

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: April 26, 2022	PREPARED BY: Ryan Nelson
Meeting Date Requested: May 03, 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 2022-01 and SEPA 2022-06)	
FISCAL IMPACT: None	
<p>BACKGROUND: Applicant seeks to build a Detached Accessory Dwelling Unit (DADU). Franklin County Code (FCC) 17.66.060 (J) requires the filing of a Conditional Use Permit (CUP) in order to build a DADU. Applicant is seeking to add a two (2) bedroom and two (2) bath, 1,400 sq. ft. single-family 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.</p> <p>The project is located to the South of Sagemoor Road, West of Larkspur, and East of Columbia River Road. The property is zoned Rural Community 5 (RC-5) and has a Rural Shoreline Development Comprehensive Plan Land Use Designation. (Parcel Number 126-190-210).</p>	
<p>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.</p> <p><u>Suggested Motion:</u> Pass Resolution #_____, granting approval of CUP 2022-01, based on the six findings of fact and subject to nine conditions of approval.</p>	
<p>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 2022-01 recommended approval of the CUP, with six findings of fact and subject to nine conditions of approval.</p>	
<p>ATTACHMENTS: (Documents you are submitting to the Board)</p> <p>(1) Draft Resolution (2) PC Summary (3) Staff Report to the Planning Commission (3) Planning Commission Minutes (04/12/2022)</p>	
<p>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)</p> <p>To the Clerk of the Board: 1 Original Resolution</p> <p>To Planning: 1 Copy Resolution</p>	

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) 2022-01 to allow for construction and use of a Detached Accessory Dwelling Unit (DADU) in compliance with FCC 17.66.060(J).

WHEREAS, on May 03, 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 2022-01; 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 2022-01** 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 2022-01 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 2022-01 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 # 2022-01

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 April 12, 2022.

APPLICANT: Christopher Hart, 140 Larkspur Road, Pasco, WA 99301

LEGAL DESCRIPTION: TR-2 PTN FARM UNIT 86, IRR BLK 1 COMM AT SW COR OF SD FU; TH S88D59'E ALG S LN OF FU, 365.59'; TH N07D45'W ALG A LN 350' ELY FR & PARA TO THE TANK PTN OF WLY BDY OF FU, 1265.37' TO TPOB; TH CONT N07D45'W, 421.79'; TH S88D59'E PARA W/S LN OF FU, 522.5'; TH S07D45'E, 421.79'; TH N88D59'W, 522.5' TO TPOB. SUB TO ACC & UTILITY EASE AL ELY 30'. TOG W/ 60' ACC & UTILITY EASE ALG FD C/L: COMM AT SWLY CORN OF FU; TH S 88D59'E ALG S LN OF FU, 888.09' TO TPOB; TH N07D45'W, 2215.49' TO CL OF CYPRIS DR & P

NON-LEGAL DESCRIPTION: The project site is on parcel 126-190-210 at 140 Larkspur Road, Pasco, WA, 99301. The project is located to the South of Sagemoor Road, West of Larkspur Road, and East of Columbia River 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 March 03, 2022 under WAC 197-11-340(2) which was published on March 03, 2022. Comments on the Threshold Determination were due by March 17, 2022. There were no appeals of the DNS.

CONDITIONAL USE DESCRIPTION: A Conditional Use Permit to allow 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 build a new stick-built single-family dwelling unit, two (2) bedroom and two (2) bath, approximately 1,400 sq. ft. in size that will be used to care for the applicant's aging parents.

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

- Gravel Driveway
- Existing single-family dwelling
- Existing shop
- Location of existing well, septic tank, drain fields
- Location of new additional septic tank
- Location of new drain field and reserve drain field
- Location of new water line from existing well to proposed DADU
- Location of proposed DADU

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2022-01

RESOLUTION NUMBER _____

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

Findings of Fact:

1. The proposed accessory structure in the RC-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 designates the land as Rural Shoreline Development.
 - b. The County Zoning Code designates the land as Rural Community 5 (RC-5).
 - c. Requires a Conditional/Special Use Permit in the RC-5 zone.
 - d. The applicant has applied for a Conditional Use Permit to allow construction and use of a DADU.
2. The proposal **WILL NOT** adversely affect public infrastructure.
 - a. Public Works has determined that it is not anticipated that the use will 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 Shoreline Development. 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 DADU 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.

FRANKLIN COUNTY BOARD OF COMMISSIONERS

CONDITIONAL USE PERMIT # 2022-01

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- b. The public was notified of this proposal in accordance with all guidelines and requirements, and the Planning Department received **NO COMMENTS** in either favor or objecting to the proposal.

