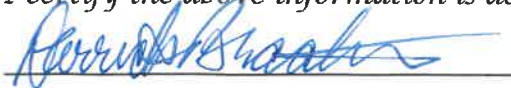


Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: June 14, 2022	PREPARED BY: Aaron Gunderson
Meeting Date Requested: June 21, 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: Preliminary Approval of SUB 2022-03, River Crest, a preliminary long-plat application to subdivide two parcels approximately 29.8 acres in size into 22 single-family residential lots (average lot size over 1 acre) in the RC-1 Zoning District. This is a major amendment to SUB 2020-01, which was a preliminary lot consisting of 74, 1 acre single-family residential lots. The subject parcel is located outside of the City of Pasco's Urban Growth Area, and carries a Shoreline Development Land Use designation. The subject parcels are located east of the Columbia River and southeast of Larkspur Road, west of and bounded by, a South Columbia Irrigation District Canal drainage canal. (Parcel Numbers: 126-190-341 and 126-190-363).	
FISCAL IMPACT: None	
BACKGROUND: A SEPA threshold decision (MDNS) was issued March 24, 2022 under file #SEPA 2022-08. All public notification requirements were fulfilled. At a regularly scheduled Planning Commission meeting, the commission heard and considered testimony in an open-record public hearing.	
RECOMMENDATION: The Planning Department suggests a positive recommendation to the Board for preliminary approval of SUB 2022-03, based on six findings of fact and 6 conditions of approval. <i>Suggested Motion: I move to Pass Resolution #_____, granting preliminary approval of SUB 2022-03, adopting the 6 findings of fact and 6 conditions of approval, as provided for in the Staff Report.</i>	
COORDINATION: Franklin County Planning and Building Department; Franklin County Assessor's Office; Franklin PUD, Franklin County GIS/ E911; Franklin County Public Works Department; Benton-Franklin Health District; City of Pasco; Pasco School District; Fire Dist. #3.	
ATTACHMENTS: (Documents you are submitting to the Board) (1) Draft Resolution Granting Preliminary Approval for SUB 2022-03 (2) Planning Commission Packet (3) DRAFT minutes - Planning Commission meeting (not yet approved); presentation slides	
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, Planning and Building Director

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

RE: Preliminary Approval for SUB 2022-03 River Crest, to subdivide approximately 28.9 acres into 22 single-family residential lots.

WHEREAS, this Board has reviewed the recommendation by the Franklin County Planning Commission for the preliminary subdivision application by Big Sky Development, LLC, and has granted preliminary approval of the preliminary subdivision subject to the following findings of fact and conditions of approval:

FINDINGS OF FACT:

1. Adequate provisions **have** been made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds and other public needs;
 - a. Comprehensive Plan: The application is in compliance with the Franklin County Comprehensive Plan.
 - i. The property is zoned Rural Community 1 (RC-1).
 - ii. The Comprehensive Plan designation for the property is "Shoreline Development."
 - iii. The property is located outside of the City of Pasco Urban Growth Area.
 - b. Health:

The public health will not be negatively impacted by this proposal as current state requirements require compliance with septic standards.
 - c. Water Supplies:

The lots are proposed to be connected to an exempt, onsite well. Collectively, no more than 5,000 gallons of water per day, including for irrigation purposes, may be used from exempt wells in this development.
 - d. Roads/Access:

The property is located near Columbia River Road. The proposed subdivision will be accessed via those roads and the dedicated rights of way. All new roads will be dedicated and constructed to County standards. Mitigation fees will offset impacts to level of service. Direct access to Columbia River Road from lots 1-11 shall be prohibited.

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e. Septic System:

The applicant is required to comply with local Health Department standards as it relates to the sanitary wastes (i.e. septic systems).

f. School/School grounds:

The project is located within the Pasco School District boundaries. The Pasco School District was sent notice of the application, and no comments were received. However, the applicant and PSD have entered into a voluntary agreement regarding impacts to the PSD.

g. Storm water:

Current county code requires that storm water be adequately addressed at the time of road construction and development. It is typical that engineered drainage swales are developed that will assist in compliance with storm water standards/requirements.

h. Parks:

Providing for adequate parks or other recreational facilities is necessary at the time of subdivision approval. Current county code requires that land be dedicated or a cash payment of \$50 per lot paid, in lieu of dedication be provided.

i. Irrigation:

The applicant has indicated that an outside irrigation source will be provided to each lot.

j. Fire Protection:

The project is in the boundaries of Franklin County Fire District #3 and is located outside the City of Pasco's Urban Growth Area/Water Service Area. The County has adopted the 2018 International Fire Code. FD#3 is the reviewing agency during the subdivision review and processing to ensure compliance with fire protection standards.

2. The proposed subdivision **does** contribute to the orderly development and land use patterns in the area;

a. The property is zoned Rural Community 1 (RC-1) and the development is consistent with the land use patterns in the area.

b. All lots comply with the required width/depth and lot frontage standards for new lots.

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3. The public use and interest **will** be served by permitting the proposed subdivision;
 - a. The development complies with the County Development Regulations and furthers the implementation of the Franklin County Comprehensive Plan.
 - b. Completion of public improvements, such as roads, and payment of park dedication fees (for area parks) benefit the public use and interest of this area.
4. The proposed subdivision **does** conform to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners;
 - a. The proposed subdivision conforms to the minimum lot size requirements of the Franklin County Zoning Ordinance.
 - b. The proposed subdivision conforms to the requirements of the Franklin County Subdivision Ordinance, including the minimum lot dimensions, lot requirements, and width/depth standards.
 - c. There are no environmentally critical areas or buffers mapped at the site of the proposed subdivision.
 - d. A State Environmental Policy Act (SEPA) review has been completed for this project and there are conditions of the MDNS that must be met.
5. The proposed subdivision **does** conform to the comprehensive plan and zoning requirements;
 - a. The Franklin County Comprehensive Plan designates this area for Shoreline Development (1 dwelling unit per acre).
 - b. The average lot size in the new development is approximately 45,714 sq. ft. The new lots comply with the minimum lot size requirement of the zoning district.
 - c. The development conforms to both the current zoning designation and the Comprehensive Plan.
6. The proposed subdivision **does** conform to the general purposes of the Subdivision Ordinance.
 - a. This development does comply with the purpose of the County Subdivision code. The purpose of the code is to regulate the division of land within unincorporated Franklin County. This Ordinance is to also further the purpose of promoting the health, safety, convenience, comfort, prosperity, and general welfare of the present and future inhabitants of Franklin County, and to:

FRANKLIN COUNTY RESOLUTION _____
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- i. Prevent the overcrowding of land;

Each lot in the development is 43,560 square feet or greater in size which complies with the zoning ordinance and comprehensive plan.

- ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;

Fees will mitigate against impacts that could affect level of service.

- iii. Promote the effective use of land;

The development utilizes the existing landscape and fulfils the intent of the County Zoning Ordinance.

- iv. Provide for adequate light and air;

The proposed sizes of the new lots in the development are of a size to provide adequate light and air to new homes and the surrounding lands.

- v. Facilitate adequate provision for water, sewerage, drainage, parks and recreational areas, and other public requirements;

Adequate provisions are being proposed and required for this development as it relates to water, sewerage, drainage, parks and recreational areas, and other public requirements. These provisions are addressed specifically in Findings of Fact #1.

- vi. Provide for proper ingress and egress;

Proper ingress and egress is being provided for this development. The Franklin County Public Works Department has reviewed the proposal for proper ingress and egress and these findings are addressed specifically in Findings of Fact #1 (d).

- vii. Provide for the expeditious review and approval of proposed land divisions which comply with this Ordinance, the Franklin County Zoning Standards, other County Plans, policies and land use controls, and Chapter 58.17 R.C.W;

The land development process for this project complies with all applicable County Ordinances, R.C.W.'s, and associated timelines for development review.

- viii. Adequately provide for the housing, commercial, and industrial needs of the citizens of the State and County;

This 22-lot development is located in an area zoned Rural Community 1 (RC-1) which has a large lot, residential neighborhood focus.

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

- ix. Require uniform monumenting of land divisions and conveyance by accurate legal descriptions;

The development proposal complies with the provisions of the County Subdivision Ordinance as it relates to monumenting and legal description development.

- x. Implement the goals, objectives and policies of the Comprehensive Plan;

The Franklin County Comprehensive Plan designates this property for residential development with a designation of Shoreline Development (1 dwelling unit per acre).

The proposed development proposes an average lot size of 1.3 acres, is in compliance and consistent with local land use controls, and is compatible with the surrounding residential area.

CONCLUSIONS OF LAW:

1. An application was received for the **River Crest Estates** preliminary plat on February 23, 2022 and the application was deemed complete on March 3, 2022.
2. The SEPA process has been completed and a MDNS was issued on March 24, 2022 and sent to all reviewing agencies and those providing comment.
3. Following an open record pre decision hearing on a proposed preliminary plat, the Planning Commission shall render a recommendation to the board of county commissioners as to whether the proposal based on the findings shall be denied, approved or approved with medications or conditions.
4. The review criteria of FCC 16.20.070 was used to develop the findings of fact.

CONDITIONS OF APPROVAL:

1. Applicant shall comply with the **County Public Works Department** requirements including:
 - a. The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(4) for the subdivision boundary and all lots.
 - b. The following notes are required on the final plat:
 - i. All new approaches to County Roads will require an approach permit at the time of building permit application. A mitigation fee is required and will be collected at the time of road approach permit issuance.

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- ii. No lot within this subdivision shall have direct access to Columbia River Road.
 - iii. Lot owners shall agree to participate in any future L.I.D. / R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers.
 - iv. Lot owners shall be responsible for the maintenance of drainage ditches or swales per the design as shown on the road construction plans for this development, unless they are no longer necessary due to an alternate drainage system being installed.
 - v. Lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel (less than three inches in diameter), or other traditional residential landscaping material. Maintenance of the landscaping is the responsibility of each individual lot owner.
- c. All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
 - d. Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
 - e. This development shall comply with the Franklin County Comprehensive Parking Ordinance, as defined in Franklin County Code Section 10.12, except that provisions for "on-street parking on one side of County roads" will not be permitted.
 - f. Cul-de-sacs shall be designed with a 47 foot minimum radius, per Franklin County Design Standards, Division 1-03.4. The cul-de-sac shall be a hard surface, per Franklin County Code Section 16.12.020(D)(2), . The minimum right-of-way shall be 55 feet or larger to accommodate the hard surface and allow for proper drainage ditches or swales.
 - g. Reference primary survey control points to section corners and monuments conforming to Franklin County Code Section 16.28.100(B).
 - h. Prior to final plat approval, all roads must be completed to county standards.
 - i. The final plat shall be accompanied with State Plane Coordinates conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(1) and as set forth by state statutes for recording coordinates as described in RCW 58.20.180.

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
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- j. Per Franklin County Code Section 16.28.100(H), every lot corner, beginnings and endings of curves, and angle points shall be marked in accordance with RCW 58.09.120.
 - k. This development is within the Columbia River Road Mitigation Fee area from mile post 2.54 to 5.78. A per lot mitigation fee of \$498 has been set and will be required for all lots.
 - l. The developer shall provide landscape fabric and river rock, basalt rock, gravel (less than three inches in diameter), or other traditional residential landscaping material within the unimproved portion of the right-of-way between the property line/estate wall and the edge of pavement and/or curb to assist in weed control along future Fraser Road.
 - m. A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.
2. **Benton-Franklin Health District:** Applicant shall meet and comply with the standards and adopted rules of the Health District including:
- a. All lots shall contain 1 acre of usable land after all easements and encumbrances are subtracted.
 - b. Any wells within 150' of this development shall be shown on the plat and will include the 100' sanitary control zone.
 - c. The following statements shall be placed on the final plat:

"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the testing methods used, we have no way of determining whether each lot can comply with Benton Franklin Health Department Rules and Regulations at the time of permit issuance."

"Further, be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date".

"On-site sewage disposal systems installed with this plat will require systems meeting a minimum of Treatment Level C in accordance with the Benton-Franklin District Board of Health Rules and Regulations No. 2. Contact BFHD for more information."

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- d. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
 - e. Prior to final approval, this office must be given the opportunity to review the final plat for compliance with Benton Franklin Health Department Rules and Regulations No. 2, and WAC 246-272, and issue appropriate comments to the Franklin County Planning Department.
3. **Big Bend Electrical Cooperative:** Applicant shall coordinate with BBEC regarding power backbone design and costs.
4. **Franklin County Assessor's Office:** Prior to final review and approval the applicant shall submit a copy of the Final Plat to the Assessor's Office for Cartographer review of the Final Plat Survey. The Plat shall be reviewed for legal descriptions, signature blocks, dedications, etc.
5. **Provision of Water:** Collectively, no more than 5,000 gallons of water per day, including for irrigation purposes, may be used from exempt wells in this development.
6. **County Planning and Building Department:** Applicant shall meet and comply with the following requirements and standards:
- a. Applicant shall provide verification that an approved irrigation source will be provided to the lots.
 - b. FCC 16.16.050 states that lots with double frontage shall be avoided when possible and residential lots shall front on and be accessed from a local access road rather than an arterial road. The applicant is proposing a subdivision design that includes multiple lots that could have access to an urban major collector road (Columbia River Road) and local access roads. The applicant should do one of the following:

Option 1: Place an estate type fence (solid masonry estate type fence/wall construction) on the south sides of Lots 1-11 along Columbia River Road, the entire length of each lot; except that vision triangle standards for fence placement apply at road intersections. Fencing / wall construction shall be completed prior to final plat approval. Next, to assist in weed control for the unimproved portion of the right of way between Burns Road and the solid masonry estate type fence/wall construction provide landscape fabric and river rock, basalt rock, gravel or other traditional residential landscaping material within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb.

Option 2: Place a note on the plat indicating that no access (including gates) may be granted to Lots 1-11 from Columbia River Road.

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**BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
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- c. **The following language shall be listed on the final plat under Notes:**
- Irrigation Requirements: All lots within this development shall at all times have an outside irrigation source (separate from individual single-family wells) provided to them for the life of this development.
 - Collectively, no more than 5,000 gallons of water per day, including for irrigation purposes, may be used from exempt wells in this development.
 - During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided.
 - All lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel or other traditional residential landscaping material. Maintenance of the landscaping is the requirement of each individual lot owner.
 - All lots in the development are subject to **Park Dedication Fees** (\$50.00 per new lot/expected new dwelling unit). These fees may be paid prior to recording the final subdivision plat or at the time when a building permit is to be issued for the applicable lot(s). If the applicant chooses to not pay the fees prior to recording, then **a statement shall be placed on the final plat** stating that Park Dedication Fees apply to all lots in the development and shall be paid prior to building permit issuance for a new home on each applicable lot.
 - This property is located in a **Franklin County Right to Farm area**. The Franklin County Right to Farm Ordinance, as amended, shall apply to activities in this area.
- d. All of the statements that are required to be on the face of the plat shall be either: **1)** recorded as a restrictive covenant on each applicable parcel with the County Auditor **OR 2)** described in detail in the developer's covenants that is recorded and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.
- e. The applicant shall coordinate with the Planning and Building Department and County GIS Manager for the designation of **addresses and road names** for the development. **Both addresses and road names shall be shown on the final plat.**
- f. The applicant shall coordinate with the **Post Office** regarding centralized box unit (CBU) locations for the development.
- g. The land shall be in compliance with the County Fire and Nuisance codes at all times.

