

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: April 26, 2022	PREPARED BY: Derrick Braaten
Meeting Date Requested: May 3, 2022	PRESENTED BY: Derrick Braaten
ITEM: (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes	
SUBJECT: <i>Consider approval for an exception to the minimum lot frontage for a lot in a proposed short plat. Per county code, the minimum lot frontage of lots with more than 25,000 sq. ft. in gross area is 120 feet (except lots fronting on cul-de-sacs). (FCC 16.16.040(B)(2) Lot #2, as proposed at 104.75 feet, does not meet this standard. However, the applicant has requested a deviation from this standard, which is possible per FCC 16.16.040(C), on a case-by-case basis. This deviation is subject to approval by the County Board of Commissioners. (File # SP 2022-04)</i>	
FISCAL IMPACT: None	
<p>BACKGROUND: Initially, Short Plat 2022-04 is an application by Nick & Amy Blasdel, for the approval of a three (3) lot short plat. It was then changed to a two (2) lot short plat. The amended proposal is to divide approx. 1.78 acres into two (2) new lots. The property is zoned RS-20, and all lots are proposed to be at least 25,000 sq. ft. in size, gross. The proposed short plat is generally located West of Buttercreek Court and Road 68, North of Wernett Street, South of Franklin Road, and Southwest of Richardson Road (Parcel #118-381-136). All property owners within 500' of the property were notified of the request on February 22, 2022. On March 3, 2022, a notice requiring corrections to the application/proposal was sent to the applicant. On March 16, 2022, the applicant stated they desired to have the lot frontage deviation request reviewed by the BoCC. On March 28, 2022, the applicant submitted an amended preliminary plat drawing seeking to create two (2) lots. On April 12, 2022, staff received notice the applicant was going to decommission the existing well on Lot 1 and serve both proposed properties with a new Class B community well, to be located on Lot 2.</p> <p>Lot #2, as proposed, has a frontage width of 104.75 ft. for Lot #2, which is below the allowed 120 ft. minimum frontage standard for lots over 25,000 sq. ft., as provided for in FCC 16.16.040(B)(2).</p>	
<p>RECOMMENDATION: The Planning and Building department staff recommends approval of the deviation request, as the proposal is an "in-fill" subdivision, located in the Riverview/West Pasco area, with ½-acre lots to the South and a 10-lot subdivision (Buttercreek Estates), comprised of ½-acre parcels, to the East of the property. Lots to the West and North average 1.8 to 2-acres in size. City water service is located within proximity to the property.</p> <p>If the Board deems that a deviation to the lot frontage should be granted, the Planning and Building Department will proceed to issue preliminary approval (with conditions) of the Short Plat, and include the Board's determination with the findings of fact. If the deviation is not granted, the department will return the short plat back to the applicant for modifications to meet the standard code requirements. All final plat approval (signing the final plat) will be handled by the Planning and Building Director.</p>	

Suggested motion: Move to approve the request by Nick & Amy Blasdel to allow for a deviation from FCC 16.16.040(B)(2), requiring 120' frontage, for Lot #2 of Short Plat 2022-04, as provided for in FCC 16.16.040(C).

COORDINATION: Proper and complete public and agency notice for comments on the short plat has been completed. All comments received are included as part of the packet. The Benton Franklin Health Department has reviewed the proposal and determined it generally meets its requirements, with conditions.

ATTACHMENTS: (Documents you are submitting to the Board)

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

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

To the Clerk of the Board: None

To Planning: None

I certify the above information is accurate and complete.

Derrick Braaten

Derrick Braaten

FRANKLIN COUNTY CODE

16.16.040 - Minimum lot dimensions.

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

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

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

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

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

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



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

March 3, 2022

Nick & Amy Blasdel
2320 Road 68
Pasco, WA 99301

Re: **Short Plat Application (SP 2022-04)**
Parcel Number: 118-381-136

Dear Mr. and Ms. Blasdel:

This letter is to inform you that the Franklin County Planning and Building Department has **RETURNED FOR CORRECTIONS** your recently submitted Short Plat Application.

Your application is to short plat approximately 1.78 acres into three (3) new lots. Under the submitted application, proposed lot #1 (which has an existing home, well and on-site sewerage system which will be replaced) would be approximately 20,647 sq. ft. in size, lot #2 would be approximately 37,050 sq. ft. in size and lot #3 would be approximately 20,001 sq. ft. in size. The property is zoned RS-20 Suburban Zone and is located within the City of Pasco Urban Growth Area (UGA).