Conditions of Approval:

1. Comply with the requirements of the **Franklin County Planning and Building Department**.
 - a. A building permit will need to be obtained for the proposed DADU.
 - b. Prior to issuance of a building permit, the following must be submitted to and reviewed by the Building Department:
 1. A completed Building Permit Application form for the detached accessory dwelling unit is required.
 2. A completed Contractor's Information Sheet.
 - i. All contractors and sub-contractors must have a valid UBI Number and a valid Franklin County Business Registration Number.
 3. All items listed on the Building Application Checklist, as individual PDF files.
 - c. DADU shall have an address of 190 Larkspur Road.
 - d. The DADU must meet the 2018 International Residential Code standards.
 - e. 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).

FRANKLIN COUNTY BOARD OF COMMISSIONERS

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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 **Franklin County Fire Code** requirements as expressed in FCC Chapter 8.40.
5. Future expansions and improvements at the site shall comply with the submitted and approved site and construction 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, CUP 2022-01, 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

PC SUMMARY

CUP 2022-01

Hart – 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 2022-01 (Conditional Use Permit) and SEPA 2022-06

PC Meeting Date: April 12, 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 2022-01 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 2022-01, 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 RC-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 Shoreline Development.
 - b. The County Zoning Code designates the land as Rural Community 5 (RC-5).
 - b. Constructing and a DADU requires a Conditional/Special Use Permit in the RC-5 zoning district.
 - c. The applicant has applied for a Conditional/Special Use Permit to allow for the construction of a 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 Shoreline Development. 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 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 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 COMMENTS** in either favor or objecting the proposal.

Suggested Conditions of Approval:

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

- a. A building permit will need to be obtained for the proposed DADU.
- b. Prior to issuance of a building permit, the following must be submitted to and reviewed by the Building Department:
 - i. A completed Building Permit Application form for the detached accessory dwelling unit is required.
 - ii. A completed Contractor's Information Sheet.
 1. All contractors and sub-contractors must have a valid UBI Number and a valid Franklin County Business Registration Number.
 - iii. All items listed on the Building Application Checklist, as individual PDF files.
- c. DADU shall have an address of 190 Larkspur Road.
- d. The DADU must meet the 2018 International Residential Code standards.
- e. 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 as to not let the land become a fire hazard or accumulate with debris and weeds.
 4. Shall comply with **Franklin County Fire Code** requirements as expressed in FCC Chapter 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 2022-01, based upon the written findings of fact and conditions of approval."

ITEM UNDER REVIEW FROM APRIL 12TH PC MEETING

ITEM #2 – CUP 2022-01/SEPA 2022-06

Proposal to allow for a Detached Accessory Dwelling Unit (DADU). The request will add a 1,400 sq. ft. stick-built DADU on the property.

APPLICANT: Fernando Mendez

OWNER(S): Christopher Hart

OPEN PUBLIC HEARING:

Chair Corrales opened the public hearing at 7:08 PM.

STAFF REPORT:

Mr. Braaten presented the staff report to the commission, lasted approximately 9 minutes.

COMMISSIONER QUESTIONS FOR STAFF:

- Commissioner Vincent asked staff about building elevations, roof pitches, and matching building exteriors.
- Commissioner Gutierrez asked staff about DADU and CUP requirements and about septic systems.
- Commissioner Vincent had an additional question about the reserve drain field and the septic system on the property.
 - Mr. Braaten answered all questions from commissioners.

APPLICANT/REPRESENTATIVE PRESENTATION:

- Mr. Hart phoned in and spoke to his application.
 - There was some feedback/squelch during his call; Staff paused his comments for a couple minutes until the source of the feedback was found.
- Mr. Braaten restated what he thought the applicant said during the feedback/squelch, applicant agreed with his statement.

COMMISSIONER QUESTIONS FOR APPLICANT:

- No questions for the applicant from the commissioners.

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 7:31 PM.

Commissioner Vincent made a motion to forward to the Board of County Commissioners a recommendation of approval for CUP 2022-01/SEPA 2022-06 with the six (6) adopted findings of fact and nine (9) conditions of approval.

Commissioner Didier 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 2022-01/SEPA 2022-06 at 7:32PM.

