Existing landscape to be maintained for Phase I, adding
some shade trees and gardens.

Phase II and III trees, shrubs, grass to be planted around the
homes.

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

Tumbleweeds, Milkweed, Tackweed

5. Animals

a. List any birds and other animals which have been

To Be Completed by Applicant:

***Evaluation
for Agency
Use Only:***

observed on or near the site or are known to be on or near the site. _____

Black birds, seagulls, mud robbers, robin, rabbits, and coyote

Ducks, geese, pheasant, quail, crow, sparrow, deer, fox, raccoon, skunk, gopher, snakes, dog, cat, horse

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

None Known

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

Yes, Pacific Migratory Flyway

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

None needed.

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

None Known

6. Energy and Natural Resources

a. What kinds of energy (electric, propane, oil, wood

To Be Completed by Applicant:

***Evaluation
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stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric for daily living use in a residence; heating, air conditioning, cooking, hot water, light, power, etc.

There is a small propane fireplace for added heat/ambiance.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No

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

Use of energy efficient construction materials including windows, appliances, insulation, etc.

List other proposed measures to reduce or control energy impacts, if any: Plant Trees and shrubs

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

To Be Completed by Applicant:

***Evaluation
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Use Only:***

could occur as a result of this proposal?

If so, describe.

Only those associated with residential living common to all

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

None Known

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

None Known

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

Those used in the construction industry for a
residential build. (Example; paint, pipe glue, etc...)

No others.

To Be Completed by Applicant:

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

Fire Department, Ambulance, Police, the services already required by the residential homes in the area.

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

Those normal with household activities and common sense.

b. Noise

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

Trains, Highway traffic, Farming Equipment, none of which will affect our project.

- 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

To Be Completed by Applicant:

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for Agency
Use Only:***

what hours noise would come from the site.

Short Term: Construction noise

Long term: Ongoing farming (as existing), traffic from staff shift change for 3 shifts of 8 hours each, plus other staff and volunteers (2-6 staff/volunteers on site at a time), Phase two and three only increase by 2-3 additional staff at a time each.

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

Education of staff to drive with care, respect, and kindness.

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.

Current use of the land and nearby properties is residential homes on agricultural land. This project will not affect any of the properties. There will be no impact to roads or private drives on adjoining properties for phase 2 or 3.

To Be Completed by Applicant:

***Evaluation
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Use Only:***

- 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?

None of the existing farmland will be converted to any other use in phase 1. It is unknown at this time how much farmland will convert to nonfarm if phase two and three occur - the homes with landscaping, parking and roads may cover approximately .25 acres each.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

Residential Home: approximately 2,000 square feet;
3,840sq/ft shop, and horse barn

To Be Completed by Applicant:

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Use Only:***

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

No

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

AG-20

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

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

Not Applicable as it is not a part of the shoreline master program.

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

No

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

Phase I: up to 6 residents, with 10 staff rotating shifts

Phase II: up to 6 additional residents (total of 12 between the 2 homes), with 8 additional staff (18 total rotating shifts

To Be Completed by Applicant:

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Use Only:***

between the 2 homes)

Phase III: up to 6 additional residents (total of 18 between the 3 homes), 8 additional staff (26 total rotating shifts between the 3 homes)

The majority of staff will be at the home(s) between the hours of 9am-5pm with 2 staff members per home overnight.

j. Approximately how many people would the completed project displace? None

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

NOT APPLICABLE AS THERE ARE NO PEOPLE DISPLACED.

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

Complying with all government requirements

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

None needed for phase 1. Phase 2 and 3 will only impact property owned by the applicant. The commercial

To Be Completed by Applicant:

***Evaluation
for Agency
Use Only:***

significance of removal of this land as farmland, if that occurs, is only approximately \$27,000 per year.

9. Housing

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

In 3 phases: 3 homes w 6 bedrooms each.

Resident income is not a factor as there is no charge for occupancy.

Homes will be high quality- in step with existing residence.

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

None.

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

None needed

10. Aesthetics

To Be Completed by Applicant:

***Evaluation
for Agency
Use Only:***

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 35' max. Phase 1 exterior will match the existing home. Phase 2 and 3 will complement the existing home and may include additional brick, stone or stucco.

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

None

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

They will be nice looking homes with beautiful landscaping

11. Light and Glare

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

Outdoor lights at night

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

No

To Be Completed by Applicant:

***Evaluation
for Agency
Use Only:***

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

None

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

Trees, bushes and plants. Hoods on outdoor lights and direct lights toward the ground.