We determined that your application was complete for processing on February 18, 2022. However, upon further review the short plat exhibit was deemed in need of corrections as listed below:

1. **Frontage of Lot 2 on side facing Road 68 is only 18.52 feet.** According to Franklin County Code (FCC) 16.16.040(B)(2), lots with more than 25,000 square feet in gross shall have a minimum frontage of 120 feet. Lot dimensions for lot #2 needs adjustment to reflect of this standard. Only the Board of County Commissioners can provide a deviation to this standard, as provided in FCC 16.16.040(C).
2. **Lot dimensions not in conformance with Benton-Franklin Health District Approval Letter.** The health district in their approval letter for this short plat stated all lots must contain a minimum of .5 acre of gross land area and useable land area after all easements and encumbrances are subtracted. Both lot #1 and lot #3 are using a 5 ft. irrigation easement and 10 ft. utility easement as part of the gross acreage calculation. Lot dimensions on both lot #1 and lot #3 needs adjustment in order to maintain .5 acres of gross land area and useable land area.
3. **Irrigation information needs to be changed to Franklin County Irrigation District.** Parcel being short platted is located outside of US Bureau of Reclamation and South Columbia Basin Irrigation District service area.

If you have questions regarding this letter, please do not hesitate to contact our Department.

Sincerely,

A handwritten signature in blue ink, appearing to read "Derrick Braaten", followed by the date "3/3/2022" written in the same ink.

Derrick Braaten
Director, Franklin County Planning and Building Department

Cc:

* O'Bunco Engineering Attn: Joe Jacoby
320 N. 20th Ave. Pasco, WA 99301

Derrick Braaten

From: Derrick Braaten
Sent: Wednesday, March 16, 2022 11:27 AM
To: 'Amy Blasdel'
Cc: Keith Johnson; Shirley Jones; Aaron Gunderson; Rebeca Gilley; Ryan Nelson
Subject: RE: [EXTERNAL] RE: Request to Meet Regarding Short-Plat Application

Amy,

I apologize for any confusion, and delay in getting the requested information to you. The process for a lot frontage deviation request generally requires a written request to deviate from the lot frontage requirements, submitted at the time of application. Taking it to the BoCC usually occurs after the short-plat has been accepted as complete. However, we can accept the email below as a request to deviate, and will set the lot frontage deviation request to go before the BoCC on the 29th.

If you ever have questions about your application, or our processes, always feel free to reach out to us directly for clarification,

Derrick Braaten

Planning and Building Director
Planning and Building Dept. | Franklin County, WA
Office tel. (509) 545-3521 | www.franklincountywa.gov/planning/

From: Amy Blasdel <ablasdel@posolutions.com>
Sent: Wednesday, March 16, 2022 11:05 AM
To: Derrick Braaten <dbraaten@franklincountywa.gov>
Cc: Keith Johnson <kjohnson@franklincountywa.gov>; Shirley Jones <sjones@franklincountywa.gov>
Subject: [EXTERNAL] RE: Request to Meet Regarding Short-Plat Application
Importance: High

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 Derrick,

Thank you for your email. I don't really have any concerns. What I am needing is to figure out what the proper way to ask for a deviation for correction 1. It states only the Board of County Commissioners can approve this.

I reached out to all of the Commissioners and never heard from them. I guess they forwarded my email to Keith.. I am just trying to figure out what I need to do to move forward and I am not having much luck as I have been trying since 3/7/2022 with no response.

Correction 2 is currently being worked on by the Health Department

Correction 3 is currently being worked on by O'Bunco Engineering Inc.

Please advise.

Thanks ☺

PACIFIC OFFICE SOLUTIONS

Amy Blasdel | Inside Sales

Pacific Office Solutions, LLC

2417 Robertson Drive, Richland, WA. 99354

office 509 375-5040 | fax 509 375-5029

ablasdel@posolutions.com

www.posolutions.com

Looking for Promotional Products? Visit our new site - <https://posolutions.espsite.com/>



Contract Holder

FSSI OS4 Schedule #47QSEA20D002H – 322291 Restroom Products, 339940OS4 Office Products

HUBZone, DBE, WBE, WOSB, SCS, WBENC Small Business

From: Derrick Braaten <dbraaten@franklincountywa.gov>

Sent: Tuesday, March 15, 2022 12:00 PM

To: Amy Blasdel <ablasdel@posolutions.com>

Cc: Keith Johnson <kjohnson@franklincountywa.gov>; Shirley Jones <sjones@franklincountywa.gov>

Subject: Request to Meet Regarding Short-Plat Application

You don't often get email from dbraaten@franklincountywa.gov. [Learn why this is important](#)

Mrs. Blasdel,

County Administrator Keith Johnson notified me that you would like to meet to discuss concerns associated with your short-plat application, submitted on, or about, February 18, 2022, for the property located at 2320 Road 68, Pasco, parcel number 118-811-136.