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- h. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
- i. Prior to obtaining the County Treasurer's Signature on the final plat mylar, the applicant shall visit the County **Assessor's Office** to receive a Treasurer's Verification Form for the property.

Further, the applicant is encouraged to contact the **Assessor's Office and/or Treasurer's Office** to discuss potential property tax implications of the platting process. Items such as the removal of an open space designation and/or an advanced tax payment requirement for the property may be applicable.

- j. The Final Plat:
 - i. The Final Plat shall be developed by a licensed Surveyor.
 - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 2-2008 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at:
http://www.co.franklin.wa.us/planning/subdivision_ordinance.html.
 - iii. The Final Plat Signature Blocks shall be provided for the following: Franklin PUD; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Benton Franklin Health Department; Irrigation Service Provider; County Engineer; County Treasurer; County Assessor; and County Auditor.
 - iv. The final five (5) signatures (for final plat approval) to be obtained by the applicant are: #5 County Assessor; #4 County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040); #3 County Planning Commission Chair (See Planning and Building Department for assistance in obtaining signature); #2 Chairman of Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date); #1 County Auditor's Office (Recording of the final plat).
- k. After final plat recording, one (1) paper copy and one (1) electronic copy (disk, cd, or e-mail-pdf) of the recorded plat shall be distributed to the Planning Director and one (1) paper copy to the County Assessor.

AND, WHEREAS, the public use and interest will be served by granting preliminary approval to the application;

NOW, THEREFORE, BE IT RESOLVED that the application be given preliminary approval in accordance with the provisions of the Franklin County Subdivision ordinance, codified in Title 16 of the Franklin County Code.

APPROVED THIS 21st DAY OF JUNE, 2022.

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

Chair

Chair Pro-Tem

Attest:_____
Clerk of the Board

Member

PC Meeting Summary, April 12, 2022 PC Minutes,

Power Point Presentation

SUB 2022-03

Rivercrest Estates

(Revised – Major Amendment)

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: SUB 2022-03 (Subdivision) and SEPA 2022-08

PC Meeting Date: May 3, 2022

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

BACKGROUND/APPLICATION SUMMARY:

The proposal is for a Preliminary Plat (subdivision), to divide two parcels (total of 28.9 acres in size) into 22 single-family residential lots (averaging one acre) in the RC-1 Zoning District. The subject parcels are designated as Rural Shoreline Development by the County's Comprehensive Plan. This is a major amendment to SUB 2020-01, which was a preliminary plat consisting of 74, 1 acre, single-family residential lots.

The developer is proposing for the new parcels to be served with exempt on-site wells and on-site septic, with an on-site water storage for fire prevention and suppression. The sites are located in the South Columbia Basin Irrigation District (SCBID) service area for irrigation service. The proposed plat is located within the Big Bend Electrical Cooperative service area for electrical/ power service. The Pasco School District serves the area included in the plat.

The proposed plat includes the removal of an existing gravel road and the development of a new access road (paved) further east. The access to the site is via Columbia River Rd.

Preliminary plat approval, if granted, will allow the applicant five years to complete and record the final subdivision plat.

SUMMARY OF THE PUBLIC HEARING:

Staff presented a summary of the application. The applicant's agent attended the public hearing. Staff recommended that the Planning Commission recommend to the Board of County Commissioners that it approve the request, based on six (6) suggested findings of fact, and four (4) conditions of approval. The Planning Commission recommended approval of the subdivision, and there were no appeals filed on the recommendation.

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 May 3, 2022 meeting, the Planning Commission discussed the proposal, the record as provided, and suggested findings of fact.

The Planning Commission determined that, as proposed, the subdivision meets the intent and requirements of Franklin County Code, and the Franklin County Comprehensive Plan. A motion was made for a recommendation that the Franklin County Board of Commissioners approve the request regarding application SUB 2022-03, with six (6) findings of fact, four (4) conclusions of law and six (6) 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:

Suggested Findings of Fact:

1. Adequate provisions **have** been made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds and other public needs;
 - a. Comprehensive Plan: The application **is** in compliance with the Franklin County Comprehensive Plan.
 - i. The property is zoned Rural Community 1 (RC-1).
 - ii. The Comprehensive Plan designation for the property is “Shoreline Development.”
 - iii. The property is located outside of the City of Pasco Urban Growth Area.
 - b. Health:

The public health will not be negatively impacted by this proposal as current state requirements require compliance with septic standards.

c. Water Supplies:

The lots are proposed to be connected to an exempt, onsite well. Collectively, no more than 5,000 gallons of water per day, including for irrigation purposes, may be used from exempt wells in this development.

d. Roads/Access:

The property is located near Columbia River Road. The proposed subdivision will be accessed via those roads and the dedicated rights of way. All new roads will be dedicated and constructed to County standards. Mitigation fees will offset impacts to level of service. Direct access to Columbia River Road from lots 1-11 shall be prohibited.

e. Septic System:

The applicant is required to comply with local Health Department standards as it relates to the sanitary wastes (i.e. septic systems).

f. School/School grounds:

The project is located within the Pasco School District boundaries. The Pasco School District was sent notice of the application, and no comments were received. However, the applicant and PSD have entered into a voluntary agreement regarding impacts to the PSD.

g. Storm water:

Current county code requires that storm water be adequately addressed at the time of road construction and development. It is typical that engineered drainage swales are developed that will assist in compliance with storm water standards/requirements.

h. Parks:

Providing for adequate parks or other recreational facilities is necessary at the time of subdivision approval. Current county code requires that land be dedicated or a cash payment of \$50 per lot paid, in lieu of dedication be provided.

i. Irrigation:

The applicant has indicated that an outside irrigation source will be provided to each lot.

j. Fire Protection:

The project is in the boundaries of Franklin County Fire District #3 and is located outside the City of Pasco's Urban Growth Area/Water Service Area. The County has adopted the 2018 International Fire Code. FD#3 is the reviewing agency during the subdivision review and processing to ensure compliance with fire protection

standards.

2. The proposed subdivision **does** contribute to the orderly development and land use patterns in the area;
 - a. The property is zoned Rural Community 1 (RC-1) and the development is consistent with the land use patterns in the area.
 - b. All lots comply with the required width/depth and lot frontage standards for new lots.
3. The public use and interest **will** be served by permitting the proposed subdivision;
 - a. The development complies with the County Development Regulations and furthers the implementation of the Franklin County Comprehensive Plan.
 - b. Completion of public improvements, such as roads, and payment of park dedication fees (for area parks) benefit the public use and interest of this area.
4. The proposed subdivision **does** conform to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners;
 - a. The proposed subdivision conforms to the minimum lot size requirements of the Franklin County Zoning Ordinance.
 - b. The proposed subdivision conforms to the requirements of the Franklin County Subdivision Ordinance, including the minimum lot dimensions, lot requirements, and width/depth standards.
 - c. There are no environmentally critical areas or buffers mapped at the site of the proposed subdivision.
 - d. A State Environmental Policy Act (SEPA) review has been completed for this project and there are conditions of the MDNS that must be met.
5. The proposed subdivision **does** conform to the comprehensive plan and zoning requirements;
 - a. The Franklin County Comprehensive Plan designates this area for Shoreline Development (1 dwelling unit per acre).
 - b. The average lot size in the new development is approximately 45,714 sq. ft. The new lots comply with the minimum lot size requirement of the zoning district.
 - c. The development conforms to both the current zoning designation and the Comprehensive Plan.

6. The proposed subdivision **does** conform to the general purposes of the Subdivision Ordinance.

a. This development does comply with the purpose of the County Subdivision code. The purpose of the code is to regulate the division of land within unincorporated Franklin County. This Ordinance is to also further the purpose of promoting the health, safety, convenience, comfort, prosperity, and general welfare of the present and future inhabitants of Franklin County, and to:

i. Prevent the overcrowding of land;

Each lot in the development is 43,560 square feet or greater in size which complies with the zoning ordinance and comprehensive plan.

ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;

Fees will mitigate against impacts that could affect level of service.

iii. Promote the effective use of land;

The development utilizes the existing landscape and fulfils the intent of the County Zoning Ordinance.

iv. Provide for adequate light and air;

The proposed sizes of the new lots in the development are of a size to provide adequate light and air to new homes and the surrounding lands.

v. Facilitate adequate provision for water, sewerage, drainage, parks and recreational areas, and other public requirements;

Adequate provisions are being proposed and required for this development as it relates to water, sewerage, drainage, parks and recreational areas, and other public requirements. These provisions are addressed specifically in Findings of Fact #1.

vi. Provide for proper ingress and egress;

Proper ingress and egress is being provided for this development. The Franklin County Public Works Department has reviewed the proposal for proper ingress and egress and these findings are addressed specifically in Findings of Fact #1 (d).

- vii. Provide for the expeditious review and approval of proposed land divisions which comply with this Ordinance, the Franklin County Zoning Standards, other County Plans, policies and land use controls, and Chapter 58.17 R.C.W.;

The land development process for this project complies with all applicable County Ordinances, R.C.W.'s, and associated timelines for development review.

- viii. Adequately provide for the housing, commercial, and industrial needs of the citizens of the State and County;

This 22-lot development is located in an area zoned Rural Community 1 (RC-1) which has a large lot, residential neighborhood focus.

- ix. Require uniform monumenting of land divisions and conveyance by accurate legal descriptions;

The development proposal complies with the provisions of the County Subdivision Ordinance as it relates to monumenting and legal description development.

- x. Implement the goals, objectives and policies of the Comprehensive Plan;

The Franklin County Comprehensive Plan designates this property for residential development with a designation of Shoreline Development (1 dwelling unit per acre).

The proposed development proposes an average lot size of 45,714 square feet, which is in compliance and consistent with local land use controls, and is compatible with the surrounding residential area.

Suggested Conclusions of Law:

1. An application was received for the **River Crest Estates** preliminary plat on February 23, 2022 and the application was deemed complete on March 3, 2022.
2. The SEPA process has been completed and a MDNS was issued on March 24, 2022, and sent to all reviewing agencies and those providing comment.
3. Following an open record pre decision hearing on a proposed preliminary plat, the Planning Commission shall render a recommendation to the board of county commissioners as to whether the proposal based on the findings shall be denied, approved or approved with medications or conditions.
4. The review criteria of FCC 16.20.070 was used to develop the findings of fact.

Suggested Conditions of Approval:

1. Applicant shall comply with the **County Public Works Department** requirements including:
 - a. The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(4) for the subdivision boundary and all lots.
 - b. The following notes are required on the final plat:
 - i. All new approaches to County Roads will require an approach permit at the time of building permit application. A mitigation fee is required and will be collected at the time of road approach permit issuance.
 - ii. No lot within this subdivision shall have direct access to Columbia River Road.
 - iii. Lot owners shall agree to participate in any future L.I.D. / R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers.
 - iv. Lot owners shall be responsible for the maintenance of drainage ditches or swales per the design as shown on the road construction plans for this development, unless they are no longer necessary due to an alternate drainage system being installed.
 - v. Lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel (less than three inches in diameter), or other traditional residential landscaping material. Maintenance of the landscaping is the responsibility of each individual lot owner.
 - c. All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
 - d. Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
 - e. This development shall comply with the Franklin County Comprehensive Parking Ordinance, as defined in Franklin County Code Section 10.12, except that provisions for "on-street parking on one side of County roads" will not be permitted.
 - f. Cul-de-sacs shall be designed with a 47 foot minimum radius, per Franklin County Design Standards, Division 1-03.4. The cul-de-sac shall be a hard surface, per Franklin County Code Section 16.12.020(D)(2), . The minimum right-of-way shall be 55 feet or larger to accommodate the hard surface and allow for proper drainage ditches or swales.
 - g. Reference primary survey control points to section corners and monuments conforming to Franklin County Code Section 16.28.100(B).

- h. Prior to final plat approval, all roads must be completed to county standards.
- i. The final plat shall be accompanied with State Plane Coordinates conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(1) and as set forth by state statutes for recording coordinates as described in RCW 58.20.180.
- j. Per Franklin County Code Section 16.28.100(H), every lot corner, beginnings and endings of curves, and angle points shall be marked in accordance with RCW 58.09.120.
- k. This development is within the Columbia River Road Mitigation Fee area from mile post 2.54 to 5.78. A per lot mitigation fee of \$498 has been set and will be required for all lots.
- l. The developer shall provide landscape fabric and river rock, basalt rock, gravel (less than three inches in diameter), or other traditional residential landscaping material within the unimproved portion of the right-of-way between the property line/estate wall and the edge of pavement and/or curb to assist in weed control along Columbia River Road.
- m. A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.

A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.

2. **Benton-Franklin Health District:** Applicant shall meet and comply with the standards and adopted rules of the Health District including:

- a. All lots shall contain 1 acre of usable land after all easements and encumbrances are subtracted.
- b. Any wells within 150' of this development shall be shown on the plat and will include the 100' sanitary control zone.
- c. The following statements shall be placed on the final plat:

"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the testing methods used, we have no way of determining whether each lot can comply with Benton Franklin Health Department Rules and Regulations at the time of permit issuance."

"Further, be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date".

"On-site sewage disposal systems installed with this plat will require systems meeting a minimum of Treatment Level C in accordance with the Benton-Franklin District Board of Health Rules and Regulations No. 2. Contact BFHD for more information."

- d. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
 - e. Prior to final approval, this office must be given the opportunity to review the final plat for compliance with Benton Franklin Health Department Rules and Regulations No. 2, and WAC 246-272, and issue appropriate comments to the Franklin County Planning Department.
- 3. **Big Bend Electrical Cooperative:** Applicant shall coordinate with BBEC regarding power backbone design and costs.
 - 4. **Franklin County Assessor's Office:** Prior to final review and approval the applicant shall submit a copy of the Final Plat to the Assessor's Office for Cartographer review of the Final Plat Survey. The Plat shall be reviewed for legal descriptions, signature blocks, dedications, etc.
 - 5. **Provision of Water:** Collectively, no more than 5,000 gallons of water per day, including for irrigation purposes, may be used from exempt wells in this development.
 - 6. **County Planning and Building Department:** Applicant shall meet and comply with the following requirements and standards:
 - a. Applicant shall provide verification that an approved irrigation source will be provided to the lots.
 - b. FCC 16.16.050 states that lots with double frontage shall be avoided when possible and residential lots shall front on and be accessed from a local access road rather than an arterial road. The applicant is proposing a subdivision design that includes multiple lots that could have access to an urban major collector road (Columbia River Road) and local access roads. The applicant should do one of the following:

Option 1: Place an estate type fence (solid masonry estate type fence/wall construction) on the south sides of Lots 1-11 along Columbia River Road, the entire length of each lot; except that vision triangle standards for fence placement apply at road intersections. Fencing / wall construction shall be completed prior to final plat approval. Next, to assist in weed control for the unimproved portion of the right of way between Burns Road and the solid masonry estate type fence/wall construction provide landscape fabric and river rock, basalt rock, gravel or other traditional residential landscaping material within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb.