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 #2

STAFF REPORT

CUP 2022-01

Hart – Detached Accessory Dwelling Unit

CUP 2022-01/SEPA 2022-06

FACT SHEET/STAFF REVIEW

Hearing before the Franklin County Planning Commission

Case File: CUP 2022-01 (Conditional Use Permit) and SEPA 2022-06

Hearing Date: April 12, 2022

Applicant: Fernando Mendez of Ferbell Construction, LLC

Owner: Christopher Hart

Location: The project is located to the South of Sagemoor Road, West of Larkspur Road, and East of Columbia River Road. The property has a current address of 140 Larkspur Road (Parcel Number 126-190-210).

Legal Description: TR-2 PTN FARM UNIT 86, IRR BLK 1 COMM AT SW COR OF SD FU; TH S88D59'E ALG S LN OF FU, 365.59'; TH N07D45'W ALG A LN 350' ELY FR & PARA TO THE TANK PTN OF WLY BDY OF FU, 1265.37' TO TPOB; TH CONT N07D45'W, 421.79'; TH S88D59'E PARA W/S LN OF FU, 522.5'; THS07D45'E, 421.79'; TH N88D59'W, 522.5' TO TPOB. SUB TO ACC & UTILITY EASE AL ELY 30'. TOG W/ 60' ACC & UTILITY EASE ALG FD C/L: COMM AT SWLY CORN OF FU; TH S 88D59'E ALG S LN OF FU, 888.09' TO TPOB; TH N07D45'W, 2215.49' TO CL OF CYPRIS DR & P

Vicinity Map:

SUBJECT PROPERTY:



Property Size: The current property size is approximately 5.00 acres

Comp. Plan Use: Rural Shoreline Development

Zoning: Rural Community 5 (RC-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 2022-01 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, 1,400 single-family 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: Single-Family Residence and Shop.

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 single-family dwelling
- Existing shop
- Location of existing well, septic tank, drain fields
- Location of new additional septic tank
- Location of new drain field and reserve drain field
- Location of new water line from existing well to proposed DADU
- Location of proposed DADU

PUBLIC NOTICE:

- The Planning staff emailed technical review requests to Technical Agencies on **March 03, 2022.**
- The Planning staff mailed notices to Property Owners within one (1) mile on **March 03, 2022.**
- A Public Notice was published in the *Franklin County Graphic* on **March 03, 2022.**
- A sign was posted on the property (140 Larkspur Road) on **March 03, 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 **March 03, 2022** under WAC 197-11-340(2) and published the SEPA Determination on March 03, 2022.
- The Washington State Department of Ecology filed and posted the notice on the statewide SEPA Register under **SEPA #202200892**.
- Comments on the DNS Threshold Determination were due by **March 17, 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 17.20 – RC-5 Rural Community 5 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 no public comments received regarding the proposal.

STAFF ANALYSIS:

The application is a request for a Detached Accessory Dwelling Unit (DADU) to be built on the property, so that the property owner can take care of their aging parents. The proposed DADU is a new stick-built single-family dwelling unit, approximately 1,400 sq. ft. that will only house the property owner'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 and can be a separate or detached dwelling. The DADU shall not exceed one-thousand six hundred (1,600) sq. ft. and the exterior colors of the accessory dwelling siding must be compatible with the primary dwelling. DADUs may be permitted through a CUP to care for aged parents [FCC 17.66.060(A), (B), (C), (E), and (G)].

Under Franklin County Code Title 17.20.030: Zoning – RC-5 Rural Community Zone – Permitted accessory uses, accessory dwellings are permitted as an accessory use within the zoning district. The permitted accessory building, is exempt from the standards of subsection A.2, due to the parent parcel being greater than 2.5 acres in size. [FCC 17.20.030 (A.2.v) (E)].

The proposed DADU would be the second permitted accessory building on the parcel. Upon completion, the property owner will no longer be able to build any new permitted structures on their property, due to the limitation set forth in the RC-5 zone [FCC 17.20.030 (A.1)].

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 **190 Larkspur Road**.
- 4) **Franklin County Fire District #3:**
 - a. *No comments received by the end of the comment period.*
- 5) **WA Department of Ecology:**
 - a. See attached letter; Dated March 16, 2022.
- 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 Engineering for availability of power.
- 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. A building permit will need to be obtained for the proposed DADU.

- b. Prior to issuance of a building permit ,the following must be submitted to and reviewed by the Building Department:
 - i. A completed Building Permit Application form for the detached accessory dwelling unit is required.
 - ii. A completed Contractor's Information Sheet.
 - 1. All contractors and sub-contractors must have a valid UBI Number and a valid Franklin County Business Registration Number.
 - iii. All items listed on the Building Application Checklist, as individual PDF files.
- c. DADU shall have an address of 190 Larkspur Road.
- d. The DADU must meet the 2018 International Residential Code standards.
- e. 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;
- 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 2022-01.

