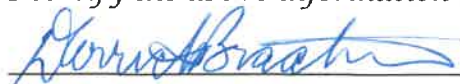


Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: April 26, 2022	PREPARED BY: Aaron Gunderson
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: Closed Record Public Hearing (Quasi-Judicial Item) - A Conditional Use Permit to allow for the construction and use of a Detached Accessory Dwelling Unit (DADU) in compliance with FCC 17.66.060(J). (File # CUP 2021-14 and SEPA 2021-22)	
FISCAL IMPACT: None	
BACKGROUND: Applicant seeks to add a two (2) bedroom and two (2) bath, 1,173 square foot double-wide manufactured home to the property. The DADU will be used for the applicant to care for their aging parents, whom will reside within the new dwelling unit. The project is located to the East of Taylor Flats Road, East of Mulberry Road, West of Michelle Road, North of Honeysuckle Road, South of Tracie Road, and South of Alder Road. The property is zoned Rural Residential 5 (RR-5) and has a Rural Remote Comprehensive Plan Land Use Designation. (Parcel Number 124-161-068).	
RECOMMENDATION: The Building and Planning Department staff provided the Planning Commission with a written recommendation of approval. Subsequently, at their meeting on April 12, 2022, the Planning Commission held a duly advertised open-record public hearing and passed a motion (7-0) to forward the BOCC a recommendation of approval, based on six findings of fact and with nine suggested conditions of approval. There were no appeals. <u>Suggested Motion:</u> Pass Resolution #_____, granting approval of CUP 2021-14, based on the six findings of fact and subject to nine conditions of approval.	
COORDINATION: The Conditional Use Permit application was advertised to the public via adopted public notice procedures, and agencies were contacted for review and comment; a SEPA DNS was issued. The County Planning Commission, after an open record public hearing and consideration on CUP 2021-14 recommended approval of the CUP, with six findings of fact and subject to nine conditions of approval.	
ATTACHMENTS: (Documents you are submitting to the Board) (1) Draft Resolution (2) PC Summary (3) Staff Report to the Planning Commission (3) Planning Commission Minutes (4/12/2022)	
HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of parties that will need a pdf) To the Clerk of the Board: 1 Original Resolution To Planning: 1 Copy Resolution	

I certify the above information is accurate and complete.



Derrick Braaten

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

Conditional Use Permit (CUP) 2021-14 to allow for construction and use of a Detached Accessory Dwelling Unit (DADU) in compliance with FCC 17.66.060(J).

WHEREAS, on May 3, 2022, the Board of Franklin County Commissioners, via public meeting, considered the positive recommendation of the Franklin County Planning Commission to grant a conditional use permit for the proposed use under file CUP 2021-14; and

WHEREAS, at the public meeting the Board has found that the County Planning Commission, after an open record public hearing and consideration on **CUP 2021-14** did recommend approval of the Conditional Use Permit with six findings of fact and nine conditions of approval; and

WHEREAS, there were no appeals filed; and

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

NOW, THEREFORE, BE IT RESOLVED that CUP 2021-14 is hereby approved in accordance with the provisions of the Franklin County Development Regulations and as recommended by the Planning Commission.

BE IT FURTHER RESOLVED that the Chair of the Board of Franklin County Commissions be authorized to sign conditional use permit CUP 2021-14 on behalf of Franklin County.

APPROVED THIS 3rd DAY OF MAY, 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 # 2021-14

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 May 3, 2022.

APPLICANT: Maria Espinosa, 291 Mulberry Rd., Pasco, WA 99301

LEGAL DESCRIPTION: TR-6 PTN FARM UNIT 214, IRR BLK 16, W2NE4SW4NW4 OF SEC 16-10-29

NON-LEGAL DESCRIPTION: The project site is on parcel 124-161-068 at 291 Mulberry Rd., Pasco, WA, 99301. The project is located to the East of Taylor Flats Road, East of Mulberry Road, West of Michelle Road, North of Honeysuckle Road, South of Tracie Road, and South of Alder Road.

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 January 27, 2022 under WAC 197-11-340(2) which was published on January 27, 2022. Comments on the Threshold Determination were due by February 10, 2022 and one comment letter was received, by the Department of Ecology, identifying agency programs and contact persons. There were no appeals of the DNS.

CONDITIONAL USE DESCRIPTION: A Conditional Use Permit to allow addition of a Detached Accessory Dwelling Unit (DADU). Franklin County Code (FCC) 17.66.060 (J) requires the filing of a CUP in order to build a DADU. Applicant is seeking to add a two (2) bedroom and two (2) bath, 1,173 square foot double-wide manufactured home to the property. The DADU will be used for the applicant to care for their aging parents, whom will reside within the new dwelling unit.

An attached site plan (Exhibit A) shows the proposed location of the following features:

- Gravel Driveway
- Existing double-wide manufactured home with covered porch
- Existing shop
- Existing barns/pole buildings
- Location of well, septic tanks and drain fields
- Location of new additional septic tank
- Location of proposed DADU

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

Findings of Fact:

1. The proposed accessory structure in the RS-20 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2021-14

RESOLUTION NUMBER _____

- a. The Franklin County Comprehensive Plan Land Use Designation is Rural Remote.
 - b. The County Zoning Code designates the land as Rural Residential 5 (RR-5).
 - c. Constructing and placing a FAS DADU requires a Conditional/Special Use Permit in the RR-5 zoning district.
 - d. The applicant has applied for a Conditional Use Permit to allow for the placement and use of a FAS DADU.
2. The proposal **WILL NOT** adversely affect public infrastructure.
- a. Public Works has determined that the proposed 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 and intended character of the immediate area is Rural Remote. The proposed DADU will not impair the ability for residential activities to continue, nor will it have a negative impact on the intended character of the general vicinity.
4. The location and height of proposed structures and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
- a. The addition is in conformance with the rooflines of the existing structures on the property.
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.
- a. The proposed accessory structure will not have a negative effect on public health, safety, and general welfare. The project is required to comply with Health Department and Public Works standards regarding health and access/safety standards for the proposed use.
 - b. The public was notified of this proposal in accordance with all guidelines and requirements, and the Planning Department received **NO COMMENTS** in favor, and **TWO COMMENTS** in objection to the proposal.

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2021-14

RESOLUTION NUMBER _____

Conditions of Approval:

1. Comply with the requirements of the **Franklin County Planning and Building Department**.
 - a. Factory Assembled Structure (FAS) placement permit will be required and completed before the DADU can be placed. After issuance of the FAS placement permit, the following is required on-site and for all inspections:
 - FAS placement permit (provided from the Building Department); and
 - The manufacturer's installation instructions.
 - b. DADU shall not be sold separately from the primary dwelling and other existing structures on the property.
 - c. DADU living area shall not be used other than for its intended purpose of this permit.
 - d. Applicant will need to follow the provisions of Franklin County Code Chapter 17.66.060 – Accessory Dwelling Units – Detached.
2. Comply with the requirements of the **Franklin County Public Works Department**:
 - a. An approach permit is required 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 Accomodation of Utilities on County Road Right-of-Way for more information (per Resolution #2000-330).
3. 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.
4. Shall comply with **fire code** requirements as expressed in Franklin County Code (FCC) Ch. 8.40.