12. Recreation

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

None

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

No

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

None needed

To Be Completed by Applicant:

***Evaluation
for Agency
Use Only:***

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.

To Be Completed by Applicant:

***Evaluation
for Agency
Use Only:***

None

- 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 needed

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.

Access is private drive from Alder Road, from North Glade Road, from multiple roads including highway 395, 182, Selph Landing.

- 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. Nearest stop approximately 6.5 miles

To Be Completed by Applicant:

***Evaluation
for Agency
Use Only:***

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? No additional parking spaces are needed for phase 1. Phase 2 and 3 will add 4-6 parking spaces each, with 2 of them being in an attached garage. No parking spaces will be removed.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No

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

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If

To Be Completed by Applicant:

***Evaluation
for Agency
Use Only:***

known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Approximately 10 per day for Phase I

14 per day for Phase II (total)

18 per day for Phase III (Total for 3 phases)

Figures arrived at by # of staff per home + service providers + volunteers

No large trucks expected beyond construction phase and current farming of the fields

Peak volume will be between 8am and 5pm

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

No

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

None

To Be Completed by Applicant:

***Evaluation
for Agency
Use Only:***

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.

Yes, typical services for residential living.

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

Girls will do their school on site. We will provide private transportation and have safety and security measures in place.

16. Utilities

- a. Utilities currently available at the site:
Electricity, propane gas, refuse service,
telephone, septic system, cable TV, Irrigation.
- 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.

To Be Completed by Applicant:

***Evaluation
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No new Utilities for Phase I.

Electricity- Big Bend Electric

Water- on site well

Refuse service - Basin Disposal

Telephone- Century Line

Septic System - on site

Phase II & III would require a new electric service and a
new telephone landline to each home

Health department to determine septic system and domestic
water requirements.

Since all the necessary utilities are on the property at this
time, the construction activity for phase 2 and phase 3
will be contained mostly on the property and will consist
of only that which is common to the installation of these
utilities including trenching, backfilling and dust control.

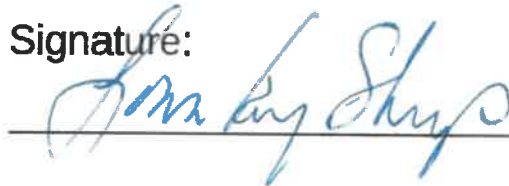
C. Signature

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:



Signature:



Name of signee _____ Tricia MacFarlan and/or Loren K
Sharp _____

Position and Agency/Organization: Executive Director Mirror
Ministries and Authorized Rep

Date Submitted: 10/13/2021

TO WHOM IT MAY CONCERN:

THIS IS TO VERIFY THAT MIRROR MINISTRIES HAS ASSIGNED LOREN K SHARP, OUR PROJECT MANAGER, AS OUR REPRESENTATIVE IN ALL THINGS RELATING TO OBTAINING A CONDITIONAL USE PERMIT AND SEPA REPORT FOR THE 2513 ALDER ROAD, PASCO, WA PROPERTY.

SINCERELY,

TRICIA MACFARLAN
EXECUTIVE DIRECTOR, MIRROR MINISTRIES
TRICIA.MACFARLAN@MIRROR-MINISTRIES.ORG
(509)948-8792 CELL
(509)783-5730 OFFICE

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?

No affect

Proposed measures to avoid or reduce such increases are:

Not applicable

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

No affect

Proposed measures to protect or conserve plants, animals,

fish, or marine life are:

Not applicable

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

No affect

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

Energy efficient materials and practices

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No affect

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

Not applicable

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

No affect

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

Not applicable

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

No affect

Proposed measures to reduce or respond to such demand(s) are: Private transportation utilized, energy efficient materials and practices.