Option 2: Place a note on the plat indicating that no access (including gates) may be granted to Lots 1-11 from Columbia River Road.

c. **The following language shall be listed on the final plat under Notes:**

- Irrigation Requirements: All lots within this development shall at all times have an outside irrigation source (separate from individual single-family wells) provided to them for the life of this development.
- Collectively, no more than 5,000 gallons of water per day, including for irrigation purposes, may be used from exempt wells in this development.
- During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided.
- All lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel or other traditional residential landscaping material. Maintenance of the landscaping is the requirement of each individual lot owner.
- All lots in the development are subject to **Park Dedication Fees** (\$50.00 per new lot/expected new dwelling unit). These fees may be paid prior to recording the final subdivision plat or at the time when a building permit is to be issued for the applicable lot(s). If the applicant chooses to not pay the fees prior to recording, then **a statement shall be placed on the final plat** stating that Park Dedication Fees apply to all lots in the development and shall be paid prior to building permit issuance for a new home on each applicable lot.
- This property is located in a **Franklin County Right to Farm area**. The Franklin County Right to Farm Ordinance, as amended, shall apply to activities in this area.

- d. All of the statements that are required to be on the face of the plat shall be either: **1)** recorded as a restrictive covenant on each applicable parcel with the County Auditor **OR 2)** described in detail in the developer's covenants that is recorded and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.
- e. The applicant shall coordinate with the Planning and Building Department and County GIS Manager for the designation of **addresses and road names** for the development. **Both addresses and road names shall be shown on the final plat.**
- f. The applicant shall coordinate with the **Post Office** regarding centralized box unit (CBU) locations for the development.
- g. The land shall be in compliance with the County Fire and Nuisance codes at all times.

- h. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
- i. Prior to obtaining the County Treasurer's Signature on the final plat mylar, the applicant shall visit the County **Assessor's Office** to receive a Treasurer's Verification Form for the property.

Further, the applicant is encouraged to contact the **Assessor's Office and/or Treasurer's Office** to discuss potential property tax implications of the platting process. Items such as the removal of an open space designation and/or an advanced tax payment requirement for the property may be applicable.

- j. The Final Plat:
 - i. The Final Plat shall be developed by a licensed Surveyor.
 - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 2-2008 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at: http://www.co.franklin.wa.us/planning/subdivision_ordinance.html.
 - iii. The Final Plat Signature Blocks shall be provided for the following: Franklin PUD; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Benton Franklin Health Department; Irrigation Service Provider; County Engineer; County Treasurer; County Assessor; and County Auditor.
 - iv. The final five (5) signatures (for final plat approval) to be obtained by the applicant are: #5 County Assessor; #4 County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040); #3 County Planning Commission Chair (See Planning and Building Department for assistance in obtaining signature); #2 Chairman of Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date); #1 County Auditor's Office (Recording of the final plat).
- k. After final plat recording, one (1) paper copy and one (1) electronic copy (disk, cd, or e-mail-pdf) of the recorded plat shall be distributed to the Planning Director and one (1) paper copy to the County Assessor.

Suggested Motion: I move that the Board of County Commissioners adopt the recommendation of the Planning Commission and approve the preliminary plat, SUB 2022-03, based upon the six (6) findings of fact, (4) four conclusions of law and six (6) conditions of approval.

ITEM UNDER REVIEW FROM APRIL 12TH PC MEETING

ITEM #2 – SUB 2022-03/SEPA 2022-08

Proposal for a major amendment to a previously approved preliminary plat (SUB 2020-01). The project is to allow for the development of a single-family residential subdivision, comprising of two (2) parcels, totaling 28.90 acres, and creating twenty-two (22), minimum, one (1) acre sized lots.

APPLICANT: Caleb Stromstad, representing Big Sky Development, LLC.

OWNER(S): Pomona Properties, LLC.

OPEN PUBLIC HEARING:

Chair Corrales opened the public hearing at 7:26 PM.

STAFF REPORT:

Mr. Braaten presented the staff report to the commission, lasted approximately 16 minutes.

COMMISSIONER QUESTIONS FOR STAFF:

- Commissioner Gutierrez had a question about irrigation, Item #7 on the SEPA Environmental Review of the Staff Report – Residential Well Use.
 - Mr. Braaten answered the question.

APPLICANT/REPRESENTATIVE PRESENTATION:

- Caleb Stromstad, representing Big Sky Developers, spoke in favor of the proposal.
 - Mr. Stromstad confirmed Mr. Braaten's comments about the irrigation source.
 - Also, suggested making some text changes in the Planning Commission Packet for this Agenda Item.
 - Text changes were proposed:
 - On page 16 (Staff Report, Number 1 I) references Fraser Road, should be Columbia River Road
 - Another correction on page 16 (Staff Report, Number 2 a), concerning BFHD comments. Should read: "all lots shall contain one (1) gross acre and a half acre of usable land after all easements and encumbrances have been subtracted."
 - Mr. Braaten confirmed Mr. Stromstad's text changes regarding the gross acreage amount.

COMMISSIONER QUESTIONS FOR APPLICANT:

- Commissioner Vincent asked if there was a proposed layout of the wells on the plat.
 - Mr. Stromstad, pointed out the well layouts on the plat map.
- Commissioner Corrales asked about two specific well locations.
 - There was discussion between Mr. Braaten, Commissioner Vincent, Commissioner Corrales, and Mr. Stromstad.
- Commissioner Vincent asked about the speed limit along Columbia River Road and if it will change and about a barricade that was recently installed along the curve when Sagemoor turns into Columbia River Road.
 - Mr. Braaten answered the question and commented on the barricade.
- Mr. Stromstad had a procedural question regarding the bylaws and how the vote is supposed to go.

PUBLIC COMMENTS:

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

ITEM UNDER REVIEW FROM APRIL 12TH PC MEETING

STAFF/PLANNING COMMISSION FINAL COMMENTS:

- No additional comments from Staff or Planning Commissioners.

CLOSING PUBLIC HEARING ITEM:

Chair Corrales closed the public hearing portion of this item at 7:59 PM.

Commissioner Gutierrez made a motion to forward to the Board of County Commissioners a recommendation of approval for SUB 2022-03/SEPA 2022-08 with the six (6) adopted findings of fact, four (4) conclusions of law, and six (6) conditions of approval.

Commissioner Vincent seconded the motion.

ROLL CALL VOTE:

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

The motion has been approved for SUB 2022-03/SEPA 2022-08 at 8:00PM.

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.

ITEM UNDER REVIEW FROM APRIL 12TH PC MEETING

ITEM #2 – SUB 2022-03/SEPA 2022-08

Proposal for a major amendment to a previously approved preliminary plat (SUB 2020-01). The project is to allow for the development of a single-family residential subdivision, comprising of two (2) parcels, totaling 28.90 acres, and creating twenty-two (22), minimum, one (1) acre sized lots.

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OWNER(S): Pomona Properties, LLC.

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STAFF REPORT:

Mr. Braaten presented the staff report to the commission, lasted approximately 16 minutes.

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 - Also, suggested making some text changes in the Planning Commission Packet for this Agenda Item.
 - Text changes were proposed:
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COMMISSIONER QUESTIONS FOR APPLICANT:

- Commissioner Vincent asked if there was a proposed layout of the wells on the plat.
 - Mr. Stromstad, pointed out the well layouts on the plat map.
- Commissioner Corrales asked about two specific well locations.
 - There was discussion between Mr. Braaten, Commissioner Vincent, Commissioner Corrales, and Mr. Stromstad.
- Commissioner Vincent asked about the speed limit along Columbia River Road and if it will change and about a barricade that was recently installed along the curve when Sagemoor turns into Columbia River Road.
 - Mr. Braaten answered the question and commented on the barricade.
- Mr. Stromstad had a procedural question regarding the bylaws and how the vote is supposed to go.

PUBLIC COMMENTS:

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

ITEM UNDER REVIEW FROM APRIL 12TH PC MEETING

STAFF/PLANNING COMMISSION FINAL COMMENTS:

- No additional comments from Staff or Planning Commissioners.

CLOSING PUBLIC HEARING ITEM:

Chair Corrales closed the public hearing portion of this item at 7:59 PM.

Commissioner Gutierrez made a motion to forward to the Board of County Commissioners a recommendation of approval for SUB 2022-03/SEPA 2022-08 with the six (6) adopted findings of fact, four (4) conclusions of law, and six (6) conditions of approval.

Commissioner Vincent seconded the motion.

ROLL CALL VOTE:

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

The motion has been approved for SUB 2022-03/SEPA 2022-08 at 8:00PM.

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

SUB 2022-03 / SEPA 2022-08 **SUBDIVISION DEVELOPMENT RIVERCREST ESTATES**



FRANKLIN COUNTY PLANNING COMMISSION
Tuesday, May 03, 2022

SUB 2022-03

DESCRIPTION

- **Parcel Number:** 126-190-341 and 126-190-363
- **Location:** The property is generally located East of the Columbia River, Southeast of Larkspur Road, west of a South Columbia Basin Irrigation District canal, South of Sagemoor Road, and north of, and bounded by an Esqatzel Canal drainage canal.
- **Comp. Plan:** Rural Shoreline Development
- **Zoning:** Rural Community 1 (RC-1) Zone

SUB 2022-03

DESCRIPTION

- **Property size:** The current combined property size of both parcels is approximately 29.8 acres.
- **Request:** Applicant is seeking a major amendment to a previously approved subdivision (SUB 2020-01). The developer is proposing that the new residential parcels be provided with domestic water from site specific exempt wells, without fire hydrants, on-site sewerage systems (septic systems), and irrigation water from the developer.

SUB 2022-03

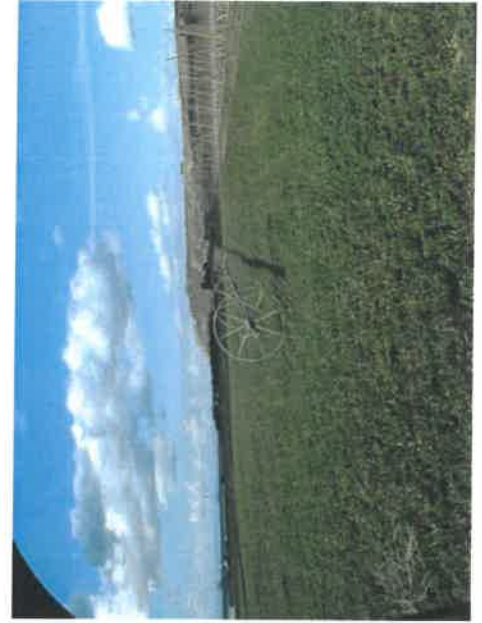
VICINITY MAP

SUBJECT AREA



SUB 2022-03

ASSESSOR'S PHOTO(S)



SUB 2022-03

SITE PHOTO(S)



SUB 2022-03

PUBLIC/AGENCY NOTICE

- On March 24, 2022, staff sent notices to:
 - Technical agencies
 - Property owners within one (1) mile
 - The Franklin County Graphic
- Staff also:
 - Posted a “Pending Land Use Action” sign on the property.
 - Made a SEPA Determination of Non-Significance (DNS)
 - SEPA Registry # 202201233

SUB 2022-03

PUBLIC COMMENTS

☐ Staff received one (1) public comment:

Franklin County Planning Department
502 W. Boeving Street
Pasco, WA 99301

April 6, 2022

SUB 2022-03 and SEPA 2022-08(SEPA Record #202201233)

Thank You for the opportunity to review the application.

Key Note #7 retains the existing Easement granted to Sun Ray Estates from Giesler Rd to Columbia River Rd via the proposed subdivision road. The access to the subdivision road should be via a recorded Road Approach. The Road Approach should be constructed to County Standards with a reasonable grade and should be paved.

Key Note #8 retains the easement for Larkspur Rd. The grade of the existing easement and or the subdivision road needs to be compatible to allow the required emergency access.

General Note #3 indicates irrigation for the subdivision will be provided by a private system, and at least Key Notes #5, 6, and 13 indicate existing irrigation easements outside the proposed plat boundaries shall remain. Those easements and existing irrigation system are connected to the Sun Ray Estates irrigation system and provide a necessary drain for the Sun Ray Estates system. A General Note should be added stating this plat does not remove the existing drain for Sun Ray Estates.

Franklin County Subdivision Ordinance section 16.16.060 requires contiguous or adjoining land owned by the subdivider or applicant "shall be included as part of the proposed division of land." Pamona Properties & Investments LLC owns the land in the proposed plat and adjacent properties."

I am still concerned about the unrestricted access to the Esquatzel Canal. Every year there are animals that get trapped and die in the canal. It would be terrible to lose a child in the canal. Approval of a subdivision must consider safety.

The plat shows deciduous trees along the south edge of the plat. There is no existing line of trees. Therefore the trees must be planned, but they are shown crossing the subdivision road. If it is planned to plant a row of trees make sure they are not close to Columbia River Rd. Sight distance is somewhat restricted by existing guard rail over the Esquatzel.

Thank You.

Ed Hoyle
420 Giesler Rd
Pasco, WA 99301
509-528-3368

SUB 2022-03

AGENCY COMMENTS

□ Received comments from the following agencies, during the comment period:

- Dept. of Archaeology & Historic Preservation
- South Columbia Basin Irrigation District
- Franklin County Public Works
- WA State Dept. of Transportation
- Dept. of Ecology
- Franklin County Assessor's Office

SUB 2022-03

SEPA MITIGATIONS

1. Recommendations for earthwork (including removal of vegetation and deleterious debris, subgrade preparation, material reuse, slope stability, compaction, wet weather construction, etc.), contained in the “Columbia River Road Residential Development, Franklin County Washington” by Baer Testing Inc. (dated November 4, 2020) and addendums to the report shall all be adhered to.
2. Applicant is required by the Department of Ecology to apply for a Construction Stormwater General Permit. This is based upon comments received by the Department of Ecology dated April 6, 2022. For more information, please see agency letter contained in the agency comment section.
3. Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air-quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.
4. Professional archeological survey is required before construction can begin. This is based upon comments received by the Department of Archaeology & Historic Preservation (DAHP) dated April 7, 2022. For more information, please see agency comments contained within the agency comment section.