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2021-14

RESOLUTION NUMBER _____

5. Future expansions and improvements at the site shall comply with the submitted and approved site and FAS manufacturer plans. To allow future flexibility for 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.
6. 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.
7. In accordance with the County's Zoning Code, any special permit may be revoked 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.
8. This permit applies to the described lands and shall be for the above named individual and/or his heirs and/or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning and Building Department or the permit will be cancelled. It cannot be transferred to another site.
9. 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 that this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

This Conditional Use Permit is issued this 3rd day of May, 2022.

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

Attest: _____

Clerk of the Board

Chair

Original to County Commissioners

Duplicate to File

Duplicate to Applicant

Duplicate to be Filed with Auditor

RESOLUTION NUMBER_____

Hand-drawn site map showing property boundaries and buildings. The map includes the following elements:

- Top Boundary:** Labeled "500 ft.".
- Left Boundary:** Labeled "24 ft" and "Medbury Rd.".
- Right Boundary:** Labeled "75 ft" and "Property Line".
- Buildings and Structures:**
 - Shop (no plumbing):** A large rectangular building on the left.
 - Barn:** A rectangular building below the shop.
 - Truck Wash:** A rectangular building to the right of the shop.
 - Barn:** A rectangular building at the bottom right.
 - Rectangular Area:** A rectangular area at the top right, labeled "25" and "Rectangular Area".
- Measurements and Distances:**
 - 15 ft (distance between Shop and Truck Wash)
 - 10 ft (distance from Shop to a point on the left boundary)
 - 76 ft (distance from Truck Wash to the bottom right Barn)
 - 75 ft (distance from the right boundary to the Truck Wash)
 - 25 ft (distance from the top boundary to the Rectangular Area)
 - 22 ft (distance from the bottom boundary to a point on the left boundary)
- Other Labels:**
 - "Pump House" (small square building near the Shop)
 - "N" (North arrow pointing upwards)
 - "124-161-065" (address or identifier)
 - "2-11 1/2" (distance or measurement)

PC SUMMARY

CUP 2021-14

Espinosa – Detached Accessory Dwelling Unit

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

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

Case file: CUP 2021-14 (Conditional Use Permit) and SEPA 2021-22

PC Meeting Date: May 3, 2022

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

SUMMARY OF THE PUBLIC HEARING:

The proposal for the Detached Accessory Dwelling Unit (DADU) under file CUP 2021-14 was presented by Staff at an open record public hearing (regular Planning Commission meeting) on April 12, 2022. The applicant spoke about the proposal and the Planning Commission allowed time for clarification.

There was no public testimony for the proposal outside of the applicant, though there were two written responses in opposition of the proposal that was presented as part of staff presentation.

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 April 12th 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 2021-14, with the findings of fact and conditions of approval (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 DADU in the RR-5 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 Land Use Designation is Rural Remote.
 - b. The County Zoning Code designates the land as Rural Residential 5 (RR-5).
 - b. Constructing and placing a FAS DADU requires a Conditional/Special Use Permit in the RR-5 zoning district.
 - c. The applicant has applied for a Conditional/Special Use Permit to allow for the construction and use of a FAS DADU.
2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Public Works has determined that the proposed 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 and intended character of the immediate area is Rural Remote. The proposed DADU will not impair the ability for residential activities to continue, nor will it have a negative impact on the intended character of the general vicinity.
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. The addition will continue utilizing the rooflines of the existing structures on the property.
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.
5. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.

- a. The proposed accessory structure will not have a negative effect on public health, safety, and general welfare. The project is required to comply with Health Department and Public Works standards regarding health and access/safety standards for the proposed use.

The public was notified of this proposal in accordance with all guidelines and requirements, and the Planning Department received **NO COMMENT** in favor of the proposal, and **TWO COMMENTS** in objection to the proposal.

Suggested Conditions of Approval:

1. Comply with the requirements of the **Franklin County Planning and Building Department**.

- a. Factory Assembled Structure (FAS) placement permit will be required and completed before the DADU can be placed. After issuance of the FAS placement permit, the following is required on-site and for all inspections:
 - FAS placement permit (provided from the Building Department); and
 - The manufacturer's installation instructions.
- b. DADU shall not be sold separately from the primary dwelling and other existing structures on the property.
- c. DADU living area shall not be used other than for its intended purpose of this permit.
- d. Applicant will need to follow the provisions of Franklin County Code Chapter 17.66.060 – Accessory Dwelling Units – Detached.

2. Comply with the requirements of the **Franklin County Public Works Department**:

- a. An approach permit is required 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 (per Resolution #2000-330).

3. 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.

4. Shall comply with **fire code** requirements as expressed in Franklin County Code (FCC) Ch. 8.40.

5. Future expansions and improvements at the site shall comply with the submitted and approved site and building plans. To allow future flexibility for 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.
6. 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.
7. In accordance with the County's Zoning Code, any special permit may be revoked 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.
8. This permit applies to the described lands and shall be for the above named individual and/or his heirs and/or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning and Building Department or the permit will be cancelled. It cannot be transferred to another site.
9. 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 2021-14, based upon the written findings of fact and conditions of approval."

ITEM UNDER REVIEW FROM APRIL 12TH PC MEETING

ITEM #1 – CUP 2021-14/SEPA 2021-22

Proposal to allow for a Detached Accessory Dwelling Unit (DADU). The request will add a 1,173 sq. ft. manufactured DADU on the property. Zoning for the property is Rural Residential 5 (RR-5) with a Rural Remote Comprehensive Plan Land Use Designation.

APPLICANT: Maria Espinosa

OWNER(S): Maria Espinosa

OPEN PUBLIC HEARING:

Chair Corrales opened the public hearing at 6:39 PM.

STAFF REPORT:

Mr. Braaten presented the staff report to the commission at 6:39pm, lasted approximately 15 minutes.

COMMISSIONER QUESTIONS FOR STAFF:

- Commissioner Didier had a question regarding title elimination and the need for a permanent foundation for the DADU, asked about what happens if the aging parents are no longer living there, and about documentation that they need to sign during the permitting process.
- Commissioner Vincent asked about future modifications to the CUP, the septic system, and about if the county provided a condition for farm workers.
- Commissioner Harpster asked a question about the code and some clarification.
 - Mr. Braaten answered all questions from the commissioners.

APPLICANT/REPRESENTATIVE PRESENTATION:

- Applicant/Representative, Maria Espinosa, spoke to the Commissioners about the proposal and how the DADU would strictly be for her family and the future plans for the property is for it to remain in the Espinosa family and for their cows.

COMMISSIONER QUESTIONS FOR APPLICANT:

- No questions or comments from the commissioners to the applicant.

PUBLIC COMMENTS:

- No public or email comments, for, against, or neutral about the agenda item.

CLOSING PUBLIC HEARING ITEM:

Chair Corrales closed the public hearing portion of this item at 7:06 PM.

STAFF/PLANNING COMMISSION FINAL COMMENTS:

- No additional comments from staff or Planning Commissioners.