I am available to meet this week, as follows:

Wednesday, March 16, 2022: 9 am to 11 am, or 2 pm to 4 pm

Thursday, March 17, 2022: 9 am, or from 1 pm to 3 pm

Friday, March 18, 2022: 9 am to 1 pm

If none of those days and times are convenient, I am relatively open next week, except for Tuesday, March 22, 2022 from 9 am to 12 pm or Wednesday, March 23, 2022, from 9 am to 12 pm, when I have other meetings already scheduled.

Please let me know how you would like to proceed,

Derrick Braaten

Planning and Building Director

Planning and Building Dept. | Franklin County, WA

Office tel. (509) 545-3521 | www.franklincountywa.gov/planning/

APPLICATION

SP 2022-04

Nick & Amy Blasdel



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY:	FILE #: 502022-04	Reviewed by: Hearing Date:	<div style="border: 1px solid blue; padding: 5px; text-align: center;"> RECEIVED FEB 18 2021 FRANKLIN COUNTY PLANNING DEPARTMENT </div>
	Total Fees: \$ 425.00		
	Receipt #: PL22-00228		
	Date of Pre-App meeting:		
	Date deemed complete:		

CHECK ALL THAT APPLY AND ATTACH THE SUPPLEMENTAL FORM(S):	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Boundary Line Adjustment
	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Shoreline Substantial Development
	<input type="checkbox"/> Variance	<input type="checkbox"/> Shoreline Conditional Use Permit
	<input type="checkbox"/> Rezone	<input type="checkbox"/> Shoreline Variance
	<input type="checkbox"/> Non-Conforming Use Determination	<input type="checkbox"/> Shoreline Exemption
	<input type="checkbox"/> Zoning Interpretation / Administrative Decision	<input type="checkbox"/> Shoreline Non-Conforming
	<input checked="" type="checkbox"/> Short Plat	<input type="checkbox"/> SEPA Environmental Checklist
	<input type="checkbox"/> Subdivision (Long Plat)	<input type="checkbox"/> Appeal (File # of the item appealed _____)
	<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Critical Areas Determination / Review / Reasonable Use Exemption
	<input type="checkbox"/> Lot Segregation Request	<input type="checkbox"/> Temporary Use Permit
	<input type="checkbox"/> Alteration / Vacation	<input type="checkbox"/> Home Occupation
	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> H2A Farm Worker Housing (zoning review)
	<input type="checkbox"/> Other:	

<input checked="" type="checkbox"/> for contact person:	CONTACT INFORMATION
<input type="checkbox"/>	Property Owner Nick & Amy Blasdel Name: Nick & Amy Blasdel Mailing Address: 2320 Rd 48 Pasco, WA 99301 Phone: 509.947.1165 Email: abblasdel@gmail.com
<input type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: Name: Address: Phone: Email:
<input type="checkbox"/>	Surveyor / Engineer Company: O'Brien Engineering Name: Joe Jacoby Address: 320 N. 20th Ave, Pasco, WA 99301 Phone: 509.214-4111 Email: JJacoby@obrienengineering.com

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

Subdivide into three lots, & build new homes on the two new lots.

PROPERTY INFORMATION:

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

118381134

Legal Description of Property:

Short plat 2000-02 LOT 1

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

*2320 Rd 168
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.

[Signature]

Owner

2/10/2022

Date

Applicant/Representative

Date

Print Name:

Amy Blasdel

Print Name:

SHORT PLAT SUPPLEMENTAL INFORMATION

ZONING:

Residential

PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:

*House
Shop
Shed*

> Residential

PARENT LOT/PARCEL SIZE (GROSS ACREAGE):

1.78 acres

INDICATE THE NUMBER OF LOTS AND THE SIZE OF EACH LOT FOR THE PROPOSED SHORT PLAT:

Lot 1 - 0.47ac, Lot 2 - 0.85ac, Lot 3 - 0.45ac

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

ARE ANY OF THE FOLLOWING FEATURES (NATURAL OR MAN-MADE) LOCATED ON THE PROPERTY (CHECK ALL THAT APPLY AND INCLUDE ON A SITE PLAN):

☐ PONDS ☐ LAKES ☐ STREAMS / RIVERS ☐ WETLANDS ☐ FLOODPLAIN ☐ FLOODWAY ☐ STEEP SLOPES (EXCEEDS 15% GRADE) ☐ IRRIGATION DITCHES / CANALS