SUB 2022-03

SEPA MITIGATIONS

5. Project shall comply with fire code provisions as expressed in Franklin County Code Ch. 8.40.
6. A drainage system shall be designed to capture and dispose of storm water runoff onsite.
7. A separate source of irrigation water shall be implemented and provided during the life of the project. If no outside irrigation service is available, a note shall be placed on the plat stating that no more than one-half (1 /2) acre of land shall be irrigated from each exempt residential well.
8. No more than 5,000 gallons per day may be withdrawn from groundwater to serve the development. A note shall be placed on the face of the plat regarding this limitation.

SUB 2022-03

STAFF RECOMMENDATION

The Franklin County Planning Department staff recommends that the Planning Commission forward a **POSITIVE RECOMMENDATION** to the Board of County Commissioners for the application, SUB 2022-03.

This **POSITIVE RECOMMENDATION** may be forwarded with the following suggested findings of fact, conclusions of law, and suggested conditions of approval:

SUB 2022-03

SUGGESTED FINDINGS OF FACT

- i. Adequate provisions have been made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds, and other public needs;
- a. Comprehensive Plan: The application is in compliance with the Franklin County Comprehensive Plan.
 - i. The property is zoned Rural Community 1 (RC-1).
 - ii. The Comprehensive Plan designation for the property is “Shoreline Development”
 - iii. The property is located outside of the City of Pasco Urban Growth Area.

SUB 2022-03

SUGGESTED FINDINGS OF FACT

b. Health:

- The public health will not be negatively impacted by this proposal as current state requirements require compliance with septic standards.

c. Water Supplies:

- The lots are proposed to be connected to exempt, on-site wells. Collectively, no more than 5,000 gallons of water per day, including for irrigation purposes, may be used from exempt wells in this development.

d. Roads/Access:

- The property is located near Columbia River Road. The proposed subdivision will be accessed via those roads and the dedicated rights of way. All new roads will be dedicated and constructed to County standards. Mitigation fees will offset impacts to level of service. Direct access to Columbia River Road from lots 1-11 shall be prohibited.

SUB 2022-03

SUGGESTED FINDINGS OF FACT

e. Septic System:

- The applicant is required to comply with local Health Department standards as it relates to the sanitary wastes.

f. School/School grounds:

- The project is located within the Pasco School District boundaries. The Pasco School District was sent notice of the application and no comments were received. However, the applicant and PSD have entered into a voluntary agreement regarding impacts to the PSD.

g. Storm Water:

- Current County code requires that storm water be adequately addressed at the time of road construction and development. It is typical that engineered drainage swales are developed that will assist in compliance with storm water standards/ requirements.

SUB 2022-03

SUGGESTED FINDINGS OF FACT

h. Parks:

- Providing for adequate parks or other recreational facilities is necessary at the time of subdivision approval. Current County code requires that land be dedicated or a cash payment of \$50 per lot paid, in lieu of dedication be provided.

i. Irrigation:

- The applicant has indicated that irrigation water will be provided to each lot.

i. Fire Protection:

- This project is in the boundaries of Franklin County Fire District #3 and is located outside the City of Pasco's Urban Growth Area/Water Service Area. The County has adopted the 2018 International Fire Code. FD #3 is the reviewing agency during the subdivision review and processing to ensure compliance with fire protection standards.

SUB 2022-03

SUGGESTED FINDINGS OF FACT

2. The proposed subdivision **does** contribute to the orderly development and land use patterns in the area;
 - a. The property is zone Rural Community 1 (RC-1) and the development is consistent with the land use patterns in the area.
 - b. All lots comply with the required width/depth and lot frontage standards for new lots.

SUB 2022-03

SUGGESTED FINDINGS OF FACT

3. The public use and interest will be served by permitting the proposed subdivision;
 - a. The development complies with County Development Regulations and furthers the implementation of the Franklin County Comprehensive Plan.
 - b. Completion of public improvements, such as roads, and payment of park dedication fees (for area parks) benefit the public use and interest of this area.

SUB 2022-03

SUGGESTED FINDINGS OF FACT

4. The proposed subdivision **does** conform to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners;
 - a. The proposed subdivision conforms to the minimum lot size requirements of the Franklin County Zoning Ordinance.
 - b. The proposed subdivision conforms to the requirements of the Franklin County Subdivision Ordinance, including the minimum lot dimensions, lot requirements, and width/depth standards.

SUB 2022-03

SUGGESTED FINDINGS OF FACT

- c. There are no environmentally critical areas or buffers mapped at the site of the proposed subdivision.
 - d. A State Environmental Policy Act (SEPA) review has been completed for this project and there are conditions of the MDNS that must be met.
5. The proposed subdivision **does** conform to the Comprehensive Plan and zoning requirements;
- a. The Franklin County Comprehensive Plan designates this area for Shoreline Development (1 dwelling unit per acre).
 - b. The average lot size in the development is approximately 45,714 sq. ft. The new lots comply with the minimum lot size requirement of the zoning district.

SUB 2022-03

SUGGESTED FINDINGS OF FACT

- c. The development conforms to both the current zoning designation and the Comprehensive Plan.
- 6. The proposed subdivision **does** conform to the general purposes of the Subdivision Ordinance.
 - a. This development does comply with the purpose of the County Subdivision code. The purpose of the code is to regulate the division of land within unincorporated Franklin County. This Ordinance is to also further the purpose of promoting the health, safety, convenience, comfort, prosperity, and general welfare of the present and future inhabitants of Franklin County and to;

SUB 2022-03

CONCLUSIONS OF LAW

1. An application was received for the **River Crest Estates** preliminary plat on February 23, 2022 and was deemed completed on March 03, 2022.
2. The SEPA process has been completed and a DNS was issued on March 24, 2022, and was sent to all reviewing agencies and those providing comment.
3. Following an open record pre-decision hearing on a proposed preliminary plat, the Planning Commission shall render a recommendation to the Board of County Commissioners as to whether the proposal based on the findings shall be denied, approved, or approved with mitigations or conditions.
4. The review criteria of FCC 16.20.070 was used to develop the findings of fact.

SUB 2022-03

SUGGESTED CONDITIONS OF APPROVAL

1. Applicant shall comply with the comments provided by the following agencies:
 1. Franklin County Public Works
 2. Benton-Franklin Health District
 3. Big Bend Electric Cooperative
 4. Franklin County Assessor's Office
 5. Franklin County Planning and Building Department
2. Provisions of Water
 1. Collectively, no more than 5,000 gallons of water per day, including for irrigation purposes, may be used from exempt wells in this development.

SUB 2022-03

SUGGESTED MOTION



- “I move that the Franklin County Planning Commission recommend that the Board of County Commissioners **adopt** the six **(6)** findings of fact, the four **(4)** conclusions of law and six **(6)** conditions of approval, detailed in the staff report, and **approve** case-file **SUB 2022-03/SEPA 2022-08.**

Agenda Item #2

STAFF REPORT

SUB 2022-03

**Rivercrest Estates
(Revised – Major Amendment)**

FACT SHEET/STAFF REVIEW

Hearing before the Franklin County Planning Commission

**NOTE TO PLANNING COMMISSIONERS:
THIS IS A QUASI-JUDICIAL PUBLIC HEARING
PLEASE AVOID, AND DISCLOSE, ANY EX-PARTE COMMUNICATIONS (CH 42.36 RCW)**

Case file:	SUB 2022-03/ SEPA 2022-08 "River Crest" (Amendment to SUB 2020-01, a Preliminary Plat of 74, 1-Acre Single-Family Residential Lots with a community water source, now proposing 22-Lots on exempt wells)
Hearing Date:	May 3, 2022
Applicant:	Caleb Stromstad for Big Sky Development, LLC
Owner(s):	Pomona Properties, LLC
Location:	The properties are generally located east of the Columbia River and the southeast of Larkspar Road, west of, and bounded by, a South Columbia Irrigation District canal, south of Sagemoor Rd, and north of, and bounded by, an Esqatzel Canal drainage canal. (Parcel Numbers: 126-200-011; 126-190-345; 126-190-336; 126-190-346; 126-190-354; 126-190-363)
Property size:	The project comprises two (2) parcels (126-190-341; 126-190-363) and approximately 28.9 acres.
Area to be used:	Approx. 29.8 acres
Land Use:	Vacant; farmland; orchards
Comp Plan:	Shoreline Development
Zoning:	RC-1, Rural Community 1 Zone
SEPA Determination:	The applicant provided a SEPA checklist and the County planning staff made some additions/ corrections to the checklist. The County issued a Mitigated Determination of Non-Significance (MDNS) on March 24, 2022. No comments specific to the MDNS or appeals were filed.
Suggested Recommendation:	Positive recommendation with six (6) findings of fact and six (6) conditions of approval.

APPLICATION DESCRIPTION:

An application to subdivide approximately 28.9 acres into 22 single-family, 1-acre minimum, residential lots. The land is zone RC-1, Rural Community 1, and is located outside of the City of Pasco's Urban Growth Area.



Site view looking east



Site view looking north



Site view looking west



Site view looking northeast

The developer is proposing that the new residential parcels be provided with domestic water from site specific exempt wells, without fire hydrants, on-site sewerage systems (septic systems), and irrigation water from the developer. The proposed plat is located within the Big Bend Electric Cooperative (BBEC) service area for electrical/ power service. The Pasco School District serves the area included in the plat. The plat will be developed with roads that will connect to Columbia River Road. Lots 1-11 will back up to, but not have direct access to, Columbia River Road.

Preliminary plat approval, if granted, will allow the applicant five years to complete and record the final subdivision plat.

VICINITY MAP:



PUBLIC NOTICE:

1. A SEPA MDNS notice was distributed to agencies on March 24, 2022 and posted to the online SEPA Register under # 202201233.
2. A joint Public Hearing Notice and SEPA Notice of MDNS was published in the **Franklin County Graphic** on March 24, 2022.
3. Property Owners within 1-mile were mailed notice on March 24, 2022.
4. The Planning Staff e-mailed review packets to Technical Agencies on March 24, 2022.
5. County staff posted a sign on the property on March 24, 2022

APPLICABLE STANDARDS/ORDINANCES:

1. Franklin County Code Chapter 17.18 RC-1, Rural Community Zone
2. Franklin County Code Chapter 18.04 State Environmental Policy Act Guidelines
3. Franklin County Code Chapter 18.08 Critical Area/ Resource Area Protection Standards
4. Franklin County Code Title 16 Subdivisions
5. Franklin County Comprehensive Plan

SEPA ENVIRONMENTAL REVIEW

The proposal was not exempt from SEPA. Based on findings, the SEPA responsible official determined the following mitigation measures for the proposal, which apply to the plat and are in addition to any Preliminary Plat conditions determined by the County Board of Commissioners:

1. Recommendations for earthwork (including removal of vegetation and deleterious debris, subgrade preparation, material reuse, slope stability, compaction, wet weather construction, etc.), contained in the "Columbia River Road Residential Development, Franklin County Washington" by Baer Testing Inc. (dated November 4, 2020) and addendums to the report shall all be adhered to.
2. Applicant is required by the Department of Ecology to apply for a Construction Stormwater General Permit. This is based upon comments received by the Department of Ecology dated April 6, 2022. For more information, please see agency letter contained in the agency comment section.
3. Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air-quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.
4. Professional archeological survey is required before construction can begin. This is based upon comments received by the Department of Archaeology & Historic Preservation (DAHP) dated April 7, 2022. For more information, please see agency comments contained within the agency comment section.
5. Project shall comply with fire code provisions as expressed in Franklin County Code Ch. 8.40.
6. A drainage system shall be designed to capture and dispose of storm water runoff onsite.
7. A separate source of irrigation water shall be implemented and provided during the life of the project. If no outside irrigation service is available, a note shall be placed on the plat stating that no more than one-half (1/2) acre of land shall be irrigated from each exempt residential well.
8. No more than 5,000 gallons per day may be withdrawn from groundwater to serve the development. A note shall be placed on the face of the plat regarding this limitation.

AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

1. **Washington State Dept. of Ecology:** No project specific comments received. Please see April 6, 2022 letter.
2. **County Public Works Department.** Applicant shall meet and comply with the standards of the County Public Works Department. See the memo dated **March 25, 2022**.

3. **Benton-Franklin Health District:** Applicant shall meet and comply with the standards of the Benton-Franklin Health Department (See letter dated **February 8, 2022** from BFHD to Applicant). The Health District confirmed that the lots, as proposed, meet the minimum usable land area. The office has no objections, provided certain conditions are met.
4. **Big Bend Electrical Cooperative:** No comment recieved.
5. **Cascade Natural Gas (CNG):** No comments received.
4. **Franklin County Assessor's Office:** Not enough information to adequately review. Prior to final review and approval the applicant shall submit a copy of the Final Plat to the Assessor's Office for Cartographer review of the Final Plat Survey. The Plat shall be reviewed for legal descriptions, signature blocks, dedications, etc.
5. **Pasco School District:** The project is located within the Pasco School District boundaries. No comments were provided by the comment due date.
6. **County Planning and Building Department:** The County Planning and Building Department has determined the following for this application:
 - a. Said application is to subdivide approximately 28.9 acres into 22 single-family residential lots.
 - b. The land is zoned RC-1 and lies outside of the Pasco UGA.
 - c. The developer is proposing that the development will be served by septic and that each lot will be eligible for an on-site septic system.
 - d. Applicant plans to serve each lot with potable water using exempt on-site wells.
 - e. There are no environmentally critical areas (or buffers) mapped in the area of the proposed subdivision.
 - f. The applicant plans to provide irrigation, via a private system, to future development. Applicant shall provide verification that an approved irrigation source will be provided to the lots. This shall be completed prior to final plat approval.
 - g. Future development on the site will be subject to standards and requirements in effect at the time that the building permits are applied for. Currently, the following applies, among other requirements included in Title 17 (Zoning): the Residential Design Standards of FCC 17.66.180, Landscape Design Standards of FCC 17.74.050, and Outdoor Lighting Standards of FCC 17.66.150.
 - h. FCC 16.16.050 states that lots with double frontage shall be avoided when possible and residential lots shall front on and be accessed from a local access road rather than an arterial road. The applicant is proposing a subdivision design that includes multiple lots that could have access to an urban major collector road (Columbia River Road) and local access roads. The applicant should do one of the following:

Option 1: Place an estate type fence (solid masonry estate type fence/wall construction) on the south sides of Lots 1-11 along Columbia River Road, the entire length of each lot; except that vision triangle standards for fence placement apply at road intersections. Fencing / wall construction shall be completed prior to final plat approval. Next, to assist in weed control for the unimproved portion of the right of way between Columbia River Road and the solid masonry estate type fence/wall construction provide landscape fabric and river rock, basalt rock, gravel or other traditional residential landscaping material within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb.