Commissioner Didier made a motion to forward to the board of commissioners a recommendation of approval for CUP 2021-14/SEPA 2021-22 with the six (6) adopted findings of fact and nine (9) conditions of approval:

Commissioner Kniveton seconded the motion.

ITEM UNDER REVIEW FROM APRIL 12TH PC MEETING

ROLL CALL VOTE:

Mike Corrales:	Yes
Melinda Didier:	Yes
Mike Vincent:	Yes
Layton Lowe:	Absent
Peter Harpster:	Yes
Manny Gutierrez:	Yes
Stacy Kniveton:	Yes

The motion is approved for CUP 2021-14/SEPA 2021-22 at 7:08pm.

The remainder of the meeting minutes are being EXCLUDED, as the next part of the meeting addressed an item will go to the Board of County Commissioners at a future date, which is subject to the state Appearance of Fairness Doctrine.

Agenda Item #1

STAFF REPORT

CUP 2021-14

Espinosa – Detached Accessory Dwelling Unit

FACT SHEET/STAFF REVIEW

Hearing before the Franklin County Planning Commission

Case File: CUP 2021-14 (Conditional Use Permit) and SEPA 2021-22

Hearing Date: April 12, 2022

Applicant: Maria Espinosa

Owner: Maria Espinosa

Location: The project is located to the East of Taylor Flats Road, East of Mulberry Road, West of Michelle Road, North of Honeysuckle Road, South of Tracie Road, and South of Alder Road. The property has a current address of 291 Mulberry Road (Parcel Number 124-161-068).

Legal Description: TR-6 PTN FARM UNIT 214, IRR BLK 16, W2NE4SW4NW4 OF SEC 16-10-29

Vicinity Map:

SUBJECT PROPERTY:



Property Size: The current property size is approximately 4.97 acres

Comp. Plan Use: Rural Remote

CUP 2021-14/SEPA 2021-22

Zoning: Rural Residential 5 (RR-5)

Suggested Recommendation: Positive recommendation with six (6) suggested findings of fact and nine (9) suggested conditions of approval.

Suggested Motion: I move to forward to the Board of County Commissioners a positive recommendation of CUP 2021-14 with six (6) findings of face and nine (9) suggested conditions of approval.

APPLICATION DESCRIPTION:

This is a Conditional Use Permit (CUP) to allow for a Detached Accessory Dwelling Unit (DADU). Franklin County Code (FCC) 17.66.060 (J) requires the filing of a CUP in order to build a DADU. Applicant is seeking to add a two (2) bedroom and two (2) bath, 1,173 square foot double-wide manufactured home to the property. The DADU will be used for the applicant to care for their aging parents, whom will reside within the new dwelling unit.

The following additional information about the project was included by the applicant in the SEPA checklist:

Plans for future additions, expansion, or further activity: None

Noise: Project noise during the period of construction would only be during normal business hours.

Existing structures: Residence, shop, pump house, and two barns.

Number of people to work or reside in the project: Two (2)

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

- Gravel Driveway
- Existing double-wide manufactured home with covered porch
- Existing shop
- Existing barns/pole buildings
- Location of existing well, septic tank, drain fields
- Location of new additional septic tank
- Location of proposed DADU

PUBLIC NOTICE:

- The Planning staff emailed technical review requests to Technical Agencies on January 27, 2022.
- The Planning staff mailed notices to Property Owners within one (1) mile on January 27, 2022.
- A Public Notice was published in the *Franklin County Graphic* on January 27, 2022.
- A sign was posted on the property (291 Mulberry Road) on January 27, 2022.

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 January 27, 2022 under WAC 197-11-340(2) and published the SEPA Determination on January 27, 2022.

CUP 2021-14/SEPA 2021-22

- The Washington State Department of Ecology filed and posted the notice on the statewide SEPA Register under **SEPA #202200332**.
- Comments on the DNS Threshold Determination were due by **February 10, 2022**.
- 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 17.16 – RR-5 Rural Residential Zoning District
 - b. Chapter 17.66 – Use Regulations
 - c. Chapter 17.82 – Special Permits
 - d. Title 14 – Development Code Administration
- 2) Benton-Franklin District Board of Health Rules and Regulations No. 2

PUBLIC COMMENT:

There were two (2) public comments received via email regarding the proposal:

- 1) From John Dent, 360 Brewster Ln, dated February 07, 2022, commented:
“CUP 2021-14 and SEPA 2021-22 adding a mobile home to a 5 acre track (291 Mulberry road). I do not want this area to be subdivided into smaller traces with more than one home on them.”
- 2) From Gayle Noga, 7261 Alder Rd, dated February 09, 2022, commented:
“As a homeowner in farm unit 214, I strongly disagree with the idea of allowing another living residence on the property of . . . 291 Mulberry Road.

In the documents signed at purchase, it states that we are only allowed one (1) living residence on the 5 acre lots. Allowing this will change the way the property values and meaning of this covenant and I am concerned that it won't stop. I moved to this rural property to get away from too many homes.

Please see attached comments.

STAFF ANALYSIS:

The application is a request for a Detached Accessory Dwelling Unit (DADU) to be placed on the property, so that the applicant can take care of their aging parents. The proposed DADU is a new Fleetwood double-wide 1,173 sq. ft. manufactured/mobile home that will only house the applicant's parents.

Under Franklin County Code Title 17.66.060: Zoning – Use Regulations – Accessory dwelling units – detached, one (1) DADU is permitted if the parcel is two (2) acres or larger in size. The DADU shall not exceed one-thousand six hundred (1,600) sq. ft. and may be a factory assembled home. DADUs may be permitted through a CUP to care for aged parents [FCC 17.66.060(A), (C), (F), and (G)].

If approved, CUP 2021-14 will not change the boundaries, look, or character of the area. The applicant is not asking to subdivide nor re-zone the property. Currently, the property meets the minimum lot size of the Rural Residential 5 (RR-5) zone and cannot be further subdivided.

CUP 2021-14/SEPA 2021-22

Franklin County does not enforce subdivision Covenants, Conditions, and Restrictions (CC&R) agreements. CC&R's are an agreement between landowners within a subdivision. Issues or violations of CC&R's are strictly a civil matter that must be resolved between property owners.

The proposed DADU would be in compliance with the Rural Remote Comprehensive Plan Land Use Designation area and it would not expand the current Logical Outer Boundary (LOB) for the Alder/Taylor Flats Type I LAMIRD. Under the 2018 Franklin County Comprehensive Plan, a Rural Remote Comprehensive Land Use Designation is a Type I LAMIRD. The policies of the Rural Remote areas are:

- 1) Protect property rights, encourage infill, and limit expansion of the LOB.
- 2) Recognize and protect neighborhoods developed prior to GMA while encouraging infill.
- 3) Limit commercial and industrial activities and encourage residential development and home occupations.
- 4) Encourage agricultural production on properties where such use is viable.

Based on this analysis, Staff has determined that this proposal is in conformance with the policies set forth in the 2018 Franklin County Comprehensive Plan for the Rural Remote, Type I LAMIRD areas, as well as the regulations set forth under Chapter 17.16, 17.66, and 17.82 of the Franklin County Code.