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 2022-01, with the following suggested six (6) findings of fact and nine (9) suggested conditions of approval:

Suggested Findings of Fact:

- 1) The proposed DADU in the RC-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 Shoreline Development.
 - b. The County Zoning Code designates the land as Rural Community 5 (RC-5).
 - c. Constructing a DADU requires a Conditional/Special Use Permit in the RC-5 zoning district.
 - d. The applicant has applied for a Conditional/Special Use Permit to allow for the construction of a 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 Shoreline Development. 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** from the public in either favor or objecting to the proposal.

Suggested Conditions of Approval:

- 1) Comply with the requirements of the **Franklin County Planning and Building Department**.
 - a. A building permit will need to be obtained for the proposed DADU.
 - b. Prior to issuance of a building permit, the following must be submitted to and reviewed by the Building Department:
 - i. A completed Building Permit Application form for the detached accessory dwelling unit is required.
 - ii. A completed Contractor's Information Sheet.
 1. All contractors and sub-contractors must have a valid UBI Number and a valid Franklin County Business Registration Number.
 - iii. All items listed on the Building Application Checklist, as individual PDF files.
 - c. DADU shall have an address of 190 Larkspur Road.
 - d. The DADU must meet the 2018 International Residential Code standards.
 - e. 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 construction 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.
- 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 #2

PUBLIC NOTICE

AGENCY/PUBLIC COMMENT

CUP 2022-01

Hart – 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 **Christopher Hart and Fernando B. Mendez** 140 Larkspur Rd., Pasco, WA 99301, for a Conditional Use Permit (CUP), file # **CUP 2022-01** and **SEPA 2022-06**.

Said application is to allow for the construction of 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, 1,400 sq. ft. single-family home to the property. Zoning for the property is Rural Community 5 (RC-5), with a Rural Shoreline Development Comprehensive Plan Land Use Designation.

The subject parcel is described as follows:

LEGAL DESCRIPTION:

TR-2 PTN FARM UNIT 86, IRR BLK 1 COMM AT SW COR OF SD FU; TH S88D59'E ALG S LN OF FU, 365.59'; TH N07D45'W ALG A LN 350' ELY FR & PARA TO THE TANG PTN OF WLY BDY OF FU, 1265.37' TO TPOB; TH CONT N07D45'W, 421.79'; TH S88D59'E PARA W/S LN OF FU, 522.5'; TH S07D45'E, 421.79'; TH N88D59'W, 522.5' TO TPOB. SUBJ TO ACC & UTILITY EASE AL ELY 30'. TOG W/60' ACC & UTILITY EASE ALG FD C/L: COMM AT SWLY COR OF FU; TH S88D59'E ALG S LN OF FU, 888.09' TO TPOB; TH N07D45'W, 2215.49' TO C/L OF CYPRESS DR & P

NON-LEGAL DESCRIPTION:

The property's parcel number is 126-190-210, with an address of 140 Larkspur Road, Pasco, WA 99301. Property is located South of Sagemoor Road, West of Larkspur Road, and East of Columbia River 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 **April 12, 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@franklincountywa.gov, 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 March 17, 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 **March 3, 2022** and the comment period for the determination and environmental impacts of the proposal will close on **March 17, 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@franklincountywa.gov or by calling 509-545-3521.

DATED AT PASCO, WASHINGTON ON THIS 3rd DAY OF MARCH 2022

PUBLISH:

Franklin County Graphic: March 3, 2022



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

AGENCY COMMENTS (CUP 2022-01/SEPA 2022-06)

DATE: March 3, 2022

RE: CUP 2022-01/SEPA 2022-06 Hart/Mendez

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: Aaron Gunderson, Planner I

CC: Derrick Braaten, Rebeca Gilley, Ryan Nelson

Agency Representative:

Enclosed is a copy of a proposed Conditional Use Permit application. The proposal is to allow for a Detached Accessory Dwelling Unit in a Rural Community (RC-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,

Aaron Gunderson
Planner I

See attached for additional information

REPLY:

Signed: _____
Title: _____

Date: _____

Aaron Gunderson

From: Deana Chiodo <deanac@bfhd.wa.gov>
Sent: Wednesday, March 9, 2022 10:20 AM
To: Aaron Gunderson
Subject: [EXTERNAL] RE: Request for Review and Comment & Notice of DNS (CUP 2022-01)

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.