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

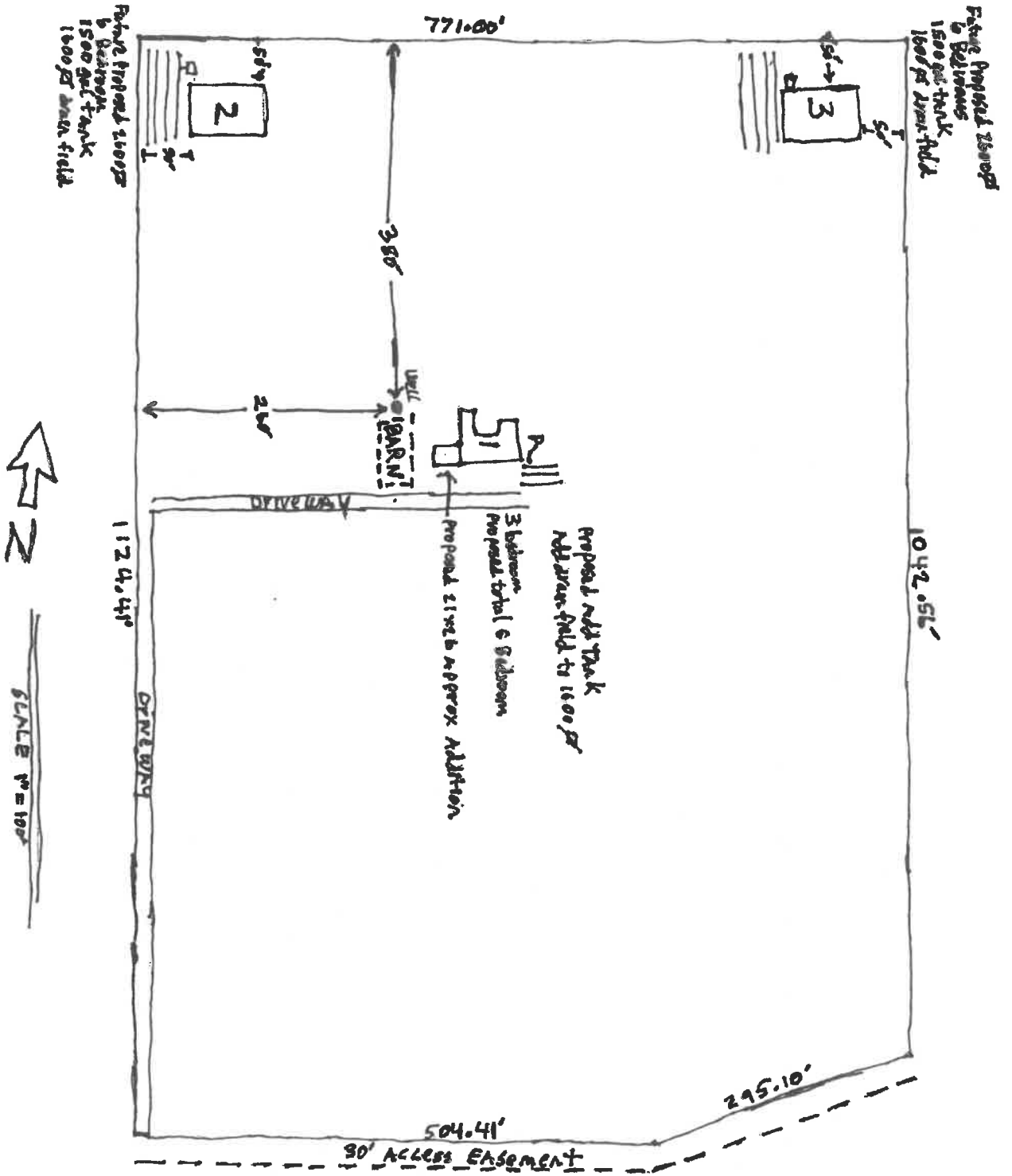
No conflict

Agenda Item #1

MAPS & SITE PHOTOS

CUP 2021-13

Mirror Ministries – Staffed Residential Home



3 Phase Project
requested
Conditional Use Permit

2513 Alder Rd. N610 W4
Permit ID 124450075
MTN FU201 B1K1B

Project Engineer: Loren K. S. S. S.
Date: 8/31/21







FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

AGENCY COMMENTS (CUP 2021-13/SEPA 2021-19)

DATE: October 22, 2021

RE: CUP 2021-13

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

Irr. Dist. (FCID X SCBID X)
Fire Dist. # 3
Elec. Utility (PUD X BBEC X)
County Building Official

Bureau of Rec.

FROM: Derrick Braaten, Planning & Building Director

CC: Matt Mahoney, Rebeca Gilley, Aaron Gunderson

Agency Representative:

Enclosed is a copy of a proposed Conditional Use Permit application. The proposal is to allow for a church, which requires a CUP in the Agricultural Production 20 (AP-20) zone.