The Planning Department supports a **POSTIVE** recommendation for this application, provided the applicant meets the conditions of the Conditional Use Permit.

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. They noted the following 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) **Franklin County Assessor:**
 - a. *No comments received by the end of the comment period.*
- 3) **Franklin County GIS/E-911 Addressing:**
 - a. The proposed home can have a separate address of **293 Mulberry Road**.
- 4) **Franklin County Fire District #3:**
 - a. *No comments received by the end of the comment period.*
- 5) **WA Department of Ecology:**
 - a. *No comments received by the end of the comment period.*

CUP 2021-14/SEPA 2021-22

6) US Bureau of Reclamation:

- a. *No comments received by the end of the comment period.*

7) Big Bend Electric Cooperative:

- a. Owner/Builder to contact BBEC for availability of power to the ADU.

8) Benton-Franklin Health District:

- a. Comments were provided on the On-Site Sewage Evaluation Report dated November 19, 2021.

9) Planning and Building Department: Staff has determined the following suggested findings and recommended conditions for the application request.

- a. Factory Assembled Structure (FAS) placement permit will be required and completed before the DADU can be placed. After issuance of the FAS permit, the following is required on-site and for all inspections:
 - i. FAS permit (provided from the Building Department); and
 - ii. The manufacturer's installation instructions.
- b. DADU shall not be sold separately from the primary dwelling and other existing structures on the property.
- c. DADU living area shall not be used other than for its intended purpose of this permit.
- d. Applicant will need to follow the provisions of Franklin County Code Chapter 17.66.060 – Accessory dwelling units – Detached.

RECOMMENDATION:

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 County Commissioners as to whether the proposal shall be denied, approved, or approved with modification 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, objective, 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;

CUP 2021-14/SEPA 2021-22

- 4) The location and height of the proposed structures and the site design will discourage the development of permitted uses on the 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 finding and conditions of CUP 2021-14.

Recommendation: The Franklin County Planning Department recommends that the Planning Commission forward a **POSITIVE** recommendation to the Franklin County Board of County Commissioners for Application CUP 2021-14, with the following suggested findings of fact and suggested conditions of approval:

Suggested Findings of Fact:

- 1) The proposed DADU in the RR-5 Zoning District **IS** in accordance with the goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Franklin County Comprehensive Land Use Designation is Rural Remote.
 - b. The County Zoning Code designates the land as Rural Residential 5 (RR-5).
 - c. Constructing and placing a FAS DADU requires a Conditional/Special Use Permit in the RR-5 zoning district.
 - d. The applicant has applied for a Conditional/Special Use Permit to allow for the placement and use of a FAS DADU.
- 2) The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Public Works has determined that the proposed use will not have a significant impact on the County Road System.
- 3) The proposal **WILL BE** constructed, maintained, and operated in harmony with the existing or intended character of the general vicinity.
 - a. The existing and intended character of the immediate area is Rural Remote. The proposed DADU will not impair the ability for residential activities to continue, nor will it have negative impact on the intended character of the general vicinity.
- 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. The addition is in conformance with the rooflines of the existing structures on the property.
- 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.
 - a. The proposed DADU will not have a negative effect on public health, safety, and general welfare. The project is required to comply with the Health Department and Public Works standards regarding health and access/safety standards for the proposed use.

The public was notified of this proposal in accordance with all guidelines and requirements. The Planning Department received **NO COMMENTS** in favor of the proposal and received **TWO COMMENTS** in objection to the proposal.

Suggested Conditions of Approval:

- 1) Comply with the requirements of the **Franklin County Planning and Building Department**.
 - a. Factory Assembled Structure (FAS) placement permit will be required and completed before the DADU can be placed. After issuance of the FAS placement permit, the following is required on-site and for all inspections:
 - i. FAS placement permit (provided from the Building Department); and
 - ii. The manufacturer's installation instructions.
 - b. DADU shall not be sold separately from the primary dwelling and other existing structures on the property.
 - c. DADU living area shall not be used other than for its intended purpose of this permit.
 - d. Applicant will need to follow the provisions of Franklin County Code Chapter 17.66.060 – Accessory dwelling units – Detached.
- 2) Comply with the requirements 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).
- 3) The site shall be maintained at all times as to not let the land become a fire hazard or accumulate with debris and weeds.
- 4) Shall comply with the **Franklin County Fire Code** as expressed in FCC Chapter 8.40.
- 5) Future expansions and improvements at the site shall comply with the submitted and approved site and FAS manufacturer plans. To allow future flexibility for 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 prior to that change occurring.

CUP 2021-14/SEPA 2021-22

- 6) 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.
- 7) In accordance with the County's Zoning Code, any special permit may be revoked by the Board of County 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.
- 8) This permit applies to the described lands and shall be for the above named individual and/or his heirs and/or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning and Building Department or the permit will be cancelled. Once granted, the permit cannot be transferred to another site.
- 9) 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 on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted that this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

Agenda Item #1

PUBLIC NOTICE

AGENCY/PUBLIC COMMENT

CUP 2021-14

Espinosa – Detached Accessory Dwelling Unit



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PUBLIC HEARING & SEPA DETERMINATION

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by **Maria Espinosa** 291 Mulberry Road, Pasco, WA 99301, for a Conditional Use Permit (CUP), file # **CUP 2021-14** and **SEPA 2021-22**.

Said application is to allow for a Detached Accessory Dwelling Unit (DADU). This land use action is allowed only upon approval of a CUP, as provided in FCC 17.66.060(J). The request adds a two (2) bedroom and two (2) bath, 1,173 square foot double-wide mobile home to the property. Zoning for the property is Rural Residential 5 (RR-5), with a Rural Remote Comprehensive Plan Land Use Designation.

The subject parcel is described as follows:

LEGAL DESCRIPTION:

TR-6 PTN FARM UNIT 214, IRR BLK 16, W2NE4SW4NW4 OF SEC 16-10-29

NON-LEGAL DESCRIPTION:

The property's parcel number is 124-161-068, with an address of 291 Mulberry Road, Pasco, WA 99301. Property is located East of Taylor Flats Road, East of Mulberry Road, West of Michelle Road, North of Honeysuckle Road, South of Tracie Road, and South of Alder Road.

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. Said consideration will be a public hearing on **March 01, 2022** 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 shall be submitted by **4:00 PM on February 10, 2022**.

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 **January 27, 2022** and the comment period for the determination and environmental impacts of the proposal will close on **February 10, 2022**.

HOW TO WATCH/PARTICIPATE ONLINE: You can watch the proceeding on YouTube Live, by going to the Franklin County, WA agenda page at <https://www.co.franklin.wa.us/planning/agenda.html>. To participate online, more information will be posted to the agenda page, by the Friday proceeding the meeting.

Information concerning the proposal can be obtained by email at planninginquiry@co.franklin.wa.us or by calling 509-545-3521.