Aaron,

We have no objections provided the applicant submits the application for a Onsite sewage system permit and an application for a 2-unit Group B residential public water approval.

Please let me know if you have any questions or concerns, thank you.

Deana Chiodo

Environmental Health Specialist II

Benton-Franklin Health District

7102 W. Okanogan Place,

Kennewick, WA 99336

p: 509.460.4316

www.bfhd.wa.gov Deanac@bfhd.wa.gov



Follow us on   

From: Aaron Gunderson <agunderson@franklincountywa.gov>

Sent: Friday, March 4, 2022 8:53 AM

To: Craig Erdman <cerdman@franklincountywa.gov>; John Christensen <jchristensen@franklincountywa.gov>; Snow, Charlotte M <csnow@usbr.gov>; Bates, Gregory D <gbates@usbr.gov>; bor-efo-mailroom@usbr.gov; Porter, Michele E <mporter@usbr.gov>; Hoff, Gina M <GHoff@usbr.gov>; ocallaghan@scbid.org; Eric Dixon <edixon@scbid.org>; bscott@scbid.org; tpoe@scbid.org; zunderhill@bbec.org; mmyers@bbec.org; mhay@bbec.org; mharris@fcfd3.org; Michael Morgan <mmorgan@franklincountywa.gov>; Robin Moug <rmoug@franklincountywa.gov>; Deana Chiodo <deanac@bfhd.wa.gov>; Rick Dawson <Rickd@bfhd.wa.gov>; planning@ctuir.org; William.marchand@colvilletribes.com; derek@yakamanation-olc.org; ethan@yakamanation-olc.org; Mike Troidl <mtroidl@franklincountywa.gov>

Cc: Derrick Braaten <dbraaten@franklincountywa.gov>; Rebeca Gilley <rgilley@franklincountywa.gov>; Ryan Nelson <ryann@franklincountywa.gov>

Subject: Request for Review and Comment & Notice of DNS (CUP 2022-01)

NOTICE OF APPLICATION / REQUEST FOR REVIEW AND COMMENTS

Please find attached an application and a request for review & comments on a Conditional Use Permit (CUP 2022-01).

Aaron Gunderson

From: Zach Underhill <zunderhill@bbec.org>
Sent: Monday, March 7, 2022 7:25 AM
To: Aaron Gunderson
Subject: [EXTERNAL] RE: Request for Review and Comment & Notice of DNS (CUP 2022-01)

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.

Aaron,

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

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: Aaron Gunderson <agunderson@franklincountywa.gov>
Sent: Friday, March 4, 2022 8:53 AM
To: Craig Erdman <cerdman@franklincountywa.gov>; John Christensen <jchristensen@franklincountywa.gov>; Snow, Charlotte M <csnow@usbr.gov>; Bates, Gregory D <gbates@usbr.gov>; bor-efo-mailroom@usbr.gov; Porter, Michele E <mporter@usbr.gov>; Hoff, Gina M <GHoff@usbr.gov>; ocallaghan@scbid.org; Eric Dixon <edixon@scbid.org>; bscott@scbid.org; tpoe@scbid.org; Zach Underhill <zunderhill@bbec.org>; Mitch Myers <mmyers@bbec.org>; Mark Hay <mhay@bbec.org>; mharris@fcfd3.org; Michael Morgan <mmorgan@franklincountywa.gov>; Robin Moug <rmoug@franklincountywa.gov>; Deana Chiodo <deanac@bfhd.wa.gov>; Rick Dawson <Rickd@bfhd.wa.gov>; planning@ctuir.org; William.marchand@colvilletribes.com; derek@yakamanation-olc.org; ethan@yakamanation-olc.org; Mike Troidl <mtroidl@franklincountywa.gov>
Cc: Derrick Braaten <dbraaten@franklincountywa.gov>; Rebeca Gilley <rgilley@franklincountywa.gov>; Ryan Nelson <ryann@franklincountywa.gov>
Subject: Request for Review and Comment & Notice of DNS (CUP 2022-01)

NOTICE OF APPLICATION / REQUEST FOR REVIEW AND COMMENTS

Please find attached an application and a request for review & comments on a Conditional Use Permit (CUP 2022-01).