N/A

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

Private

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

N/A

DESCRIBE THE PROPOSED METHOD OF FIRE PREVENTION/SUPPRESSION:

IRRIGATION SOURCE:

☐ NONE ☐ PRIVATE ☐ SCBID ☒ FCID

DOMESTIC WATER SUPPLY:

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

☐ OTHER (SPECIFY): _____

SEWAGE DISPOSAL:

☒ ON-SITE SEPTIC ☐ OTHER (SPECIFY): _____

LIST EXISTING OR PROPOSED UTILITY PROVIDERS:

Power - *Franklin PUD*

Telephone - *N/A*


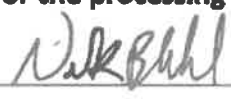
Natural Gas - *N/A*

Cable / Broadband - *N/A*

Sanitary waste disposal - *Basin Disposal*

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

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

		<u>2/10/2022</u>		
Owner		Date	Applicant/Representative	Date

Print Name: Amy Blasdel Nick Blasdel Print Name: _____

Rev. Jan 2019

Narrative

2/16/2022

To whom it may concern

My name is Nick Blasdel and my wife of 24 years is Amy Blasdel. I have lived at 2320 Rd 68 for 35+ years. I bought this property from my father in 2002, when he subdivided and built 2420 rd. 68. My wife and I have invested our entire life savings and hard work into this property. Our current home was built in 1942 and is a piece of history in our opinion, we are proud to live in Pasco and Franklin County. We have always dreamed of building a new home on our current property here on road 68, along with the possibility of our children living by us as I have raised my family next door to my parents. With the amount of land, we currently own we could only dream of being able to subdivide into 3 lots.

Upon approval our hopeful plan is to sell our current home (Lot 1) to our daughter and her new husband to raise their children next door to us. Amy and I would then build the new dream home we have always wanted on the larger lot in the back (Lot 2) next to the shop with future plans for the third lot (Lot 3) to be for our youngest child to build a home. We are not aware of any deviations to standards that we would need at this time. Access to the property would be an apron attached to a road between lots 1 & 3 extending back to lot two. Lot two will have a large turn around driveway for emergency and utility access. We would hope to have a new septic system installed, well decommissioned, and city water connected on Lot 1 in a years' time after approval. After that is completed, we would then move on to Lot 2 and begin the procedures for new construction of a home. We would expect that to be finished in another years' time. Lot 3 would be for a future build when are son is ready.

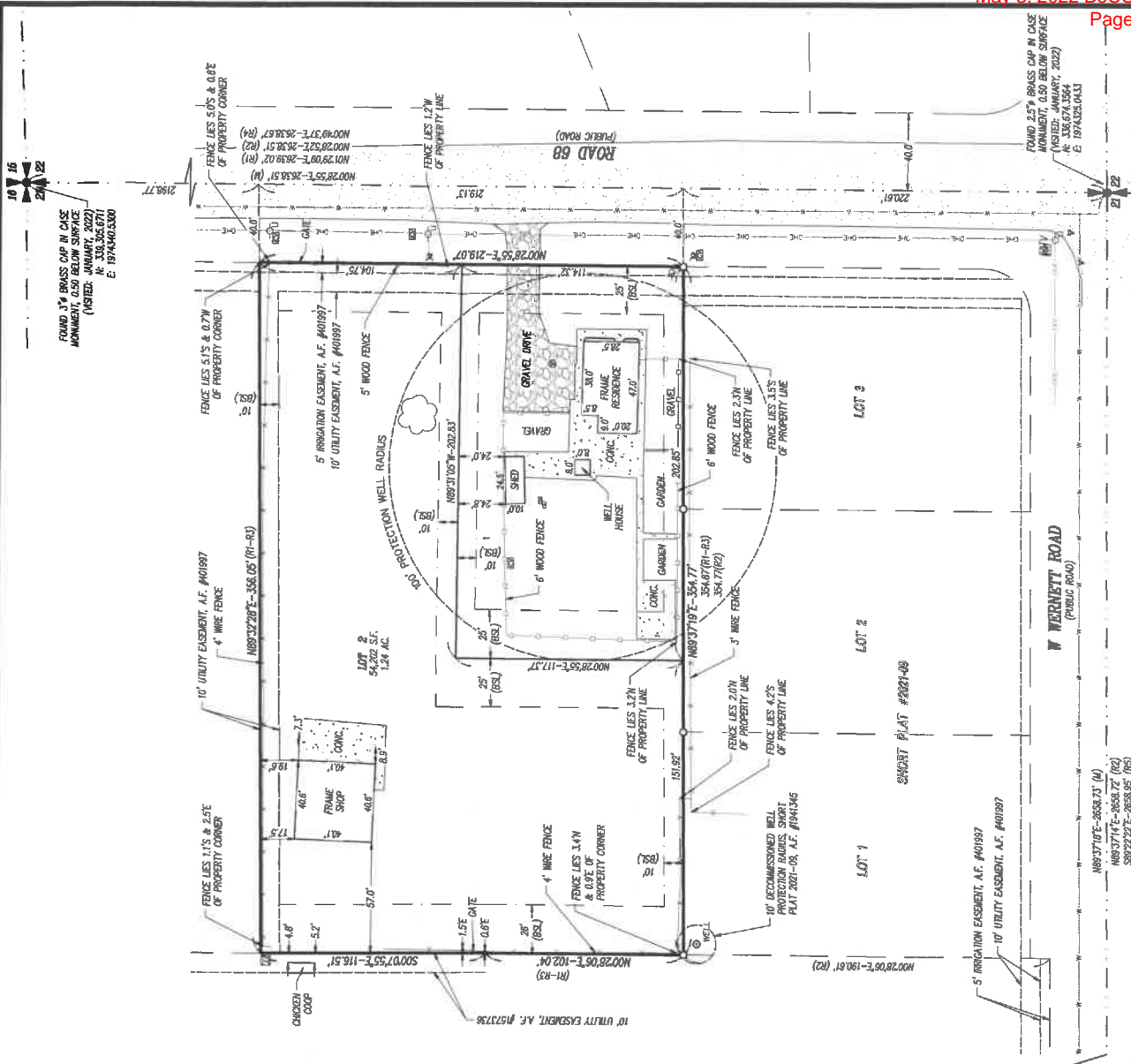
We are aware of the expectations as far as utilities go and we are more than willing to meet the standards of today's rules and regulations of the city and county.