DATED AT PASCO, WASHINGTON ON THIS 27th DAY OF JANUARY 2022

PUBLISH:

Franklin County Graphic: January 27, 2022

SUBJECT PARCEL



From: Gayle Noga <gmnoga@gmail.com>
Sent: Wednesday, February 9, 2022 8:55 AM
To: planninginquiry
Subject: [EXTERNAL] Rezoning of parcel number 124-161-068

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.

Dear Sirs and Madams,

As a homeowner in farm unit 214, I strongly disagree with the idea of allowing another living residence on the property of TR-6 PTN Farm Unit 214, Irr Blk 16, parcel number 124-161-068, addressed 291 Mulberry Road, Pasco.

In the documents signed at purchase, it states that we are only allowed one (1) living residence on the 5 acre lots. Allowing this will change the way the property values and meaning of this covenant and I am concerned that it won't stop. I moved to this rural property to get away from too many homes.

Thank you for your consideration,
Gayle Noga
7261 Alder Rd, Pasco, WA 99301

From: circledeez <circledeez@pocketinet.com>
Sent: Monday, February 7, 2022 11:24 AM
To: planninginquiry
Subject: [EXTERNAL] Circledeez@pocketinet.com

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.

CUP 2021-14 and SEPA 2021-22 adding a mobile home to 5 acre track (291 Mulberry road). I do not want this area subdivided into smaller tracks with more than one home on them.

John Dent
360 Brewster Ln
Pasco, WA

Sent from my Galaxy



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

AGENCY COMMENTS (CUP 2021-14/SEPA 2021-22)

DATE: January 27, 2022

RE: CUP 2021-14/SEPA 2021-22 Espinosa

TO: County Engineer
Benton-Franklin Health Dist.
Fire Code Official
Assessor/GIS
County E-911
SEPA Registry
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes and Bands of the Yakama Nation
Confederated Tribes of the Colville Reservation

Irr. Dist.(FCID__SCBID__X__)
Fire Dist. # 3
Elec.Utility (PUD__BBEC__X__)
County Building Official
US Bureau of Reclamation

FROM: Ryan Nelson, Planner I

CC: Derrick Braaten, Rebeca Gilley, Aaron Gunderson

Agency Representative:

Enclosed is a copy of a proposed Conditional Use Permit application. The proposal is to allow for a shop expansion and Detached Accessory Dwelling Unit in a Rural Residential 5 (RR-5) 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,

Ryan Nelson
Planner I

See attached for additional information

REPLY:

Signed: _____
Title: _____

Date: _____

Memo



Public Works Department

To: Derrick Braaten, Planning & Building Director
From: John Christensen, County Surveyor
cc: Craig Erdman, County Engineer
Date: February 3, 2022
Re: CUP 2021-14

Derrick,

We have reviewed the application for a Conditional Use Permit along with SEPA 2021-22 to allow for a shop expansion and Detached Accessory Dwelling Unit in a Rural Residential 5 (RR-5) zoning district on parcel #124-161-068.

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.

Ryan Nelson

From: Michael Morgan
Sent: Thursday, January 27, 2022 2:07 PM
To: Ryan Nelson; Craig Erdman; John Christensen
Cc: Derrick Braaten; Aaron Gunderson; Rebeca Gilley; Robin Moug
Subject: RE: Agency Comments for CUP 2021-14/SEPA 2021-22

This proposed second home can have a separate address of **293 Mulberry Road**.

Michael Morgan

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

From: Ryan Nelson <ryann@co.franklin.wa.us>
Sent: Thursday, January 27, 2022 12:17 PM
To: Craig Erdman <cerdman@co.franklin.wa.us>; John Christensen <jchristensen@co.franklin.wa.us>; Michael Morgan <mmorgan@co.franklin.wa.us>; Robin Moug <rmoug@co.franklin.wa.us>; Deana Chiodo <deanac@bfhd.wa.gov>; Rickd@bfhd.wa.gov; mharris@fcfd3.org; ocallaghan@scbid.org; Eric Dixon <edixon@scbid.org>; Tpoe@scbid.org; zunderhill@bbec.org; mmyers@bbec.org; mhay@bbec.org; csnow@usbr.gov; gbates@usbr.gov; bor-efo-mailroom@usbr.gov; mporter@usbr.gov; ghoff@usbr.gov; planning@ctuir.org; squj@yakamafish-nsn.gov; william.marchand@colvilletribes.com; derek@yakamanation-olc.org; ethan@yakamanation-olc.org
Cc: Derrick Braaten <dbraaten@co.franklin.wa.us>; Aaron Gunderson <agunderson@co.franklin.wa.us>; Rebeca Gilley <rgilley@co.franklin.wa.us>
Subject: Agency Comments for CUP 2021-14/SEPA 2021-22

Good Afternoon,

Attached are files for a Conditional Use Permit application, along with a complete SEPA Checklist for CUP 2021-14/SEPA 2021-22, Maria Espinosa.

The SEPA Record Number is 202200332, Espinosa DADU.

(<https://apps.ecology.wa.gov/separ/Main/SEPA/Search.aspx?SearchFields=All&PageSize=50&SortColumn=SEPANumberDescending>)

Please provide comments no later than February 10, 2022.

Thank you and have a good day!

Ryan Nelson

Planner I
Planning and Building Department
Franklin County, WA

Ryan Nelson

From: Zach Underhill <zunderhill@bbec.org>
Sent: Thursday, January 27, 2022 1:20 PM
To: Ryan Nelson
Subject: [EXTERNAL] RE: Agency Comments for CUP 2021-14/SEPA 2021-22

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.

Ryan,

Owner/Builder to contact BBEC Engineering for availability of power to the ADU.

Thanks,

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

From: Ryan Nelson <ryann@co.franklin.wa.us>
Sent: Thursday, January 27, 2022 12:17 PM
To: Craig Erdman <cerdman@co.franklin.wa.us>; John Christensen <jchristensen@co.franklin.wa.us>; Michael Morgan <mmorgan@co.franklin.wa.us>; Robin Moug <rmoug@co.franklin.wa.us>; Deana Chiodo <deanac@bfhd.wa.gov>; Rickd@bfhd.wa.gov; mharris@fcfd3.org; ocallaghan@scbid.org; Eric Dixon <edixon@scbid.org>; Tpoe@scbid.org; Zach Underhill <zunderhill@bbec.org>; Mitch Myers <mmyers@bbec.org>; Mark Hay <mhay@bbec.org>; csnow@usbr.gov; gbates@usbr.gov; bor-efo-mailroom@usbr.gov; mporter@usbr.gov; ghoff@usbr.gov; planning@ctuir.org; squj@yakamafish-nsn.gov; william.marchand@colvilletribes.com; derek@yakamanation-olc.org; ethan@yakamanation-olc.org
Cc: Derrick Braaten <dbraaten@co.franklin.wa.us>; Aaron Gunderson <agunderson@co.franklin.wa.us>; Rebeca Gilley <rgilley@co.franklin.wa.us>
Subject: Agency Comments for CUP 2021-14/SEPA 2021-22

Some people who received this message don't often get email from ryann@co.franklin.wa.us. [Learn why this is important](#)

Attached are files for a Conditional Use Permit application, along with a complete SEPA Checklist for CUP 2021-14/SEPA 2021-22, Maria Espinosa.