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

Sincerely,

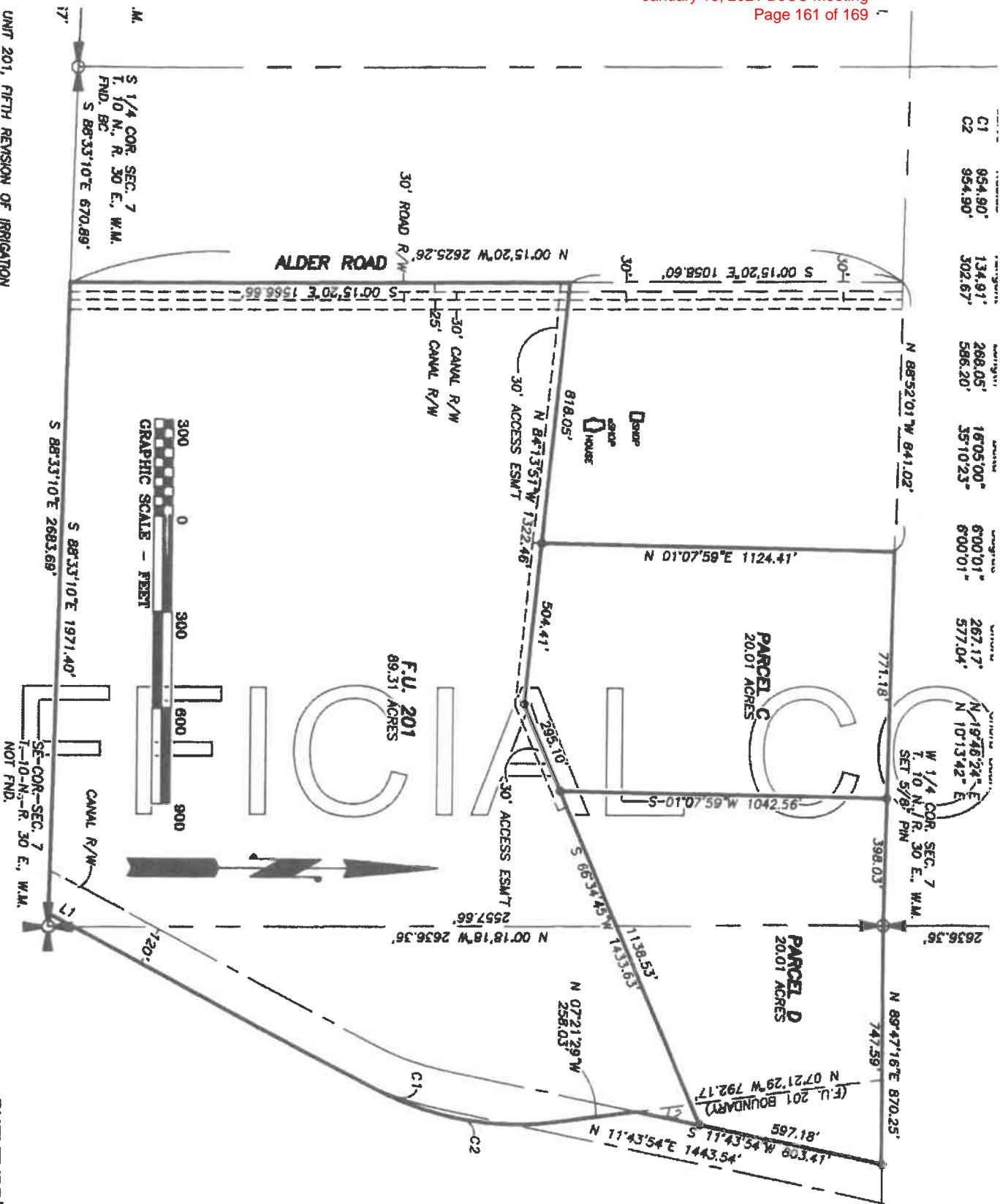
Derrick Braaten
Planning & Building Director

See attached for additional information

REPLY:

Signed: _____
Title: _____

Date: _____



TOGETHER WITH AN EASEMENT FOR ACCESS COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 0015.20" EAST, ALONG THE WEST LINE OF THE TRUE POINT OF BEGINNING 1322.46 FEET; THENCE NORTH 66.34° EAST 2325.15" EAST FOR 30.00 FEET; THENCE NORTH 84.73° WEST 1075.20" WEST FOR 30.17 FEET TO THE WEST 30 FEET FOR ALDE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE RESULT OF A SURVEY MADE TO THE NORMAL STANDARD OF SURVEYORS PRACTICING IN THE STATE OF WASHINGTON, (HEREON ARE AS STAKED ON THE GROUND, I FURTHER CE) REPRESENTS AN ACTUAL FIELD SURVEY CONDUCTED UNDER CONFORMANCE WITH THE SURVEY RECORDING ACT.