Option 2: Place a note on the plat indicating that no access (including gates) may be granted to Lots 1-11 from Columbia River Road.

i. **The following language shall be listed on the final plat under Notes:**

- **Irrigation Requirements:** All lots within this development shall at all times have an outside irrigation source (separate from individual single-family wells) provided to them for the life of this development.
- Collectively, no more than 5,000 gallons of water per day, including for irrigation purposes, may be used from exempt wells in this development.
- During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided.
- All lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel or other traditional residential landscaping material. Maintenance of the landscaping is the requirement of each individual lot owner.
- All lots in the development are subject to **Park Dedication Fees** (\$50.00 per new lot/expected new dwelling unit). These fees may be paid prior to recording the final subdivision plat or at the time when a building permit is to be issued for the applicable lot(s). If the applicant chooses to not pay the fees prior to recording, then **a statement shall be placed on the final plat** stating that Park Dedication Fees apply to all lots in the development and shall be paid prior to building permit issuance for a new home on each applicable lot.
- This property is located in a **Franklin County Right to Farm area**. The Franklin County Right to Farm Ordinance, as amended, shall apply to activities in this area.

j. All of the statements that are required to be on the face of the plat shall be either: **1)** recorded as a restrictive covenant on each applicable parcel with the County Auditor **OR 2)** described in detail in the developer's covenants that is recorded and

provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.

- k. The applicant shall coordinate with the Planning and Building Department and County GIS Manager for the designation of **addresses and road names** for the development. **Both addresses and road names shall be shown on the final plat.**
- l. The applicant shall coordinate with the **Post Office** regarding centralized box unit (CBU) locations for the development, if necessary.
- m. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- n. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
- o. Prior to obtaining the County Treasurer's Signature on the final plat mylar, the applicant shall visit the County **Assessor's Office** to receive a Treasurer's Verification Form for the property.

Further, the applicant is encouraged to contact the **Assessor's Office and/or Treasurer's Office** to discuss potential property tax implications of the platting process. Items such as the removal of an open space designation and/or an advanced tax payment requirement for the property may be applicable.

- p. As proposed by the applicant this project will occur in one (1) phase and is not a phased development.
- q. A State Environmental Policy Act (SEPA) review has been completed for this project. A Mitigated Determination of Non-Significance (MDNS) was issued on March 24, 2022. Interested public and agencies were allowed to submit comments by April 7, 2022.
- r. **The Final Plat:**
 - i. The Final Plat shall be developed by a licensed Surveyor.
 - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 2-2008 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at:
http://www.co.franklin.wa.us/planning/subdivision_ordinance.html.
 - iii. The Final Plat Signature Blocks shall be provided for the following: Franklin PUD; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Benton Franklin Health Department; Irrigation Service Provider; County Engineer; County Treasurer; County Assessor; and County Auditor.

- iv. The final five (5) signatures (for final plat approval) to be obtained by the applicant are: #5 County Assessor; #4 County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040); #3 County Planning Commission Chair (See Planning and Building Department for assistance in obtaining signature); #2 Chairman of Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date); #1 County Auditor's Office (Recording of the final plat).
- s. After final plat recording, one (1) paper copy and one (1) electronic copy (disk, cd, or e-mail-pdf) of the recorded plat shall be distributed to the Planning Director and one (1) paper copy to the County Assessor.

PUBLIC COMMENTS / ADDITIONAL BASIS FOR FINDINGS:

The Planning Department received one (1) correspondence prior to the preparation of this report.

- 1. **Ed Hoyle, 420 Geisler Road:** Variety of specific comments regarding irrigation, road connectivity and access requirements, trees shown on the preliminary plat drawing, and the proximity of the Esquatzel Canal to the site. Other than the concerns expressed regarding the canal, all comments are addressed through existing requirements, or law. Please see April 6, 2022 letter.

Any additional written comments or testimony received prior to, or at, the Planning Commission Public Hearing may be entered into the record at the meeting.

RECOMMENDATION: (SUB 2022-03)

According to **Chapter 16.20 (Preliminary Plat)** of the Franklin County Code, the Planning Commission shall:

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

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

- 1. Adequate provisions are made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds and other public needs;
- 2. The proposed subdivision contributes to the orderly development and land use patterns in the area;
- 3. The public use and interest will be served by permitting the proposed subdivision;
- 4. The proposed subdivision conforms to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners;
- 5. The proposed subdivision conforms to the comprehensive plan and zoning requirements;

6. The proposed subdivision conforms to the general purposes of the Subdivision Ordinance.

Staff: The Franklin County Planning Department staff recommends that the Planning Commission forward a **POSITIVE RECOMMENDATION** to the Board of County Commissioners for application, SUB 2022-03. This **POSITIVE RECOMMENDATION** may be forwarded with the following suggested findings of fact, conclusions of law, and suggested conditions of approval:

Suggested Findings of Fact:

1. Adequate provisions **have** been made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds and other public needs;
 - a. Comprehensive Plan: The application is in compliance with the Franklin County Comprehensive Plan.
 - i. The property is zoned Rural Community 1 (RC-1).
 - ii. The Comprehensive Plan designation for the property is "Shoreline Development."
 - iii. The property is located outside of the City of Pasco Urban Growth Area.
 - b. Health:

The public health will not be negatively impacted by this proposal as current state requirements require compliance with septic standards.
 - c. Water Supplies:

The lots are proposed to be connected to an exempt, onsite well. Collectively, no more than 5,000 gallons of water per day, including for irrigation purposes, may be used from exempt wells in this development.
 - d. Roads/Access:

The property is located near Columbia River Road. The proposed subdivision will be accessed via those roads and the dedicated rights of way. All new roads will be dedicated and constructed to County standards. Mitigation fees will offset impacts to level of service. Direct access to Columbia River Road from lots 1-11 shall be prohibited.

e. Septic System:

The applicant is required to comply with local Health Department standards as it relates to the sanitary wastes (i.e. septic systems).

f. School/School grounds:

The project is located within the Pasco School District boundaries. The Pasco School District was sent notice of the application, and no comments were received. However, the applicant and PSD have entered into a voluntary agreement regarding impacts to the PSD.

g. Storm water:

Current county code requires that storm water be adequately addressed at the time of road construction and development. It is typical that engineered drainage swales are developed that will assist in compliance with storm water standards/requirements.

g. Parks:

Providing for adequate parks or other recreational facilities is necessary at the time of subdivision approval. Current county code requires that land be dedicated or a cash payment of \$50 per lot paid, in lieu of dedication be provided.

h. Irrigation:

The applicant has indicated that irrigation water will be provided to each lot.

i. Fire Protection:

The project is in the boundaries of Franklin County Fire District #3 and is located outside the City of Pasco's Urban Growth Area/Water Service Area. The County has adopted the 2018 International Fire Code. FD#3 is the reviewing agency during the subdivision review and processing to ensure compliance with fire protection standards.

2. The proposed subdivision **does** contribute to the orderly development and land use patterns in the area;

a. The property is zoned Rural Community 1 (RC-1) and the development is consistent with the land use patterns in the area.

b. All lots comply with the required width/depth and lot frontage standards for new lots.

3. The public use and interest **will** be served by permitting the proposed subdivision;
 - a. The development complies with the County Development Regulations and furthers the implementation of the Franklin County Comprehensive Plan.
 - b. Completion of public improvements, such as roads, and payment of park dedication fees (for area parks) benefit the public use and interest of this area.
4. The proposed subdivision **does** conform to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners;
 - a. The proposed subdivision conforms to the minimum lot size requirements of the Franklin County Zoning Ordinance.
 - b. The proposed subdivision conforms to the requirements of the Franklin County Subdivision Ordinance, including the minimum lot dimensions, lot requirements, and width/depth standards.
 - d. There are no environmentally critical areas or buffers mapped at the site of the proposed subdivision.
 - e. A State Environmental Policy Act (SEPA) review has been completed for this project and there are conditions of the MDNS that must be met.
5. The proposed subdivision **does** conform to the comprehensive plan and zoning requirements;
 - a. The Franklin County Comprehensive Plan designates this area for Shoreline Development (1 dwelling unit per acre).
 - b. The average lot size in the new development is approximately 45,714 sq. ft. The new lots comply with the minimum lot size requirement of the zoning district.
 - c. The development conforms to both the current zoning designation and the Comprehensive Plan.
6. The proposed subdivision **does** conform to the general purposes of the Subdivision Ordinance.
 - a. This development does comply with the purpose of the County Subdivision code. The purpose of the code is to regulate the division of land within unincorporated Franklin County. This Ordinance is to also further the purpose of promoting the health, safety, convenience, comfort, prosperity, and general welfare of the present and future inhabitants of Franklin County, and to:
 - i. Prevent the overcrowding of land;

Each lot in the development is 43,560 square feet or greater in size which complies with the zoning ordinance and comprehensive plan.

- ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;

Fees will mitigate against impacts that could affect level of service.

- iii. Promote the effective use of land;

The development utilizes the existing landscape and fulfils the intent of the County Zoning Ordinance.

- iv. Provide for adequate light and air;

The proposed sizes of the new lots in the development are of a size to provide adequate light and air to new homes and the surrounding lands.

- v. Facilitate adequate provision for water, sewerage, drainage, parks and recreational areas, and other public requirements;

Adequate provisions are being proposed and required for this development as it relates to water, sewerage, drainage, parks and recreational areas, and other public requirements. These provisions are addressed specifically in Findings of Fact #1.

- vi. Provide for proper ingress and egress;

Proper ingress and egress is being provided for this development. The Franklin County Public Works Department has reviewed the proposal for proper ingress and egress and these findings are addressed specifically in Findings of Fact #1 (d).

- vii. Provide for the expeditious review and approval of proposed land divisions which comply with this Ordinance, the Franklin County Zoning Standards, other County Plans, policies and land use controls, and Chapter 58.17 R.C.W.;

The land development process for this project complies with all applicable County Ordinances, R.C.W.'s, and associated timelines for development review.

- viii. Adequately provide for the housing, commercial, and industrial needs of the citizens of the State and County;

This 22-lot development is located in an area zoned Rural Community 1 (RC-1) which has a large lot, residential neighborhood focus.

- ix. Require uniform monumenting of land divisions and conveyance by accurate legal descriptions;

The development proposal complies with the provisions of the County Subdivision Ordinance as it relates to monumenting and legal description development.

- x. Implement the goals, objectives and policies of the Comprehensive Plan;

The Franklin County Comprehensive Plan designates this property for residential development with a designation of Shoreline Development (1 dwelling unit per acre).

The proposed development proposes an average lot size of 1.3 acres, is in compliance and consistent with local land use controls, and is compatible with the surrounding residential area.

Conclusions of Law:

1. An application was received for the **River Crest Estates** preliminary plat on February 23, 2022 and the application was deemed complete on March 3, 2022.
2. The SEPA process has been completed and a MDNS was issued on March 24, 2022, and sent to all reviewing agencies and those providing comment.
3. Following an open record pre decision hearing on a proposed preliminary plat, the Planning Commission shall render a recommendation to the board of county commissioners as to whether the proposal based on the findings shall be denied, approved or approved with medications or conditions.
4. The review criteria of FCC 16.20.070 was used to develop the findings of fact.

Suggested Conditions of Approval:

1. Applicant shall comply with the **County Public Works Department** requirements including:
 - a. The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(4) for the subdivision boundary and all lots.
 - b. The following notes are required on the final plat:
 - i. All new approaches to County Roads will require an approach permit at the time of building permit application. A mitigation fee is required and will be collected at the time of road approach permit issuance.

- ii. No lot within this subdivision shall have direct access to Columbia River Road.
 - iii. Lot owners shall agree to participate in any future L.I.D. / R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers.
 - iv. Lot owners shall be responsible for the maintenance of drainage ditches or swales per the design as shown on the road construction plans for this development, unless they are no longer necessary due to an alternate drainage system being installed.
 - v. Lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel (less than three inches in diameter), or other traditional residential landscaping material. Maintenance of the landscaping is the responsibility of each individual lot owner.
- c. All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
 - d. Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
 - e. This development shall comply with the Franklin County Comprehensive Parking Ordinance, as defined in Franklin County Code Section 10.12, except that provisions for "on-street parking on one side of County roads" will not be permitted.
 - f. Cul-de-sacs shall be designed with a 47 foot minimum radius, per Franklin County Design Standards, Division 1-03.4. The cul-de-sac shall be a hard surface, per Franklin County Code Section 16.12.020(D)(2), . The minimum right-of-way shall be 55 feet or larger to accommodate the hard surface and allow for proper drainage ditches or swales.
 - g. Reference primary survey control points to section corners and monuments conforming to Franklin County Code Section 16.28.100(B).
 - h. Prior to final plat approval, all roads must be completed to county standards.
 - i. The final plat shall be accompanied with State Plane Coordinates conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(1) and as set forth by state statutes for recording coordinates as described in RCW 58.20.180.

- j. Per Franklin County Code Section 16.28.100(H), every lot corner, beginnings and endings of curves, and angle points shall be marked in accordance with RCW 58.09.120.
- k. This development is within the Columbia River Road Mitigation Fee area from mile post 2.54 to 5.78. A per lot mitigation fee of \$498 has been set and will be required for all lots.
- l. The developer shall provide landscape fabric and river rock, basalt rock, gravel (less than three inches in diameter), or other traditional residential landscaping material within the unimproved portion of the right-of-way between the property line/estate wall and the edge of pavement and/or curb to assist in weed control along future Fraser Road.
- m. A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.

A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.

2. **Benton-Franklin Health District:** Applicant shall meet and comply with the standards and adopted rules of the Health District including:

- a. All lots shall contain 1 acre of usable land after all easements and encumbrances are subtracted.
- a. Any wells within 150' of this development shall be shown on the plat and will include the 100' sanitary control zone.
- b. The following statements shall be placed on the final plat:

"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the testing methods used, we have no way of determining whether each lot can comply with Benton Franklin Health Department Rules and Regulations at the time of permit issuance."

"Further, be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date".

"On-site sewage disposal systems installed with this plat will require systems meeting a minimum of Treatment Level C in accordance with the Benton-Franklin District Board of Health Rules and Regulations No. 2. Contact BFHD for more information."