The SEPA Record Number is 202200332, Espinosa DADU.

(<https://apps.ecology.wa.gov/separ/Main/SEPA/Search.aspx?SearchFields=All&PageSize=50&SortColumn=SEPANumberDescending>)

Please provide comments no later than February 10, 2022.

Thank you and have a good day!

Ryan Nelson

Planner I

Planning and Building Department

Franklin County, WA

(509) 545-3521

Agenda Item #1

APPLICATION, SEPA DETERMINATION & SEPA CHECKLIST

CUP 2021-14

Espinosa – Detached Accessory Dwelling Unit



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY:	FILE #: CUP 2021-14 & SEPA 2021-22	<div style="border: 1px solid blue; padding: 5px; text-align: center;"> RECEIVED DEC 2 / 2021 FRANKLIN COUNTY PLANNING DEPARTMENT </div>	
	Total Fees: \$ 400.00		Reviewed by:
	Receipt #: PL 21-00878		Hearing Date:
	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 checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Shoreline Substantial Development
	<input type="checkbox"/> Variance	<input type="checkbox"/> Shoreline Conditional Use Permit
	<input type="checkbox"/> Rezone	<input type="checkbox"/> Shoreline Variance
	<input type="checkbox"/> Non-Conforming Use Determination	<input type="checkbox"/> Shoreline Exemption
	<input type="checkbox"/> Zoning Interpretation / Administrative Decision	<input type="checkbox"/> Shoreline Non-Conforming
	<input type="checkbox"/> Short Plat	<input checked="" 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 checked="" type="checkbox"/>	Property Owner Name: MARIA ESPINOSA Mailing Address: 291 MULBERRY RD PASCO, WA 99301 Phone: 509-607-5095 Email: LiveFreeandGo@gmail.com	
<input type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: _____ Name: _____ Address: _____ Phone: _____ Email: _____	
<input type="checkbox"/>	Surveyor / Engineer Company: _____ Name: _____ Address: _____ Phone: _____ Email: _____	

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

2 Bedroom manufactured home ~~units~~ installed on my property for my aging parents. I need to take care of them as they have many health issues.

PROPERTY INFORMATION:

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

124161068

Legal Description of Property:

TR-6 PTN Farm unit 214, IRR B1K 16 W2NE4SW4 NW4 of SEC 16-10-29

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

291 Mulberry RD 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.

Maria Espinosa

Owner

11/10/2021

Date

Applicant/Representative

Date

Print Name:

MARIA ESPINOSA

Print Name:

CONDITIONAL USE PERMIT INFORMATION

ZONING:

RR-5

PROJECT NAME:

291 mulberry RD Pasco

WHAT ARE YOU PROPOSING? (ex: Accessory Dwelling Unit, Bed and Breakfast, Commercial Agriculture, Church, Dairy, Accessory Building deviating from standards, Wireless Communication Facility, etc.)

Accessory Dwelling for my parents as they age many health issues.

LOT/PARCEL SIZE:

4.98

SIZE OF THE AREA TO BE USED FOR THE PROPOSED USE OR BUILDING:

PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:

my home i live in - Animal Barn for animals Garages (2) store stuff.

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

The new manufactured home will be used to take care of my parents.

WILL THE PROJECT BE CONDUCTED ENTIRELY WITHIN A STRUCTURE? ☒ YES ☐ NO

A. IF NO, DESCRIBE THE OUTDOOR ACTIVITIES (E.G., OUTDOOR EATING, PLAYGROUND, PARK):

N/A

B. WHAT IS THE APPROXIMATE SQUARE FOOTAGE, OR SEATING CAPACITY OF YOUR OUTDOOR USE AREA(S)?

N/A

C. WHAT TYPE OF NOISES WILL THE OUTDOOR USE GENERATE (E.G. MUSIC, MACHINERY, VEHICLES)?

N/A

PROPOSED HOURS OF OPERATION/DAYS OF THE WEEK (INDICATE MONTHS, IF SEASONAL):

N/A

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

Valley

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

house to live in my Parents.

DESCRIBE HOW THE SUBJECT PROPERTY IS PHYSICALLY SUITABLE FOR THE TYPE, DENSITY AND/OR INTENSITY OF THE USE BEING PROPOSED: The scale, intensity and operation of the use

shall not generate unreasonable noise, traffic, congestion, or other potential nuisances, or other potential nuisances or hazards to contiguous residential properties.

This home shall only be used for my aging parents to live by me so I can take care of them.

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

I won't change fences, roads or structures of my property.

DESCRIBE ANY EXISTING ZONING ORDINANCE VIOLATION: none

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 UTILITY PROVIDERS:

Power - BIA Bend Electric

Telephone - unknown

Natural Gas - none

Cable / Broadband - REbus communications

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.

Maria Espinosa 11/10/2021 _____
Owner Date Applicant/Representative Date

Print Name: MARIA ESPINOSA Print Name: _____

Rev. Jan 2019



Benton-Franklin Health District
Environmental Health Division
7102 W. Okanogan Place • Kennewick, WA 99336
(509) 460-4205 or (800) 814-4323
www.bfhd.wa.gov

For Office Use Only	
ACCT. #	0321-4554
HSP #	AASO-C92N3A

Existing On-Site Sewage System Evaluation Report

SECTION 1: INFORMATION ABOUT THE PROPERTY

Date of Application 11/19/2021		Domestic Water Source <input checked="" type="checkbox"/> Single Family Well <input type="checkbox"/> Public Water Supply	
Site Address 291 Mulberry Rd. Pasco, WA		Name of Public Supply:	
Tax Parcel Identification Number 124-161-068	Lot Number	Block Number	
Legal Description of Parcel/Subdivision TRACT 6 FARM UNIT R-14 BLOCK 16			

SECTION 2: APPLICANT INFORMATION

Applicant Name Maria Espinoza		Daytime Phone 509-607-5095
Current Mailing Address 291 Mulberry Rd		City Pasco
e-mail address Livefreeandgo@gmail.com		Home Phone
		Zip Code 99301
		Cell Phone

SECTION 3: PURPOSE OF REVIEW

<input type="checkbox"/> New Single Family Home	<input checked="" type="checkbox"/> Change or Additional Use	<input checked="" type="checkbox"/> Accessory Building (ADU 2bd)
<input type="checkbox"/> Addition to Existing Home	<input type="checkbox"/> Childcare - Number of Children =	<input type="checkbox"/> Title Elimination
<input type="checkbox"/> Swimming Pool or Spa	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Other Specify:

SECTION 4: APPLICANT SUPPLIED DETAILS-VERIFIED BY BFHD

Type of Existing Structure: <input type="checkbox"/> Site Built <input checked="" type="checkbox"/> Pre-Manufactured	Property size: 5 <input checked="" type="checkbox"/> acres <input type="checkbox"/> square feet
Number of Employees/Patrons/Residents:	Total Number of Bedrooms/Gallons Per Day:
<input type="checkbox"/> Garbage Disposal <input type="checkbox"/> Water Softener	<input type="checkbox"/> Basement <input type="checkbox"/> Plumbing Present in Basement
Approximate Age of On-site System: 26 yrs	Septic Tank Size: 1100 gallons
Date of Septic Tank Pumping: 5/21/2021	Drainfield Size: 330 sq ft
Pumper: Ace Portable Toilets	Contact Number: 509-546-0631