We kindly ask for your consideration of approval. Please let us know if you have any questions or concerns.

Kindly,

Nick and Amy Blasdel

[illegible]



FOUND 1 1/2" BRASS CAP IN CASE
MONUMENT, 0.50' BELOW SURFACE
(INSTED: JANUARY, 2022)
N. 33.305.6711
E. 197430.5300

FOUND 2 1/2" BRASS CAP IN CASE
MONUMENT, 0.50' BELOW SURFACE
(INSTED: JANUARY, 2022)
N. 33.305.6711
E. 197430.5300

ORIGINAL AREA			
LOT #	AREA (SQ FT)	ACRES	% AREA
PARCEL A	77,698	1.78	100.00%
TOTAL	77,698	1.78	100.00%

REVISED AREA			
LOT #	AREA (SQ FT)	ACRES	
LOT 1	20,647	0.47	
LOT 2	37,050	0.85	
LOT 3	20,001	0.46	
TOTAL	77,698	1.78	
AVERAGE LOT	25,899	0.59	

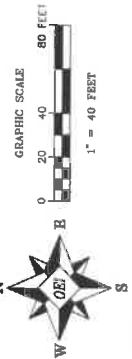
LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR AND CAP T.S. 46784"
- FOUND 5/8" REBAR AND CAP T.S. 45784"
- MEASURED
- CALCULATED
- MONUMENT CENTERLINE
- SUBJECT PARCEL BOUNDARY
- EXISTING PARCEL
- WETLAND BOUNDARY
- PROPOSED EASEMENT

FOUND RE SPK, 1.5' BELOW SURFACE
(INSTED: JANUARY, 2022)
N. 33.305.6711
E. 197430.5300



O'Burke Engineering (OEI)
Engineering, Surveying &
Construction Management
320 N. 20th Ave.
Chicago, IL 60601
Ph: (773) 234-4111



BLASDEL SHORT PLAT

SHEET 2 OF 2

DRAWN BY: J. JACOBY
DATE: 02/28/2022

REVISED BY:
DATE:

JOB NO: 2022-004

BLASDEL SHORT PLAT

PUBLIC NOTICE

AGENCY/PUBLIC COMMENT

SP 2022-04

Nick & Amy Blasdel



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PENDING SHORT PLAT APPROVAL

PLEASE TAKE NOTICE that Nick and Amy Blasdel at 2320 Road 68, Pasco, WA has filed for the approval of a three (3) lot short plat.

As proposed, the applicant plans to short plat one (1) parcel, comprising approximately 1.78 acres, into three (3) new lots. Proposed New Lot #1 would be approximately 20,647 sq. ft. (approx. 0.47 acres) in size. Proposed New Lot #2 would be approximately 37,050 sq. ft. (approx. 0.85 acres) in size. Proposed Lot #3 would be approximately 20,001 sq. ft. (approx. 0.46 acres) in size. The property is zoned RS-20 Residential Suburban Zone and is located within the City of Pasco Urban Growth Area (UGA).