- c. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
 - d. Prior to final approval, this office must be given the opportunity to review the final plat for compliance with Benton Franklin Health Department Rules and Regulations No. 2, and WAC 246-272, and issue appropriate comments to the Franklin County Planning Department.
3. **Big Bend Electrical Cooperative:** Applicant shall coordinate with BBEC regarding power backbone design and costs.
4. **Franklin County Assessor's Office:** Prior to final review and approval the applicant shall submit a copy of the Final Plat to the Assessor's Office for Cartographer review of the Final Plat Survey. The Plat shall be reviewed for legal descriptions, signature blocks, dedications, etc.
5. **Provision of Water:** Collectively, no more than 5,000 gallons of water per day, including for irrigation purposes, may be used from exempt wells in this development.
6. **County Planning and Building Department:** Applicant shall meet and comply with the following requirements and standards:
 - a. Applicant shall provide verification that an approved irrigation source will be provided to the lots.
 - b. FCC 16.16.050 states that lots with double frontage shall be avoided when possible and residential lots shall front on and be accessed from a local access road rather than an arterial road. The applicant is proposing a subdivision design that includes multiple lots that could have access to an urban major collector road (Columbia River Road) and local access roads. The applicant should do one of the following:

Option 1: Place an estate type fence (solid masonry estate type fence/wall construction) on the south sides of Lots 1-11 along Columbia River Road, the entire length of each lot; except that vision triangle standards for fence placement apply at road intersections. Fencing / wall construction shall be completed prior to final plat approval. Next, to assist in weed control for the unimproved portion of the right of way between Burns Road and the solid masonry estate type fence/wall construction provide landscape fabric and river rock, basalt rock, gravel or other traditional residential landscaping material within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb.

Option 2: Place a note on the plat indicating that no access (including gates) may be granted to Lots 1-11 from Columbia River Road.

- b. **The following language shall be listed on the final plat under Notes:**
- **Irrigation Requirements:** All lots within this development shall at all times have an outside irrigation source (separate from individual single-family wells) provided to them for the life of this development.
 - Collectively, no more than 5,000 gallons of water per day, including for irrigation purposes, may be used from exempt wells in this development.
 - During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided.
 - All lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel or other traditional residential landscaping material. Maintenance of the landscaping is the requirement of each individual lot owner.
 - All lots in the development are subject to **Park Dedication Fees** (\$50.00 per new lot/expected new dwelling unit). These fees may be paid prior to recording the final subdivision plat or at the time when a building permit is to be issued for the applicable lot(s). If the applicant chooses to not pay the fees prior to recording, then a statement shall be placed on the final plat stating that Park Dedication Fees apply to all lots in the development and shall be paid prior to building permit issuance for a new home on each applicable lot.
 - This property is located in a **Franklin County Right to Farm area**. The Franklin County Right to Farm Ordinance, as amended, shall apply to activities in this area.
- c. All of the statements that are required to be on the face of the plat shall be either: **1)** recorded as a restrictive covenant on each applicable parcel with the County Auditor **OR 2)** described in detail in the developer's covenants that is recorded and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.
- d. The applicant shall coordinate with the Planning and Building Department and County GIS Manager for the designation of **addresses and road names** for the development. **Both addresses and road names shall be shown on the final plat.**
- e. The applicant shall coordinate with the **Post Office** regarding centralized box unit (CBU) locations for the development.

- f. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- g. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
- h. Prior to obtaining the County Treasurer's Signature on the final plat mylar, the applicant shall visit the County **Assessor's Office** to receive a Treasurer's Verification Form for the property.

Further, the applicant is encouraged to contact the **Assessor's Office and/or Treasurer's Office** to discuss potential property tax implications of the platting process. Items such as the removal of an open space designation and/or an advanced tax payment requirement for the property may be applicable.

- i. The Final Plat:
 - i. The Final Plat shall be developed by a licensed Surveyor.
 - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 2-2008 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at:
http://www.co.franklin.wa.us/planning/subdivision_ordinance.html.
 - iii. The Final Plat Signature Blocks shall be provided for the following: Franklin PUD; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Benton Franklin Health Department; Irrigation Service Provider; County Engineer; County Treasurer; County Assessor; and County Auditor.
 - iv. The final five (5) signatures (for final plat approval) to be obtained by the applicant are: #5 County Assessor; #4 County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040); #3 County Planning Commission Chair (See Planning and Building Department for assistance in obtaining signature); #2 Chairman of Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date); #1 County Auditor's Office (Recording of the final plat).
- j. After final plat recording, one (1) paper copy and one (1) electronic copy (disk, cd, or e-mail-pdf) of the recorded plat shall be distributed to the Planning Director and one (1) paper copy to the County Assessor.

Agenda Item #2

**PUBLIC NOTICE,
AGENCY/PUBLIC COMMENT**

SUB 2022-03

**Rivercrest Estates
(Revised – Major Amendment)**



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF OPEN RECORD PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been an application proposed to the Franklin County Planning Commission by **Big Sky Development, LLC**, 5426 N. Road 68, Box D-113, Pasco, WA, 99301, seeking to develop a single-family residential subdivision, file # **SUB 2022-03** and **SEPA 2022-08**.

Said application is a major amendment to a previously approved preliminary plat (SUB 2020-01). The project is to allow for the development of a single-family residential subdivision, comprising two (2) parcels, totaling approximately 28.9 acres, and creating twenty-two (22), minimum 1 acre sized lots. The area where the project is proposed has a Zoning Designation of Rural Community 1 Zone (RC-1), with a Comprehensive Plan Designation of Rural Shoreline Development.

The subject parcels are described as follows:

LOCATION:

The properties are generally located East of Columbia River Road, South of Sagemoor Road and North of Helm Drive (Parcel Numbers: 126-190-341 & 126-190-363).

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. A public hearing will be held on **May 3, 2022** at **7:00 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, April 7, 2022**. Further information on how to participate in the meeting is provided below.

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 **Mitigated Determination of Non-Significance (MDNS)** has been issued. Accordingly, an Environmental Impact Statement is **not** required. This determination was made on **March 24, 2022** and comment period for determination and environmental impacts of proposal will close on **April 7, 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 24th DAY OF MARCH 2022.

PUBLISH:

Franklin County Graphic: March 24, 2022

Aaron Gunderson

From: DAHP SEPA (DAHP) <sepa@dahp.wa.gov>
Sent: Thursday, April 7, 2022 8:59 AM
To: Aaron Gunderson
Cc: Ashley Morton; Keith P Baird; Guy Moura (HSY); Casey Barney; Corrine Camuso; Jessica Lally; Jon Shellenberger; Kate Valdez; Noah Oliver
Subject: [EXTERNAL] RE: Request for Review and Comment & Notice of MDNS (SUB 2022-03)
Attachments: Franklin County_Rivercrest Estates Subdivision Project (SEPA 2020-13)_Survey Requested (DAHP Project Tracking # 2020-12-07575); 2020-12-07575_121120_Survey Requested.pdf

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.

Hi Aaron,

DAHP would like to reiterate our recommendation for an archaeological survey to be completed prior to ground disturbance commencing for this project. We do not view an inadvertent discovery plan alone as adequate in this case. Archaeological sites tend to cluster along rivers, so the probability of encountering one within this project area is extremely high. We ask that the MDNS be amended to include a condition for archaeological survey.

Please let me know if you have any questions.

All the best,

Sydney Hanson, MA (she/her) | **Transportation Archaeologist**
360.280.7563 (cell) | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

My schedule: M-F 7:00 AM – 3:30 PM

 Please consider the environment before printing this email

From: Aaron Gunderson <agunderson@franklincountywa.gov>
Sent: Thursday, March 24, 2022 12:37 PM
To: Craig Erdman <cerdman@franklincountywa.gov>; John Christensen <jchristensen@franklincountywa.gov>; Deana Chiodo <deanac@bfhd.wa.gov>; Dawson, Rick (DOHi) <rickd@bfhd.wa.gov>; Chief Mike Harris (MIL GUEST) <mharris@fcfd3.org>; Snow, Charlotte M <csnow@usbr.gov>; Bates, Gregory D <gbates@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; Robin Moug <rmoug@franklincountywa.gov>; Michael Morgan <mmorgan@franklincountywa.gov>; mark-nielson@conservewa.net; DAHP SEPA (DAHP) <sepa@dahp.wa.gov>; SCPlanning@WSDOT.WA.GOV; kaiserM@wsdot.wa.gov; rnunamaker@psd1.org; sthornton@psd1.org; mpost@psd1.org; planning@ctuir.org; William.marchand@colvilletribes.com; derek@yakamanation-olc.org; ethan@yakamanation-olc.org
Cc: Derrick Braaten <dbraaten@franklincountywa.gov>; Rebeca Gilley <rgilley@franklincountywa.gov>; Ryan Nelson

<ryann@franklincountywa.gov>

Subject: Request for Review and Comment & Notice of MDNS (SUB 2022-03)

External Email

NOTICE OF APPLICATION / REQUEST FOR REVIEW AND COMMENTS

Below is a link to the SEPA Record page on a Subdivision (SUB 2022-03).

[SEPA record number 202201233, "Rivercrest Estates"](#)

NOTICE OF SEPA MDNS

A SEPA MDNS has been issued for the proposal. (Franklin County File # SEPA 2022-08)

The Public Notice, MDNS and SEPA Environmental Checklist are located on the SEPA record page. Comments on the MDNS are due by April 7, 2022.

Thank you,

Aaron Gunderson

Planner I

Franklin County, WA | Planning & Building Dept.

509-545-3521

agunderson@franklincountywa.gov





Allyson Brooks Ph.D., Director
State Historic Preservation Officer

Derrick Braaten
Planning and Building Director
Franklin County
1016 N. 4th Ave.
Pasco, WA 99301

December 11, 2020

In future correspondence please refer to:
Project Tracking Code: 2020-12-07575
Property: Franklin County_Rivercrest Estates Subdivision Project (SEPA 2020-13)
Re: Survey Requested

Dear Derrick Braaten:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to the Columbia River, a resource known to have been historically important to Native American groups and/or settlers in the area. Furthermore, the Hanford South Archaeological District, which encompasses multiple previously recorded archaeological sites, is located directly west of the proposed project area. The scale of the proposed ground disturbing actions would destroy any additional archaeological resources present in the project area. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



"The Green Spot of the Columbia Basin"



South Columbia Basin Irrigation District

OFFICE: 1135 E. HILLSBORO, SUITE A

TELEPHONE 509/547-1735, FAX 509/547-8669 • P.O. BOX 1006 • PASCO, WASHINGTON 99301

April 7, 2022

ATTN: Mr. Derrick Braaten
Planning and Building Director
Franklin County Planning and Building Department
502 W. Boeing St.
Pasco, WA 99301

Re: Proposed Subdivision SUB 2022-03 and SEPA 2022-08

Dear Mr. Braaten,

The District has reviewed the proposed Subdivision SUB 2022-03 and SEPA 2020-08 for Big Sky Development, LLC and has the following comments:

- The agricultural water allotment for all land associated with this proposal **must be released** prior to subdivision/creation of any additional parcels. Please contact the South Columbia Basin Irrigation District (SCBID) Pasco office at 509-547-1735 to start the release process.
- The Esquatzel Diversion Canal is show, however, the right of way is not shown on this plat. Please add the right of way to include dimensions to the plat.
- The following language will be required on the final plat and must be signed by the landowner prior to approval:

Irrigation and Owner's Certificate

The property described herein is located wholly or in part within the boundaries of the South Columbia Basin Irrigation District ("District"). The District hereby certifies that the irrigation easements and rights of way shown on the Plat are adequate to serve all lots located within the Plat and other adjacent lands which are entitled to District irrigation water. A separate written agreement for completed irrigation facilities ___ has been approved; or ___ will not be required. (Check one)

The owner acknowledges the use and existence of irrigation water and delivery systems must comply with all District rules and regulations and may cause damage or be a hazard to property

and persons. The owner assumes all risk associated with the use and delivery of irrigation water and holds the District harmless and waives on behalf of themselves and their successors in interests any claims for damages of any kind against the District which may be caused by the construction, operation, or maintenance of the irrigation facilities; or from the delivery, leakage, or seepage of water.

South Columbia Basin Irrigation District

Owner

•

If you have any questions, please do not hesitate to contact me at 509-547-1735 or by email at bscott@scbid.org.

Thank you,

Brian M Scott

Brian Scott, P.E.
Chief Engineer
South Columbia Basin Irrigation District

CC: B1 U87



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

April 6, 2022

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

Re: Rivercrest Estates
File: SUB 2022-03 (SEPA 2022-08)

Dear Aaron Gunderson:

Thank you for the opportunity to comment on the Mitigated Determination of Nonsignificance regarding the River Estates project (Proponent: Big Sky Developers, LLC). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Solid Waste Management Program-Martyn Quinn (509) 329-3435

The applicant proposes to demolish an existing structure. Item B.7.a of the checklist asks if there are any environmental health hazards that could occur as a result of the proposal. Improper disposal of solid waste, including demolition waste, can result in environmental health hazards. We encourage the applicant to salvage, reuse, and recycle as much of the waste as possible. Recycling demolition debris is typically less expensive than disposal. Otherwise, the demolition waste must be disposed of at a permitted solid waste facility. Under Item B.1.e of the checklist, the proponent has failed to indicate the purpose, type or source of fill to be used. The use of fill material meeting the definition of solid waste, inert waste, or wood waste as defined in WAC 173-350-100 may require a solid waste permit from the jurisdictional health department. Such materials include, but are not limited to, concrete, asphalt, wood, and stumpage. Fill materials, such as clean soil and gravel, are exempt from the permit requirements of WAC 173-350.

For more information or technical assistance, please contact Martyn Quinn at (509) 329-3435 or via email at Martyn.Quinn@ecy.wa.gov.

Water Quality Program-Shannon Adams (509) 329-3610

The project still requires a Construction Stormwater General Permit.

For more information or technical assistance, please contact Shannon Adams at (509) 329-3610 or via email at Shannon.Adams@ecy.wa.gov.

Aaron Gunderson
April 6, 2022
Page 2

Water Resources Program-Herm Spangle (509) 329-3488

All water wells constructed shall be in accordance with the provisions of Chapter 173-160 WAC by a driller licensed in the State of Washington. A well report must be submitted to the Department of Ecology within 30 days after completion of a well.

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) 655-1541

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) 655-1541 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: 202201233)

E-cc: Caleb Stromstad, Aqtera Engineering (for Big Sky Developers, LLC)

Franklin County Planning Department
502 W. Boeing Street
Pasco, WA 99301

April 6, 2022

SUB 2022-03 and SEPA 2022-08(SEPA Record #202201233)

Thank You for the opportunity to review the application.

Key Note #7 retains the existing Easement granted to Sun Ray Estates from Giesler Rd to Columbia River Rd via the proposed subdivision road. The access to the subdivision road should be via a recorded Road Approach. The Road Approach should be constructed to County Standards with a reasonable grade and should be paved.

Key Note #8 retains the easement for Larkspur Rd. The grade of the existing easement and or the subdivision road needs to be compatible to allow the required emergency access.