SECTION 6: FOR OFFICE USE ONLY

<input checked="" type="checkbox"/> System Records	<input checked="" type="checkbox"/> As-built drawing	<input checked="" type="checkbox"/> OSS Permit # 11791
Install Date: 9/13/94	Installer: Rada and Sons	<input checked="" type="checkbox"/> Baffles present
<input checked="" type="checkbox"/> Tank water tight	<input checked="" type="checkbox"/> Tank lids sound	<input checked="" type="checkbox"/> Wastewater strength
<input checked="" type="checkbox"/> Replacement area	<input checked="" type="checkbox"/> Setbacks maintained	<input checked="" type="checkbox"/> OSS sized for proposal
<input checked="" type="checkbox"/> System functioning	<input checked="" type="checkbox"/> Proposal compliant	<input checked="" type="checkbox"/> Detailed site plan attached

Comments:

Continued use of this onsite sewage system is appropriate for the placement of the new manufactured ADU up to 2 bedrooms, as indicated on the plans and stamped "Reviewed" by this office, provided:

1. All cleanouts and sewer pipe upstream from the existing septic tank shall be removed

Note: this system is now approved for a 2 bedroom ADU. It is no longer intended to be used as an occasional dumping of camper/trailer as originally approved for.

Deana Chiodi
Environmental Health Specialist

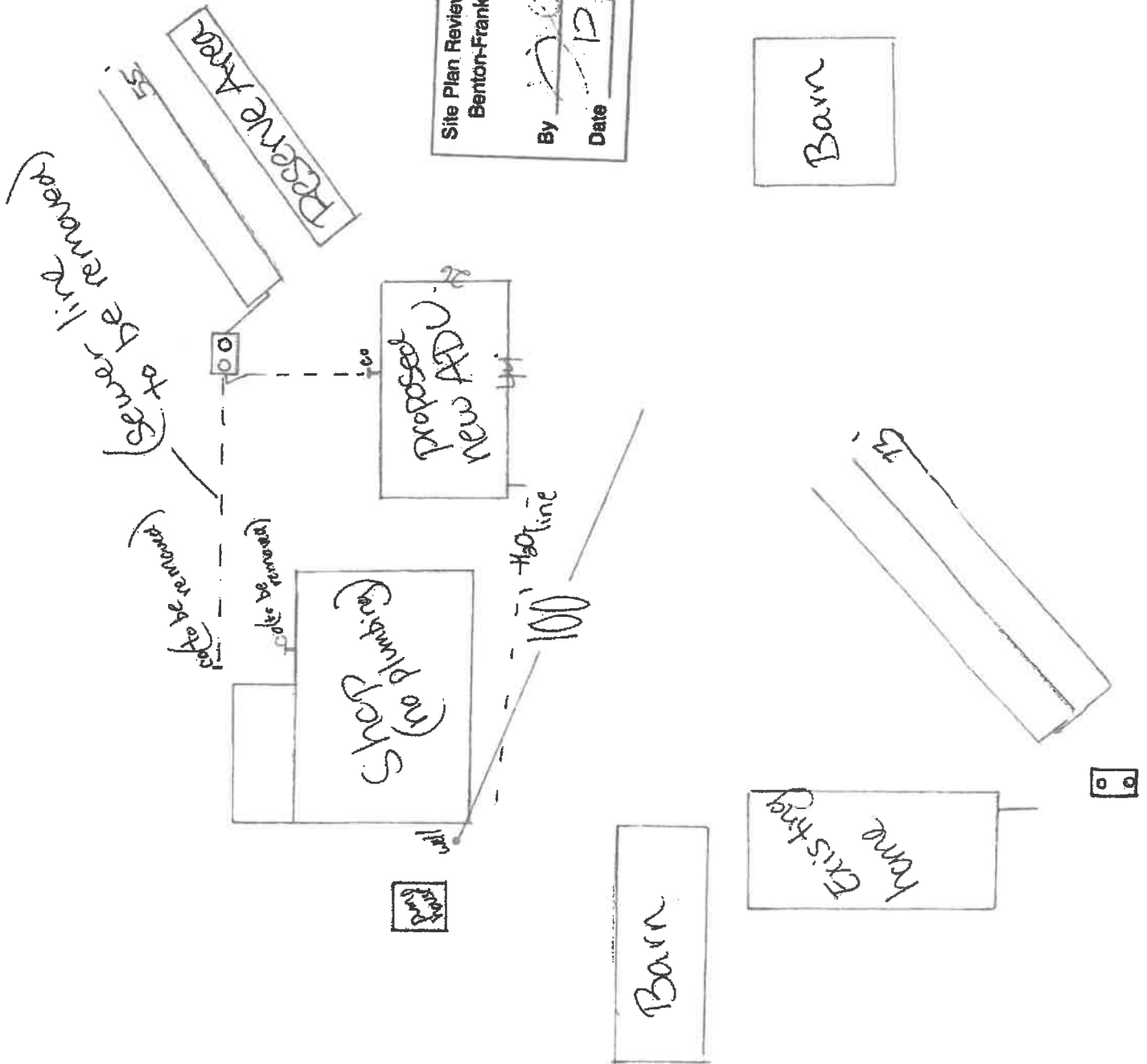
12/22/2021
Date

Amy D. Person, M.D.
District Health Officer

maria
Espinosa
124-161-068
291 Mulberry Rd



Site Plan Reviewed for Conformance with Benton-Franklin Health District Rules	
By	<i>[Signature]</i>
Date	12/22/21



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 (CUP), to allow for Detached Accessory Dwelling Unit (DADU). This land use action is allowed only upon approval of a CUP, as provided in FCC 17.66.060(J). The request adds a two (2) bedroom and two (2) bath, 1,173 square foot double-wide mobile home to the property. Zoning for the property is Rural Residential 5 (RR-5), with a Rural Remote Comprehensive Plan Land Use Designation.

File Number: SEPA 2021-22 (CUP 2021-14)

Proponent: Maria Espinosa

Location: Parcel number 124-161-068, with an address of 291 Mulberry Road, Pasco, WA 99301. Property is located East of Taylor Flats Road, East of Mulberry Road, West of Michelle Road, North of Honeysuckle Road, South of Tracie Road, and South of Alder Road.

Legal Description: TR-6 PTN FARM UNIT 214, IRR BLK 16 W2NE4SW4NW4 OF SEC 16-10-29

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 (Jan 27, 2022). Comments must be submitted by: February 10, 2022.

Responsible official: Derrick Braaten

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

Address: 502 Boeing Street, Pasco, WA 99301

Date/Signature:

1/25/2022 - Derrick Braaten

Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than **February 10, 2022**. Contact the responsible official to read or ask about the procedure for SEPA appeals.