NOTICE OF SEPA DNS

A SEPA DNS has been issued for the proposal. (Franklin County File # SEPA 2022-06)

Memo



Public Works Department

To: Derrick Braaten, Planning & Building Director
From: John Christensen, County Surveyor
cc: Craig Erdman, County Engineer
Date: March 11, 2022
Re: CUP 2022-01 Hart & Mendez

Derrick,

We have reviewed the application for a Conditional Use Permit along with SEPA 2022-06 to allow for the construction of a Detached Accessory Dwelling Unit in a Rural Community 5 (RC-5) zoning district on parcel #126-190-210.

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.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 329-3400
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

March 16, 2022

Aaron Gunderson
Planner I
Franklin County Planning and Building Department
502 Boeing Street
Pasco, WA 99301

Re: Detached Accessory Dwelling Unit
File: CUP 2022-01 (SEPA 2022-06)

Dear Aaron Gunderson:

Thank you for the opportunity to comment on the Determination of Nonsignificance regarding Detached Accessory Dwelling Unit project (Proponent: Christopher Hart). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Hazardous Waste and Toxics Reduction Program-Huckleberry Palmer (509) 952-5442

Please keep in mind that during the construction activities associated with the Detached Accessory Dwelling Unit project, some construction-related wastes produced may qualify as dangerous wastes in Washington State. Some of these wastes include:

- Absorbent material
- Aerosol cans
- Asbestos-containing materials
- Lead-containing materials
- PCB-containing light ballasts
- Waste paint
- Waste paint thinner
- Sanding dust
- Treated wood

The Construction and demolition website has a more comprehensive list and a link to help identifying and designating your wastes. You will find this information online at:

<https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>.

The applicant, as the facility generating the waste, bears the responsibility for all construction waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

Aaron Gunderson
March 16, 2022
Page 2

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste. Find the information about how to sample and what to test for at the above linked website.

For more information and technical assistance, contact Huckleberry Palmer at (509) 952-5442 or via email at Huckleberry.Palmer@ecy.wa.gov.

Water Resource Program-Herm Spangle (509) 329-3448

The Attorney General's Opinion, (AGO 1997 No. 6) regarding the status of exempt ground water withdrawals, states that a group of wells drilled by the same person or group of persons, at or about the same time, in the same area, for the same purpose or project should be considered a single withdrawal and would not be exempt from the permitting requirement contained in RCW 90.44.050, if the total amount withdrawn for domestic use exceeds 5,000 gallons per day or if a total of more than .5 acre of lawn and garden are irrigated.

The Attorney General's opinion suggests that caution should be used in finding developments to be exempt from needing a water right permit if the possibility exists that the development of the project will result in the ultimate withdrawal of water in excess of 5,000 gallons per day or the irrigation of more than .5 acre of lawn and garden.

For more information or technical assistance, please contact Herm Spangle at (509) 329-3488 or via email at Herm.Spangle@ecy.wa.gov.

State Environmental Policy Act (SEPA)-Cindy Anderson (509) 329-3442

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

For information on the SEPA Process, please contact Cindy Anderson at (509) 329-3442 or via email at Cindy.Anderson@ecy.wa.gov.

To receive more guidance on or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology
Eastern Regional Office
(Ecology File: 202200892)

Ecc: Fernando B. Mendez (for Christopher Hart)

Agenda Item #2

APPLICATION, SEPA DETERMINATION & SEPA CHECKLIST

CUP 2022-01

Hart – Detached Accessory Dwelling Unit



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY:	FILE #: PL22-00148 CUP2022-01	RECEIVED FEB 10 2021 FRANKLIN COUNTY PLANNING DEPARTMENT	
	Total Fees: \$ 400.00		Reviewed by:
	Receipt #: PL22-00148		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 checked="" 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 type="checkbox"/>	Property Owner Name: Christopher Hart Mailing Address: 140 Lakeside Rd Pasco WA 99301 Phone: 509-539-3280 Email: Harttaxconsulting@gmail.com
<input checked="" type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: Ferbell Construction LLC Name: Fernando B. Mendez Address: 5014 Meadow View Dr Pasco WA 99301 Phone: (615) 450-2632 Email: Fernando.BMendez262@gmail.com
<input type="checkbox"/>	Surveyor / Engineer License # Ferbell 121M2 Company: Name: Address: Phone: (615) 450-2632 Email:

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

To build a detached Accessory dwelling unit for parents to live in. Her eyesight is failing and his health is going down, multiple shoulder surgeries and family history of strokes. We need to be close to care for them.