The proposed short plat is generally located West of Buttercreek Court and Road 67, West of Road 68, North of Wernett Street, South of Franklin Road, and West and South of Richardson Road (Parcel #118-381-136). The proposed short plat comprises portion of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 09 North, Range 29 East, W.M., Franklin County, WA.

In accordance with County Subdivision Ordinance 2-2008, the review of a short plat is an administrative action not requiring a public hearing.

If you wish to comment on the proposed short plat you may do so in writing to the Franklin County Planning and Building Department by mail at 502 W. Boeing Street, Pasco, WA 99301 or by email at planninginquiry@franklincountywa.gov **on or before March 04, 2022.**

If you have a question, please contact:

*Franklin County Planning and Building Department
Derrick Braaten – Planning & Building Director
Aaron Gunderson – Planner I
Ryan Nelson – Planner I
502 W. Boeing Street
Pasco, WA 99301
509-545-3521 (Phone)
Email: planninginquiry@franklincountywa.gov*

Date: February 22, 2022
Case File Number: SP 2022-04

Subject Parcel





FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

AGENCY COMMENTS (SHORT PLAT 2022-04, Blasdel)

DATE: February 22, 2022

RE: SP 2022-04, Blasdel

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

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

FROM: Ryan Nelson, Planner I

CC: Derrick Braaten, Aaron Gunderson, Rebeca Gilley

Agency Representative:

Enclosed is a copy of a proposed three (3) lot Short Plat for your review. The applicant plans to short plat one (1) parcel, comprising approximately 1.78 acres, into three (3) new lots. Under the submitted application, Proposed Lot #1 would be approximately 20,647 sq. ft. (approx. 0.47 acres) in size. Proposed Lot #2 would be approximately 37,050 sq. ft. (approx. 0.85 acres) in size. Proposed Lot #3 would be approximately 20,001 sq. ft. (approx. 0.46 acres) in size. The property is zoned RS-20 Residential Suburban Zone and is located within the City of Pasco Urban Growth Area (UGA).

The proposed short plat is situated in a portion of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 09 North, Range 29 East, W.M., Franklin County, WA. The property is generally located West of Buttercreek Court and Road 67, West of Road 68, North of Wernett Street, and South of Franklin Road, and West and South of Richardson Road. The parcel associated with the Short Plat has an address of 2320 Road 68. (Parcel # 118-381-136).

We would appreciate your review and comments by **March 04, 2022 at 4:30 pm.**

See attached for additional information

REPLY:

no comments

Signed: *RN*
Title: *GIS*

Date: *2-25-22*



December 21, 2021

Nick and Amy Blasdel
2320 Rd 68
Pasco, WA 99301

RE: Short plat review of the property located at 2320 Rd 68. Parcel # 118-381-136 Franklin County.

Dear Mr. and Mrs. Blasdel:

This department completed an on-site review on December 16th, 2021 of the above referenced plat proposal. The existing 1.78 acre tract of land is intended to be divided into three lots, with all lots sized at roughly ½ acre. The test holes evaluated on this property revealed extremely gravelly soils (Type 1 soils). Upon completion of the following conditions, this proposal generally meets the minimum requirements for plats utilizing onsite sewage systems and off site public water systems:

1. All lots must contain a minimum ½ acre of gross land area and usable land area after all easements and encumbrances are subtracted.
2. The existing onsite sewage system must be decommissioned and a new onsite sewage system meeting Treatment Level C shall be permitted, inspected, and approved prior to plat approval.
3. Existing well on proposed Lot 1 must be decommissioned in accordance with Washington State Department of Ecology standards prior to final plat approval, and all lots within short plat will need to connect to City of Pasco water.
4. The following information should appear on the plat map:
 - a) All easements, including utility and access.
 - b) All existing buildings
 - c) All wells, including the 100' protective radius within 150' of the plat (2420 Rd 68), including the 10' decommission radius on existing well following the decommission.

Nick and Amy Blasdel
2320 Rd 68
Pasco, WA 99301

5. The following statement will be placed on the final plat:

"Any on-site sewage disposal system installed on this short plat must be served by an alternative type of sewage system meeting treatment level C in accordance with Benton-Franklin District Board of Health Rules and Regulation No. 2".

6. A copy of the final proposal must be reviewed and approved by this office for final comments to the Franklin County Planning Department prior to final approval and signature.