General Note #3 indicates irrigation for the subdivision will be provided by a private system, and at least Key Notes #5, 6, and 13 indicate existing irrigation easements outside the proposed plat boundaries shall remain. Those easements and existing irrigation system are connected to the Sun Ray Estates irrigation system and provide a necessary drain for the Sun Ray Estates system. A General Note should be added stating this plat does not remove the existing drain for Sun Ray Estates.

Franklin County Subdivision Ordinance section 16.16.060 requires contiguous or adjoining land owned by the subdivider or applicant "shall be included as part of the proposed division of land." Pamona Properties & Investments LLC owns the land in the proposed plat and adjacent properties."

I am still concerned about the unrestricted access to the Esquatzel Canal. Every year there are animals that get trapped and die in the canal. It would be terrible to lose a child in the canal. Approval of a subdivision must consider safety.

The plat shows deciduous trees along the south edge of the plat. There is no existing line of trees. Therefore the trees must be planned, but they are shown crossing the subdivision road. If it is planned to plant a row of trees make sure they are not close to Columbia River Rd. Sight distance is somewhat restricted by existing guard rail over the Esquatzel.

Thank You.

Ed Hoyle
420 Giesler Rd
Pasco, WA 99301
509-528-5368



February 7, 2022

Big Sky Developers, LLC
c/o Dave Greeno
5426 N. Road 68 Box D-113
Pasco, WA 99301

RE: RE-Review of Proposed Rivercrest Estates Plat located off Columbia River Rd; Parcels #126-190-363 and 126-190-354.

Dear Mr. Greeno:

This office has re-reviewed the above referenced parcels for the proposed Rivercrest Estates long plat in accordance with our current land development policies and requirements for new subdivisions. Our findings are listed below:

1. There are 22 proposed lots.
2. Proposed land use is for single family dwellings.
3. All lots are proposed to be served by Single Family Wells.
4. Soil logs excavated throughout the property found predominately Type 1 soils (extremely gravelly soils) with varying depths of Type 2 (coarse sand) and Type 4 (sandy loam).
5. Most lots are relatively flat throughout the property with some lots having some varying slopes with some slopes in excess of 30%.
6. Proposed lots 15 and 16 contain contents of an existing property with a home, onsite sewage system and a well.

These findings indicate the above referenced plat generally meets our requirements for plats utilizing on-site sewage disposal systems and Single Family Wells provided:

1. All lots within the plat must be a minimum of 1 acre and contain a minimum of 21,780 square feet of usable land area after all easements and encumbrances are subtracted.

Big Sky Developers, LLC
February 8, 2022
Page 2

2. The existing onsite sewage system on proposed lots 15 and 16 must be decommissioned in accordance with Benton-Franklin Health District Board of Health Rules and Regulations No.2.
3. Existing well on proposed Lot 16 must be decommissioned in accordance with Washington State Department of Ecology standards prior to final plat approval. Documentation must be submitted to this office for verification.
4. All wells, onsite sewage disposal systems, irrigation lines, canals, and surface waters within 150ft of the plat are shown on the plat map.
5. All natural drainages shall be shown on the plat.
6. The following statement is to be placed on the final plat:

“This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton-Franklin District Board of Health Rules and Regulations at the time of permit issuance.

Further be advised this department’s approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date.

“The lots within this short plat may have specific limitations and/or restrictions for the placement of on-site sewage disposal systems. The Benton-Franklin Health Department should be contacted for further information.”

7. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
8. Prior to final approval, a long plat final review fee (Code 54.37 for \$200) must be submitted to this office for the final walk through review of the plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and for the issuance of appropriate comments to the Franklin County Planning Department.
9. It is recommended that some provision be made to facilitate future connection to a municipal sewer utility at such time as said utility becomes available.

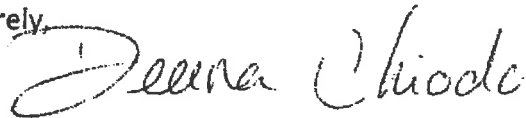
Big Sky Developers. LLC
February 8, 2022
Page 3

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

The preceding comments shall be valid for a period not to exceed 12 months from the date of this letter.

If you have any questions, please contact the Kennewick office (509) 460-4313.

Sincerely,

A handwritten signature in black ink that reads "Deana Chiodo". The signature is fluid and cursive, with the first name "Deana" and last name "Chiodo" clearly distinguishable.

Deana Chiodo
Environmental Health Specialist II

cc: Caleb Stromstad of Aqtera Engineering
Franklin County Planning Department

Agenda Item #2

**APPLICATION,
SEPA DETERMINATION & SEPA CHECKLIST**

SUB 2022-03

**Rivercrest Estates
(Revised – Major Amendment)**



<input checked="" type="checkbox"/>	General Land Development Application
<input checked="" type="checkbox"/>	SUBDIVISION FEE: \$800.00 plus \$25.00 per lot. Check made payable to the Franklin County Planning and Building Department.
<input checked="" type="checkbox"/>	\$150.00 SEPA Fee: Check made payable to the Franklin County Planning and Building Department.
<input checked="" type="checkbox"/>	SEPA Checklist: A completed State Environmental Policy Checklist shall be completed and submitted with this application.
<input checked="" type="checkbox"/>	<p>\$80.00 Variance Report Fee: Check made payable to the Franklin County Assessor's Office. An applicant <u>does not</u> need to contact the Assessor's Office to obtain this report. At the time of application, the Planning Division will request the report from the Assessor's Office. The report includes the Adjoining Property Owners' Names and Addresses (500 feet within an Urban Growth Area or one (1) mile outside an Urban Growth Boundary). As an alternative to the Assessor's Office, an applicant may also obtain this report from a licensed title company.</p> <p><i>Please note....the review period will not begin until this Variance Report is completed.</i></p>
<input checked="" type="checkbox"/>	Proof of Water Availability: Provide evidence of <u>legal availability</u> of water (Water right permit, letter from an approved water purveyor, domestic well permit, etc.) as well as evidence of <u>quality of water</u> (A letter from an approved water provider stating the ability to provide water OR notification from the Health District that the water is potable, for wells)
<input checked="" type="checkbox"/>	Preliminary Plat Map: 2 copies of the plat map from a registered surveyor and 1 copy in a digital or electronic format (PDF on a disk, cd, or e-mail) meeting the requirements of FCC 16.20.040.
<input checked="" type="checkbox"/>	Narrative: Provide an attachment with a written explanation of the project (the who, what, where, when and how of the proposal). Please be as detailed as possible. Items to include: If you are requesting any deviations to standards, Access to the property and route of travel to the site, Timelines for completion, Presence of critical areas, Any proposed pre-development demolition / septic tank removal, etc., Any proposed or pledged impact mitigation agreements.
<input type="checkbox"/>	Attach Property Information: <u>Proposed or recorded</u> Covenants, Conditions and Restrictions (CC&Rs) or deed restrictions pertaining to or affecting the property (if any), Latecomers agreements.
<input checked="" type="checkbox"/>	Written approval from the Benton-Franklin Health District. The Health District is located at 7102 West Okanogan Place, Kennewick, WA – (509) 460-4205.



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

PRELIMINARY PLAT (SUBDIVISION) (SUB) APPLICATION PACKET

In Franklin County, Washington there are two (2) types of subdivisions:

1. Short Subdivision (also known as short plats) and;
2. Subdivision (also known as a long plat).

Subdivision type is determined by the number of lots proposed and the properties location.

When a division of land is proposed and is located outside of an urban growth boundary, four (4) or less lots constitutes a short subdivision (short plat) while a proposal inside an urban growth boundary, nine (9) or less lots constitutes a short subdivision (short plat). Anything exceeding these numbers constitutes a subdivision (long plat).

Please note that subdivision (long plat) developments are not permitted in the Agricultural Production-20 and the Agricultural Production-40 Zoning Districts. To determine if a property is located within an Urban Growth Area or its zoning designation, please call the Planning and Building Department at 509-545-3521, visit our office or access the County's GIS Mapping Program online.

FREQUENTLY ASKED QUESTIONS:

What is a subdivision?

A subdivision or long plat is the division or re-division of land into lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership.

What is the difference between a short subdivision (short plat) and a subdivision (long plat) in Franklin County?

The subdivision type is determined by the number of lots proposed and the properties' location. Specifically, a subdivision (long plat) is a request to divide property into ten (10) or more lots for lands within a designated urban growth area and five (5) or more lots for lands outside a designated urban growth area. A short subdivision (short plat) consists of 9 (nine) or less lots for land inside an urban growth area and 4 (four) or less lost for property outside an urban area.

Is a subdivision allowed in the Agricultural Production 20 or Agricultural Production 40 Zoning Districts?

Only a short subdivision (4 or less lots) which meets certain criteria is allowed in the AP-20 and AP-40 Zoning Districts. A subdivision (long plat) is not permitted.

What is a preliminary plat?

The purpose of a preliminary plat is [to] establish specific review procedures and approval criteria for the division of land. A preliminary plat provides the county an opportunity to review the overall concept prior to initial development and is applicable when owner(s) wish to divide their property into ten (10) or more lots for

lands within a designated urban growth area and five (5) or more lots for lands outside a designated urban growth area. The intent of the preliminary plat process is to promote orderly and efficient community growth within the framework of RCW 58.17.035.

What is a final plat?

A Final Plat means a map of a subdivision of land made up in final form ready for approval and filing.

If I want to subdivide my property, where do I start?

Planning and Building Department staff will assist you through the application, review and decision-making process of a subdivision. The County Planning Commission reviews and will make a recommendation regarding the request. The Board of County Commissioners will make the final decision. In this decision-making process, all established standards, criteria, and policies regarding the long plat within the zoning district will be reviewed.

Call the Planning and Building Department at 509-545-3521, visit our office at 502 W. Boeing Street, Pasco, WA 99301 or review Title 16 Subdivisions in the County Code which may be accessed at <http://www.co.franklin.wa.us/>.

How do I apply for a subdivision?

A pre-application meeting with the Planning and Building Department staff is required for all subdivision applications. Applications are submitted to the Planning and Building Department. The following minimum application requirements shall be submitted:

1. Land Development Application;
2. Fees (see application checklist);
3. SEPA Review (see application checklist);
4. Written approval from the Benton Franklin Health Department;
5. 2 copies and an electronic copy of a preliminary plat developed by a registered surveyor; and
6. A plat certificate from a licensed title company showing the vested owner and others that have interest in the property.

What happens after I apply?

During the time prior to the public hearing, the Planning and Building Department staff will notify in writing (copy of public hearing notice) all the property owners of record within 500 feet of your property (if within an Urban Growth Area) or 1 mile of your property (if located outside an Urban Growth Area).

Additionally, the staff will conduct a review of your request and will do the following:

1. Establish a hearing date for the request;
2. Send notification of the hearing to local newspapers;
3. Send notification of the request to applicable technical agencies for comments;
4. Send notification of the request to neighboring landowners (see above); and
5. Compile public and agency comments to help develop a Staff Report for the hearing.

What happens at the public hearing?

An open record hearing (public hearing) is held to review your request. The applicant or representative is strongly encouraged to be present to discuss and answer any questions the Planning Commission or public may have. Anyone who wants to testify for or against your request will be allowed to do so.

When do I find out if my division of land was approved or denied?

At conclusion of this public hearing, the Planning Commission will make a recommendation to the County Commissioners to approve, approve with conditions, or deny the subdivision request. This recommendation is processed through an appeal time period prior to appearing before the Board of County Commissioners for a decision. For additional information regarding the timely filing of an appeal, closed record hearings, and Commissioner review and decision, please see Title 17.82 of the Franklin County Code or contact the Planning and Building Department for details and specifications.

After I receive preliminary plat approval, how long do I have to comply with the approval (conditions) and prepare a final plat?

A preliminary plat approval is valid for a period of 5 years.

Who should I discuss Advanced Property Taxes with as it relates to subdivision applications in Franklin County?

All applicants are encouraged to discuss the Advanced Property Tax requirements for subdivisions with the Franklin County Treasurer's Office.

-- Keep this section for your records --

-- Return the following completed pages with your application --



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY:	FILE #: SUB 2022-03	Reviewed by: Hearing Date:	<div style="border: 2px solid blue; padding: 5px; text-align: center;"> RECEIVED FEB 23 2022 FRANKLIN COUNTY PLANNING DEPARTMENT </div>
	Total Fees: \$ 800.00		
	Receipt #: PL 22-002702		
	Date of Pre-App meeting:		
	Date deemed complete:		

CHECK ALL THAT APPLY AND ATTACH THE SUPPLEMENTAL FORM(S):	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Boundary Line Adjustment
	<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Shoreline Substantial Development
	<input type="checkbox"/> Variance	<input type="checkbox"/> Shoreline Conditional Use Permit
	<input type="checkbox"/> Rezone	<input type="checkbox"/> Shoreline Variance
	<input type="checkbox"/> Non-Conforming Use Determination	<input type="checkbox"/> Shoreline Exemption
	<input type="checkbox"/> Zoning Interpretation / Administrative Decision	<input type="checkbox"/> Shoreline Non-Conforming
	<input type="checkbox"/> Short Plat	<input checked="" type="checkbox"/> SEPA Environmental Checklist
	<input checked="" 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: Pomona Properties & Investments, LLC (James A Kelley) Mailing Address: 3900 W 42nd Ave, Kennewick, WA 99337 Phone: 509-528-3696 Email: jcougk@aol.com
<input type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: Big Sky Developers, LLC Name: Dave Greeno Address: 5426 N Road 68, Box D-113, Pasco, WA 99301 Phone: 509-521-4834 Email: ccolre@aol.com
<input checked="" type="checkbox"/>	Surveyor / Engineer Company: Aqtera Engineering, LLC Name: Caleb Stromstad Address: 2705 St Andrews Loop, Suite C, Pasco, WA 99301 Phone: 509-845-0208 Email: caleb@aqtera.com

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

Subdivide 28.9 acres from parcels 126190354 and 126190363 into 22 lots (minimum 1 acre) for single family homes. Install necessary infrastructure and utilities to support development. This is a major amendment to preliminary plat approval SUB 2020-01, Resolution # 2021-078.

PROPERTY INFORMATION:

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

~~126190354~~, 126190363

126-190-341

Legal Description of Property:

See Preliminary Plat Map.