PROPERTY INFORMATION:

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

126 190 210

Legal Description of Property:

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

140 Larkspur 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.


Owner Date 8/19/2021

Print Name: Christopher Hart


Applicant/Representative Date

Print Name: Fernando Mendez

CONDITIONAL USE PERMIT INFORMATION

ZONING:

RC5

PROJECT NAME:

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 Unit - Detached (for my wife's parents as she is losing her eyesight)

LOT/PARCEL SIZE:

5 Acres

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

1/4 Acre

PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:

Pasture land - no structures

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

Detached living home for Parents to live in, as my mother in laws eye sight is failing and her husband is close to retiring. It will be a home to care for them as they grow older. His retirement is going to be seen due to multiple shoulder surgeries.

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

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

The house would have a deck

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

300 square ft - BBQ and patio/deck

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

music

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

Parents detached dwelling unit. They would live there.

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

Home approx 1400 square ft. 2 bedroom 2 bath so that as our parents continue to age they may need an in home care provider.

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

We have 5 Acres and have many new 1 Acre lots being Developed around us.

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

Its flat Pasture land not being used. It would be a 1 min walk to check on them, so that we can care for them as needed.

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

Looks like residence similar to neighborhood standards

DESCRIBE ANY EXISTING ZONING ORDINANCE VIOLATION:

N/A

IRRIGATION SOURCE:

☐ NONE ☐ PRIVATE ☒ SCBID ☐ FCID

DOMESTIC WATER SUPPLY:

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

SEWAGE DISPOSAL:

☒ ON-SITE SEPTIC ☐ OTHER (SPECIFY):

LIST UTILITY PROVIDERS:

Power – Big Bend Electric Cooperative Inc.
Telephone – N/A
Natural Gas – N/A
Cable / Broadband – N/A
Sanitary waste disposal – N/A

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.

Christopher Hart 8/9/21
Owner Date

Print Name: Christopher Hart

X Fernando Mendez
Applicant/Representative Date

Print Name: X Fernando Mendez
Rev. Jan 2019

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, 1,400 sq. ft. single-family home to the property. Zoning for the property is Rural Community 5 (RC-5), with a Rural Shoreline Development Comprehensive Plan Land Use Designation.

File Number: SEPA 2022-06 (CUP 2022-01)

Proponent: Christopher Hart/Fernando B. Mendez

Location: Parcel number 126-190-210, with an address of 140 Larkspur Road, Pasco, WA 99301. Property is located South of Sagemoor Road, West of Larkspur Road, and East of Columbia River Road.

Legal Description: TR-2 PTN FARM UNIT 86, IRR BLK 1 COMM AT SW COR OF SD FU; TH S88D59'E ALG S LN OF FU, 365.59'; TH N07D45'W ALG A LN 350' ELY FR & PARA TO THE TANG PTN OF WLY BDY OF FU, 1265.37' TO TPOB; TH CONT N07D45'W, 421.79'; TH S88D59'E PARA W/S LN OF FU, 522.5'; TH S07D45'E, 421.79'; TH N88D59'W, 522.5' TO TPOB. SUBJ TO ACC & UTILITY EASE AL ELY 30'. TOG W/60' ACC & UTILITY EASE ALG FD C/L: COMM AT SWLY COR OF FU; TH S88D59'E ALG S LN OF FU, 888.09' TO TPOB; TH N07D45'W, 2215.49' TO C/L OF CYPRESS DR & P

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 (March 3, 2022). Comments must be submitted by: March 17, 2022.

Responsible official: Derrick Braaten

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

Address: 502 Boeing Street, Pasco, WA 99301

Date/Signature:

3/3/2022 - Derrick Braaten

Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than **March 17, 2022**. Contact the responsible official to read or ask about the procedure for SEPA appeals.

SEPA 2022-04

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:

2. Name of applicant: Christopher Hart

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

1410 Larikspur Rd Pasco WA 99301
509-539-3250

4. Date checklist prepared:

FCP: 8/14/2021 based on applicant signature date 2/16/2022

5. Agency requesting checklist:

Franklin County

6. Proposed timing or schedule (including phasing, if applicable):

3-6 months from permit issue date.

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.

See checklist

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

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

Unknown

FCP: Conditional use permit, building permit, septic permit
2/16/2022

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.)

Build a detached dwelling unit for parents to live in. home will be roughly 1400 square feet on 1/4 Acre of Pasture land. Their health will soon require us to care for them.

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.

140 Lakespur Rd Pasco WA 99301

FCP: Parcel number 126-190-210 2/16/2022

To Be Completed by Applicant:

Evaluation for
Agency Use Only:

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other

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

0 - 1%

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.