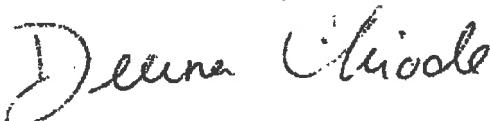
This recommendation is based on present known site conditions and does not guarantee the granting of an on-site sewage disposal permit. Our approval of any lot within this plat may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later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

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

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

Sincerely,

Deana Chiodo
Environmental Health Specialist II



cc: Franklin County Planning Department



Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

MEMORANDUM

DATE: March 4th, 2022
TO: Ryan Nelson, Planner I
FROM: Mike Manning, Planner I
SUBJECT: Blasdel Short Plat – SP 2022-04

The following notes/requirements have been submitted by City of Pasco staff regarding this project.

Engineering Division

- 1) Connection to City Utilities will require a Utility Extension Agreement (UEA).

Planning Division

- 1) Per SP 2000-01 (AFN #1573736) and the restrictive covenants applicable to the property (AFN #1573651), the property cannot be subdivided until such time that the property is served by a municipal sanitary sewer system. The proposal includes on-site septic, and sewer is not available in front of the property. This short plat should not be approved unless municipal sewer is available to the property.
- 2) A certificate of water availability has not been obtained for this plat, municipal water services will not be provided.
- 3) 18.52' frontage is proposed for Lot 2. This does not meet City of Pasco minimum frontage requirements and does not meet requirements for emergency vehicle access.
- 4) The applicant will need to conform with all aspects of the "Lots without public street frontage" standards found in PMC 21.20.060.

FRANKLIN COUNTY IRRIGATION DISTRICT #1 P.O. BOX 3907 PASCO, WASHINGTON 99302
TELEPHONE 509-547-3831 Email fcid1@pocketinet.com

RE: FCID#1 comments regarding short plat 2022-04

To whom it may concern:

The subject property is wholly within the Franklin County Irrigation District service area, currently served and assessed by FCID. The signature block for irrigation shown in the application is not FCIDs. The property is not part of the South Columbia Irrigation District nor under the U.S. Department of the Interior Bureau of Reclamation. This signature blocks may be removed.

After a site visit: Proposed lot #1 has an existing service connection that has been brought into compliance with the FCID standards and specification for service connections. There appears to be a second connection that is being used to irrigate the remaining portion of the property (proposed lots 2, 3 and the new access to lot 2. This service connection will need to be changed to either serve lot 2 or 3 with a new service installed to serve the other newly formed lot. The placement of the new service will be up to the owner and installed by FCID. It is recommended that an easement be established for the any irrigation line installed to serve lot 2 from Road 68 as the maintenance of said line will be the responsibility of the owner of Lot 2.

Near the northeast corner of the property is an existing irrigation service to parcel # 118-381-172 to west of the subject property. It appears that the line from the service connection to the parcel # 118-381-172 is within the utility easement along the north side of the subject property. It is recommended that the owner verify this information as this line should be protected.

Please direct any question regarding these comments to Franklin County Irrigation District #1.

Regards,

John Burns
Operations Manager FCID#1

Derrick Braaten

From: Spencer Sandquist <spendo99@msn.com>
Sent: Friday, February 25, 2022 5:22 PM
To: planninginquiry
Subject: [EXTERNAL] Case File Number: SP 2022-04

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,

I would like to voice my disagreement with the proposed short plat at 2320 rd 68. I live across the street and would not support the move to sub divide the land.

Thank you,
Spencer Sandquist
6713 Buttercreek ct.
5095211157

MAPS

SP 2022-04

Nick & Amy Blasdel



ORIGINAL AREA			
LOT #	AREA (SQ FT)	ACRES	% AREA
PARCEL A	17,180	1.78	100.00%
TOTAL	17,180	1.78	100.00%

REVISED AREA			
LOT #	AREA (SQ FT)	ACRES	
LOT 1	20,647	0.47	
LOT 2	37,050	0.85	
LOT 3	20,001	0.46	
TOTAL	77,698	1.78	
AVERAGE LOT	25,899	0.59	

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR AND CAP 7/8" 4074"
- FOUND 5/8" REBAR AND CAP 7/8" 4074"
- (M) MEASURED
- (C) CALCULATED
- MONUMENT CENTERLINE
- SUBJECT PARCEL BOUNDARY
- EXISTING FENCE
- WETLAND BOUNDARY
- PROPOSED EASEMENT

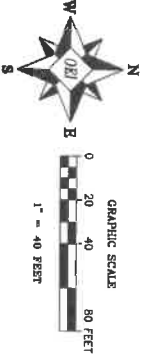


FOUND 3/4" BRASS CAP IN CASE
MONUMENT, 0.50 BELOW SURFACE
(NOTED, JANUARY, 2022)
N 135.674 S 84.07
E 1971601.8927

O'Bunco Engineering (OEI)