SEPA 2021-22

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:

291 Mulberry RD

2. Name of applicant: MARIA & ANGEL ESPINOSA

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

291 Mulberry RD Pasco WA 99301 509-607-5095

4. Date checklist prepared: 11/3/2021

5. Agency requesting checklist:
Franklin County

6. Proposed timing or schedule (including phasing, if applicable): When its approved to start the project FCP: Start construction within six (6) months of CUP approval [01/07/2022]

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. NO

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. N/A unknown FCP: SEPA Checklist [01/07/2022]

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.
no FCP: Conditional Use Permit [01/07/2022]

10. List any government approvals or permits that will be needed for your proposal, if known. FCP: Conditional Use Permit and FAS Placement Permit [01/07/2022]
a permit to have manufactured home installed next to existing home. ~~Manufactured home~~

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.) The proposed use of manufactured home is so I can take care of my parents. 2 Bedroom w/ den & Bath 1,173 sqft Fleetwood home finish height is 14' Estimated finish height. 44' feet long.

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. 291 Mulberry RD Pasco, WA 99301 [REDACTED]

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

Flat

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

unknown its pretty flat FCP: Less than 15% slopes [01/07/2022]

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, gravel

FCP: After consulting internal GIS map, the soil type is Quincy-Hezel-Burbank. [01/07/2022]

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

no

FCP: None known [01/07/2022]

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.

N/A

FCP: Minimal excavation for FAS foundation purposes [01/07/2022]

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

no

FCP: None known [01/07/2022]

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

none no Asphalt nor Building will be removed

FCP: Less than 1% [01/07/2022]

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

unknown

2. Air

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

- 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. *unknown*

FCP: Emissions from construction vehicles [01/07/2022]

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, *no*
generally describe.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: *~~we will be installing solar lights, and panels. Energy saving light bulbs. Energy star label appliances. Tankless water heater.~~*

FCP: None [01/07/2022]

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. *no*

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.
Indicate the source of fill material. *N/A*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *N/A*

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **no**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

no

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.

we have a well purposes for Daily use.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

FCP: Septic tank has been approved for 2 bedroom home by Benton-Franklin Health District. [01/07/2022]

we have a second ~~well~~ already placed on the property has been approved for a 2 bedroom home per the Benton County Health Department

Septic Tank

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 water flows naturally with no puddles.

FCP: Stormwater only. Will flow to ground [01/07/2022]

- 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, describe. **no**

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *The general contractor will be responsible for that.*

FCP: None [01/07/2022]

4. Plants

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

☐ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☒ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

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

none

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

none

FCP: A reveiw of the WDFW PHS map shows none [01/07/2022]

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

N/A

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

none

FCP: None known [01/07/2022]

5. Animals

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

none

Examples include:

FCP: None known [01/07/2022]

birds: nawk, heron, eagle, songbirds, other: *unknown*

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other none

b. List any threatened and endangered species known to be on or near the site. none

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

unknown

FCP: Pacific Migratory Flyway [01/07/2022]

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

FCP: None known [01/07/2022]

unknown

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

none

FCP: A review of the WDFW PHS map shows
none [01/07/2022]

6. Energy and Natural Resources

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

electric, solar,

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?

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

we are using solar and energy efficient appliances.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. none

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

FCP: None known [01/07/2022]

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

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*

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.

none

4) Describe special emergency services that might be required.

none

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

*noise: work only during 8: - 5:00 reduce noise
Design structure to absorb noise*

FCP: None [01/07/2022]

b. Noise

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

FCP: None known [01/07/2022]

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

8: - 5:00 construction times for only 1 month it doesn't take that much time to set a manufactured home.

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

there will be no noise impacts.

FCP: Construction and other noise associated with residential living [01/07/2022]

8. Land and Shoreline Use *N/A*

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

- 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 family farm. the proposal will not affect anyone.*
- 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* *working farmland (no)
forest lands (no)*
- 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. *3 Bedroom manufactured home my Husband, 4 Bay garage, a 3 Bay Garage and an animal Burn* *Animal*
- d. Will any structures be demolished? If so, what? *no*
- e. What is the current zoning classification of the site? *RR*
FCP: Rural Residential 5 [01/07/2022]
- f. What is the current comprehensive plan designation of the site? *to live on my property and grow food. and have fun* **FCP: Rural Remote [01/07/2022]**
- g. If applicable, what is the current shoreline master program designation of the site? *N/A*
- 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? *2*
- j. Approximately how many people would the completed project displace? *none*

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **It's a manufactured home to live in**
FCP: None [01/07/2022]

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **It will not impact anything.**

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **N/A** **FCP: One (1) additional residential unit will be provided, for a total of two (2) residential units on the property, and would be considered middle/low income. [01/07/2022]**

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: **it will not impact anything or anyone** **FCP: None [01/07/2022]**

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
model 28443W 2 Bedroom & Den 2 Bath 1,173 sqft
Estimated finished Height 14' 44ft long 26.8 Depth

b. What views in the immediate vicinity would be altered or obstructed? **none**

b. Proposed measures to reduce or control aesthetic impacts, if any: **it will look the same as all manufactured homes.** **FCP: None [01/07/2022]**

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **none** **FCP: Lights coming from residential home. Time of day would be in the evening [01/07/2022]**

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:

FCP: None [01/07/2022]

none N/A

12. Recreation

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

N/A FCP: None [01/07/2022]

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

none

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

FCP: None [01/07/2022]

N/A

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.

none

- 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.

none

FCP: WISAARD was consulted. [01/07/2022]

- 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.

there isn't any issues.

FCP: WISAARD (Washington Information System for Architectural and Archaeological Records Data) was consulted. [01/07/2022]

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. *none*

FCP: Any inadvertent discovery must be reported to the Yakima Nation, Colville Confederated Tribes, and Confederated Tribes of the Umatilla Reservation. [01/07/2022]

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.

FCP: Taylor Flats Road and Honeysuckle (Private) Road [01/07/2022]

- 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?

FCP: Public Transit does not serve the area. The nearest stop is approximately 5.70 miles. [01/07/2022]

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

FCP: One (1) additional parking space. [01/07/2022]

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

FCP: Trips per unit measurement is .99 for single-family detached housing, as based on the 10th Ed. Trip Generation Manual. [01/07/2022]

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

- 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:

~~thru~~ **N/A** **FCP: None [01/07/2022]**

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. **no**

FCP: None known [01/07/2022]

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

none N/A

16. Utilities

- a. Circle utilities currently available at the site:

electricity natural gas, water refuse service, telephone sanitary sewer,
septic system, **Electricity, well water, septic system (2) septic systems**
other internet

- 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.

no new utilities needed or known

FCP: Electricity service, well service and septic system would be the utilities required for project. It will involve construction activity to install said utility components. [01/07/2022]

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: Maria Espinosa

Name of signee MARIA ESPINOSA

Position and Agency/Organization _____

Date Submitted: 12-27-2021

D. supplemental sheet for nonproject actions

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

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

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

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

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

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

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

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

Proposed measures to reduce or respond to such demand(s) are:

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

Agenda Item #1

MAPS & SITE PHOTOS

CUP 2021-14

Espinosa – Detached Accessory Dwelling Unit