Dirt & sand

FCP: Sagehill-Quincy-Neppel, based on internal GIS soil type map 2/16/2022

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

No known issues

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.

1/4 Acre for house and yard.

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

No known reason it could

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

1400-1800 square feet

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

N/A its a dwelling

FCP: none 2/16/2022

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. *CO₂ from excavator? maybe unknown amount
normal construction emissions*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *No known*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: *None*

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.
None
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No

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.

~~Yes~~ Unknown

FCP: It is located outside of floodplain.
2/16/2022

- 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.

Well water and septic tank for dwelling.

- 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.

Domestic sewage for septic tank for
1400 square foot dwelling with 2 bathrooms.

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.

Rain water will drain into grass/pasture.

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

~~Yes~~ Unknown

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

~~Yes~~ Unknown

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:

None

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?

1/4 Acre of Pasture, will be house & lawn.

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

None Known

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

Lawn & some flowers around house perimeter.

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

None known

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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

neighbors have a walnut orchard that has lots of birds.

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

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

None Known

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

Unknown

FCP: Pacific Flyway 2/16/2022

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

None

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

None Known

6. Energy and Natural Resources

- a. What kinds of energy (electric, 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 for home, heating & AC.

- 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:

Unknown

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. No Known

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

Unknown

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.

Unknown

- 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.

Unknown

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

Unknown

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

None

b. Noise

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

None

- 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.

Short term construction 8am - 6pm?

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

Limit later & early hours.

8. Land and Shoreline Use

~~None~~

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. *housing and orchards. Project will not affect any other properties* FCP: Additionally there are also houses or near the property 2/16/2022.
- 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? *land was used for non commercial pasture land for previous owners horses,* FCP: It has not been used working farmland or working forest lands 2/16/2022.
- 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: *Unknown* FCP: No 2/16/2022
- c. Describe any structures on the site. *None in project area* FCP: Residential home 2/16/2022
- d. Will any structures be demolished? If so, what? *No*
- e. What is the current zoning classification of the site? *RCS*
- f. What is the current comprehensive plan designation of the site? *Unknown* FCP: Rural Shoreline Development 2/16/2022
- g. If applicable, what is the current shoreline master program designation of the site? *Unknown (not near shore)* FCP: N/A 2/16/2022
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *Unknown* FCP: No 2/16/2022
- i. Approximately how many people would reside or work in the completed project? *2 (parents would live in the home so they would be close and we could care for them)*
- 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:

None

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

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

N/A

9. Housing

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

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None

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

None

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? 20 feet FCP: 21 ft. 8in. 2/16/2022

Hardi Board Cement Siding

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

None

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

make to look like the other structures in the area.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Unknown FCP: Lighting associated with residential home during night hours 2/16/2022.

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

To Be Completed by Applicant:

**Evaluation for
Agency Use Only:**

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

Unknown

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

N/A

FCP: The site will comply with FCC 17.66.150
Outdoor Residential Lighting 2/16/2022.

12. Recreation

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

Unknown

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

No

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

None

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.

Unknown

- 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.

Unknown

FCP: WISAARD was consulted 2/16/2022.

- 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.

Unknown

FCP: WISAARD (Washington Information System for Architectural and Archaeological Records Data) was consulted 2/16/2022.

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.

N/A

FCP: Any inadvertent discovery must be reported to the Yakima Nation, Colville Confederated Tribes, and Confederated Tribes of the Umatilla Reservation 2/16/2022.

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.

Unknown

FCP: The property is serviced Larkspur Road which is a private access road 2/16/2022.

- 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?

No

FCP: Approximately 7 miles to the nearest transit stop according to Ben Franklin Transit Map 2/16/2022.

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

No parking spots there would be a garage.

- 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?

No changes.

FCP: .99 trips per unit for single-family detached housing, according to Trip Generation Manual, 10th Ed. 2/16/2022.

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.

Unknown

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

N/A

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.

Unknown

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

N/A

16. Utilities

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer,
septic system,
other

well

- 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.

Big Ben Electric
Well already on site.

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: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

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?

Unknown

Proposed measures to avoid or reduce such increases are:

N/A

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

Unknown

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

N/A

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

Unknown

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

N/A

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?

Unknown

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

N/A

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?

Unknown

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

N/A

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

Unknown

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

N/A

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

Unknown

Agenda Item #2

MAPS & SITE PHOTOS

CUP 2022-01

Hart – Detached Accessory Dwelling Unit



T10R28