Engineering Surveying &
Construction Management

320 N. 20th AVE.
Paco, Washington 99301
Ph: (509) 214-4111.



BLASDEL
SHORT PLAT

SHEET 2 OF 2

DRAWN BY: J. JACOBY

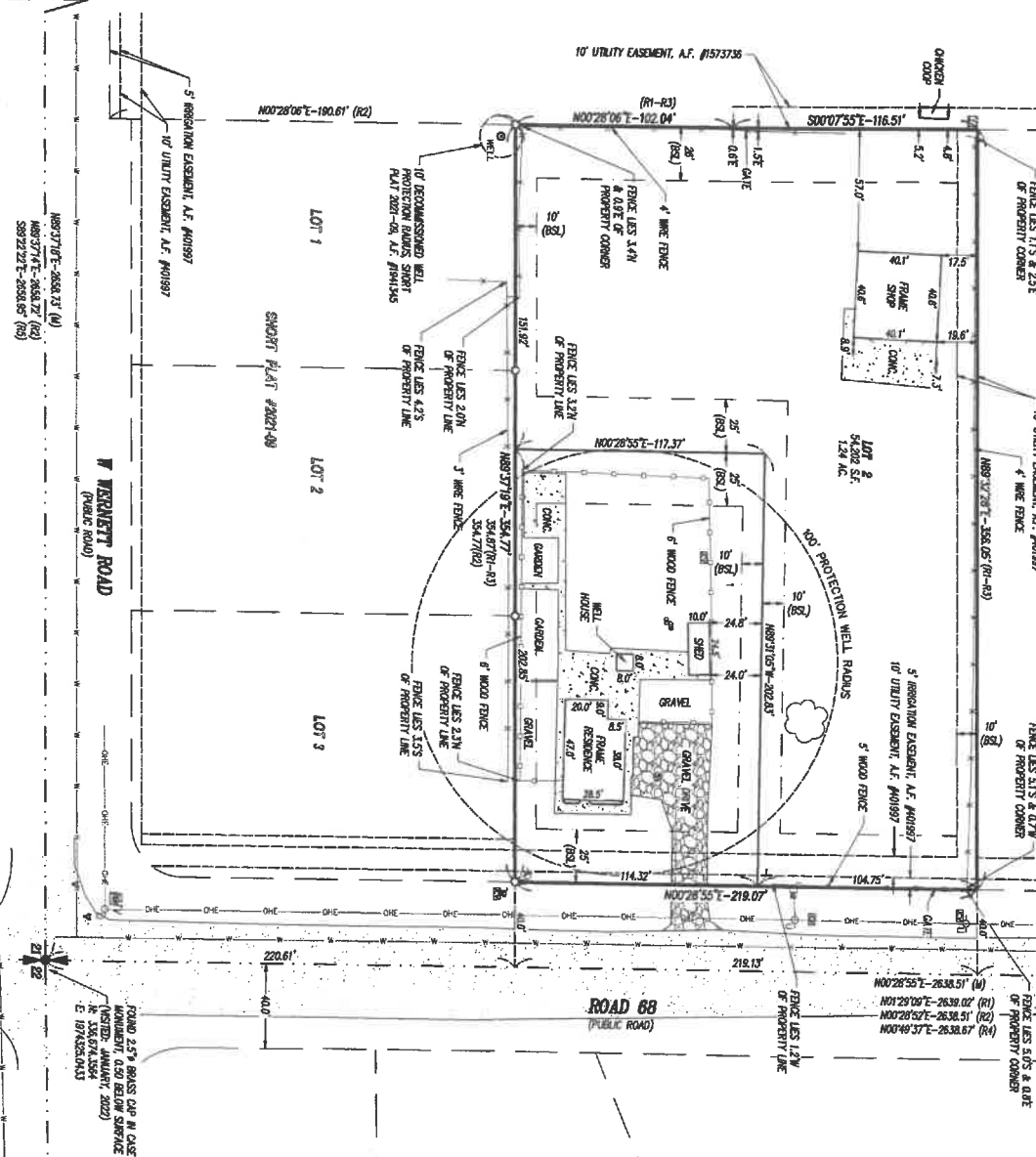
DATE: 03/29/2022

REVISED BY:

DATE:

BLASDEL SHORT PLAT

JAB MC 2022-004



FOUND 3/4" BRASS CAP IN CASE
MONUMENT, 0.50 BELOW SURFACE
(NOTED, JANUARY, 2022)
N 135.674 S 84.07
E 1971601.8927