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

7566 Columbia River 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.

Jim Kelley 1/25/2022
Owner Date

Caleb Stromstad 1/25/2022
Applicant/Representative Date

Print Name: Jim Kelley
Managing Member

Print Name: Caleb Stromstad

PRELIMINARY PLAT SUPPLEMENTAL INFORMATION

ZONING:

RC-1

IS THE PROPERTY LOCATED WITHIN A FLOODPLAIN? YES ☐ NO ☒

IS THE PROPERTY LOCATED WITHIN AN AIRPORT SAFETY OVERLAY? YES ☐ NO ☒

PROPOSED SUBDIVISION NAME:

Rivercrest Estates

PARENT LOT/PARCEL SIZE (GROSS ACREAGE):

Parcels: ~~126190354~~, 126190363 / Size: 28.9 acres

PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:

The land is currently being used for commercial farming. There is an existing farmhouse and well located on parcel ~~126190354~~. (Retired) - New Parcel # 126-190-341

ARE YOU PROPOSING TO PHASE THE DEVELOPMENT? ☐ YES ☒ NO

IF YES, HOW MANY PHASES ARE YOU PROPOSING AND HOW MANY YEARS UNTIL THE DEVELOPMENT WILL BE FULLY BUILT- OUT?

AVERAGE LOT SIZE: 45,714 sf

SMALLEST LOT SIZE: 43,606 sf

LARGEST LOT SIZE: 67,418 sf

TOTAL NUMBER OF PROPOSED LOTS: 22

TOTAL NUMBER OF PROPOSED DWELLING UNITS: 22

TYPES OF BUILDINGS TO BE CONSTRUCTED (SINGLE FAMILY, DUPLEX, COMMERCIAL, ETC.):

Single Family Residential

ARE YOU PROPOSING TO INCLUDE DESIGNATED OPEN SPACES, PARKS OR RECREATIONAL AREAS?

☐ YES ☒ NO

IF YES, DESCRIBE ACREAGE AND TYPES:

DESCRIBE HOW STORMWATER DRAINAGE WILL BE HANDLED:

Roadside swales/ditches, surface infiltration

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

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

Esquatzel Diversion Channel

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

Public

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

N/A

DESCRIBE THE PROPOSED METHOD OF FIRE PREVENTION/ SUPPRESSION: Standardized On-site water storage: 20,000 gal underground tank, meeting FCC 8.40.080 requirements
ARE YOU PROPOSING SIDEWALKS? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
IRRIGATION SOURCE: <input type="checkbox"/> NONE <input type="checkbox"/> PRIVATE <input checked="" type="checkbox"/> SCBID <input type="checkbox"/> FCID
DOMESTIC WATER SUPPLY: <input checked="" type="checkbox"/> ON-SITE WELL <input type="checkbox"/> COMMUNITY WELL (Well ID # and location): _____ <input type="checkbox"/> OTHER (SPECIFY): _____
SEWAGE DISPOSAL: <input checked="" type="checkbox"/> ON-SITE SEPTIC <input type="checkbox"/> OTHER (SPECIFY): _____
LIST EXISTING OR PROPOSED UTILITY PROVIDERS: Power – Big Bend Electric Coop Telephone – PocketiNet Natural Gas – N/A Cable / Broadband – PocketiNet Sanitary waste disposal - On-Site Sewage System

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.**

Jim Kelley 1/25/2022
Owner Date

Caleb Stromstad 1/25/2022
Applicant/Representative Date

Print Name: Jim Kelley
Managing Member

Print Name: Caleb Stromstad
Rev. Jan 2019



FRANKLIN COUNTY WASHINGTON



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John A. Rosenau
Franklin County Assessor 1016 N. 4th Ave Bldg. A104 Pasco, WA 99301

Assessor Treasurer Appraisal MapSifter

Parcel

Parcel:	126190341	Owner Name:	POMONA PROPERTIES & INVESTMENTS LLC
DOR Code:	81 - Resource - Agriculture	Address1:	
Situs:		Address2:	3900 W 42ND AVE
Map Number:	102812-43-SH8801-000-0030	City, State:	KENNEWICK WA
Status:		Zip:	99337-2647

Description: THAT PORTION OF LOT 3, SHORT PLAT NO. 88-01, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 458734, RECORDS OF FRANKLIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 09°29'19" WEST ALONG THE WEST LINE THEREOF, AND ALONG THE EASTERLY MARGIN OF COLUMBIA RIVER ROAD, A DISTANCE OF 10.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE THEREOF WITH THE FOLLOWING COURSES: NORTH 09°29'19" WEST A DISTANCE OF 50.31 FEET; THENCE SOUTH 89°55'52" EAST A DISTANCE OF 80.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 279.71 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°10'01" A DISTANCE OF 225.38 FEET; THENCE NORTH 43°54'07" EAST A DISTANCE OF 9.68 FEET; THENCE NORTH 09°29'26" WEST A DISTANCE OF 649.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5399.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°59'05" A DISTANCE OF 469.76 FEET; THENCE NORTH 04°30'21" WEST A DISTANCE OF 743.69 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89°55'53" EAST, ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 220.43 FEET; THENCE, LEAVING SAID LINE, SOUTH 22°05'31" EAST A DISTANCE OF 276.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 55.00 FEET AND FROM WHICH POINT THE CHORD BEARS NORTH 74°16'19" EAST A DISTANCE OF 23.19 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°20'44" A DISTANCE OF 23.37 FEET; THENCE SOUTH 08°46'16" EAST A DISTANCE OF 1441.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°16'57" A DISTANCE OF 233.37 FEET; THENCE SOUTH 65°30'41" WEST A DISTANCE OF 203.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°00'00" A DISTANCE OF 80.29 FEET; THENCE SOUTH 85°30'41" WEST A DISTANCE OF 258.82 FEET TO THE PO

Comment:

2022 Market Value		2022 Taxable Value		2022 Assessment Data	
Land:	\$303,500	Land:	\$303,500	District:	106 - DISTRICT 106
Improvements:	\$10,000	Improvements:	\$10,000	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$313,500	Total	\$313,500	Total Acres:	15.59000

Ownership

Owner's Name	Ownership %	Owner Type
POMONA PROPERTIES & INVESTMENTS LLC	100 %	Owner

Sales History

No Sales History

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop	Value	Total	Exempt	Taxable
2022	POMONA PROPERTIES & INVESTMENTS LLC	\$303,500	\$10,000		\$0	\$313,500	\$0	\$313,500

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Parcel Comments

No Comments Available

Property Images

Click on an Image to enlarge it.



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Data current as of: 2/23/2022 4:13 PM

TX_RollYear_Search: 2022



FRANKLIN COUNTY WASHINGTON



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John A. Rosenau
Franklin County Assessor 1016 N 4th Ave Bldg. A104 Pasco, WA 99301

[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#:	126190363	Owner Name:	POMONA PROPERTIES & INVESTMENTS LLC
DOR Code:	81 - Resource - Agriculture	Address1:	
Situs:		Address2:	3900 W 42ND AVE
Map Number:	102812-43-SH8801-000-0040	City, State:	KENNEWICK WA
Status:		Zip:	99337-2647
Description:	SHORT PLAT 88-1 LOT 4		
Comment:	4/28/97 MOVED IMPROVEMENT VALUE TO PERM CROP FIELD OF ATR.		

2022 Market Value

2022 Taxable Value

2022 Assessment Data

Land:	\$244,700	Land:	\$244,700	District:	106 - DISTRICT 106
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$244,700	Total	\$244,700	Total Acres:	13.33000

Ownership

Owner's Name	Ownership %	Owner Type
POMONA PROPERTIES & INVESTMENTS LLC	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
11/19/15	SWD-1837914	4	50977	EL & JH RAY FARMS LLC	POMONA PROPERTIES & INVESTMENTS LLC	\$557,000
01/01/97	QD 540083	3	112	RAY, E L (ETAL)	EL & JH RAY FARMS LLC	\$0

Building Permits

Permit No.	Date	Description	Amount
	11/25/1997	OPEN SPACE APPLICATION	\$0.00

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2022	POMONA PROPERTIES & INVESTMENTS LLC	\$244,700	\$0	\$0	\$244,700	\$0	\$244,700
2021	POMONA PROPERTIES & INVESTMENTS LLC	\$133,000	\$10,300	\$129,000	\$272,300	\$0	\$272,300
2020	POMONA PROPERTIES & INVESTMENTS LLC	\$133,000	\$10,300	\$129,000	\$272,300	\$0	\$272,300
2019	POMONA PROPERTIES & INVESTMENTS LLC	\$133,000	\$10,800	\$51,600	\$195,400	\$0	\$195,400
2018	POMONA PROPERTIES & INVESTMENTS LLC	\$133,000	\$10,300	\$51,600	\$194,900	\$0	\$194,900

[View Taxes](#)

Parcel Comments

Date	Comment
01/01/10	4/28/97 MOVED IMPROVEMENT VALUE TO PERM CROP FIELD OF ATR.
10/27/05	1998 OPEN SPACE APPLICATION AF-1560541, OPEN SPACE REMOVAL 1999-2005 10-27-05

Property Images

Click on an image to enlarge it.



1.0.7822.19249

Data current as of: 2/23/2022 4:13 PM

TX_RolYear_Search: 2022

FRANKLIN COUNTY, WASHINGTON

STATE ENVIRONMENTAL POLICY ACT (SEPA)

MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS)

Description of proposal: Said application is a major amendment to a previously approved preliminary plat (SUB 2020-01). The project is to allow for a subdivision, comprising two (2) parcels (126-190-341 & 126-190-363) with approximately 28.9 acres, and creating twenty-two (22), minimum 1 acre sized lots. The area where the project is proposed has a Zoning Designation of Rural Community 1 Zone (RC-1), with a Comprehensive Plan Designation of Rural Shoreline Development.

File Number: SEPA 2022-08 (SUB 2022-03)

Proponent: Big Sky Developers, LLC

Legal Description(s):

126-190-341: THAT PORTION OF LOT 3, SHORT PLAT NO. 88-01, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 458734, RECORDS OF FRANKLIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 09°29'19" WEST ALONG THE WEST LINE THEREOF, AND ALONG THE EASTERLY MARGIN OF COLUMBIA RIVER ROAD, A DISTANCE OF 10.45 FEET TO THE TRUE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE THEREOF WITH THE FOLLOWING COURSES: NORTH 09°29'19" WEST A DISTANCE OF 50.31 FEET; THENCE SOUTH 89°55'52" EAST A DISTANCE OF 80.10 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 279.71 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°10'01" A DISTANCE OF 225.38 FEET; THENCE NORTH 43°54'07" EAST A DISTANCE OF 9.68 FEET; THENCE NORTH 09°29'26" WEST A DISTANCE OF 649.93 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 5399.58 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°59'05" A DISTANCE OF 469.76 FEET; THENCE NORTH 04°30'21" WEST A DISTANCE OF 743.69 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89°55'53" EAST, ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 220.43 FEET; THENCE, LEAVING SAID LINE, SOUTH 22°05'31" EAST A DISTANCE OF 276.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 55.00 FEET AND FROM WHICH POINT THE CHORD BEARS NORTH 74°16'19" EAST A DISTANCE OF 23.19 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°20'44" A DISTANCE OF 23.37 FEET; THENCE SOUTH 08°46'16" EAST A DISTANCE OF 1441.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°16'57" A DISTANCE OF 233.37 FEET; THENCE SOUTH 65°30'41" WEST A DISTANCE OF 203.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°00'00" A DISTANCE OF 80.29 FEET; THENCE SOUTH 85°30'41" WEST A DISTANCE OF 258.82 FEET TO THE PO

126-190-363: SHORT PLAT 88-1 LOT 4

Location: The properties are generally located East of Columbia River Road, South of Sagemoor Road and North of Helm Drive (Parcel Numbers: 126-190-341 & 126-190-363). The site is situated in a portion of the South 1/2 of Section 12, Township 10 North, Range 28 East, W.M., Franklin County, WA.

Lead Agency: Franklin County, Washington

Findings:

1. Earth (grading) impacts:
 - a. Soil Erosion: There is a potential for soil erosion during construction. Mature and young trees and roots will be removed.
 - b. Dust: Topsoil will be removed, which could result in a nuisance and result in impacts due to fugitive dust if not properly managed.
2. Air Quality impacts:
 - a. Short-term: There will be impacts to air quality from construction.
 - b. Long-term basis: There will be impacts to air quality from increased traffic volumes, which result in carbon emissions.
3. Transportation impacts: This proposal will result in additional vehicle, bicycle, and pedestrian trips to, from, and within the development site.
4. Impacts to surrounding land uses: There are potential impacts to surrounding land uses (including existing residential homes located to the north, south and east) by increased traffic, noise, and dust on a short-term basis from construction activities and on a long-term basis from future development.
5. Aesthetic impacts: There is a potential that views from properties to the east of the site may be affected.
6. Public service impacts: The development will result in an increased demand for public services, as twenty (21) homes may be added upon platting.
7. Stormwater impacts: Residential development and roadway improvements at the site will result in stormwater impacts, as there will be increased run-off from additional impervious surfaces and increased pollutants in the run-off from roads, parking areas, and landscaping.

Mitigation Measures:

1. Recommendations for earthwork (including removal of vegetation and deleterious debris, subgrade preparation, material reuse, slope stability, compaction, wet weather construction, etc.), as contained in the "Columbia River Road Residential Development Franklin County, Washington" by Baer Testing, Inc. (dated November 4, 2020) and addendums to the report shall all be adhered to.
2. A Construction Storm Water Pollution Prevention Plan (SWPPP) shall be provided, with measures to mitigate for potential erosion caused by onsite storm water runoff, and the plan shall be implemented by the Contractor.
3. Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air-quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.

4. Should archaeological materials (e.g. bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the Franklin County Planning and Building Department, the affected Tribe(s) and the county coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.
5. Project shall comply with fire code provisions as expressed in Franklin County Code Ch. 8.40.
6. A drainage system shall be designed to capture and dispose of storm water runoff onsite.
7. A source of irrigation water shall be implemented and provided during the life of the project. If no outside irrigation service is available, a note shall be placed on the plat stating that no more than one-half (1/2) acre of land shall be irrigated from each exempt residential well.
8. No more than 5,000 gallons per day may be withdrawn from groundwater to serve the development. A note shall be placed on the face of the plat regarding this limitation.

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 MDNS is issued under WAC 197-11-350; the Lead Agency will not act on this proposal for fourteen (14) days from the date of publication (March 24, 2022). Comments must be submitted by: April 7, 2022.

Responsible official: **Derrick Braaten**

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

Address: **502 Boeing Street, Pasco, WA 99301**

Date/Signature: **3/24/2022 - Derrick Braaten**

Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than **April 7, 2022**. Contact the responsible official to read or ask about the procedure for SEPA appeals.

SEPA 2022-08

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.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

A. Background

1. Name of proposed project, if applicable:

Rivercrest Estates Subdivision

2. Name of applicant:

Big Sky Developers, LLC

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

Applicant:

Big Sky Developers, LLC

c/o Dave Greeno

5426 N Road 68, Box D-113, Pasco, WA 99301

(509) 521-4834

Applicant Representative:

Aqtera Engineering

c/o Caleb Stromstad

2705 St Andrews Lp, Ste C

Pasco, WA 99301

(509) 845-0208

4. Date checklist prepared:

2/17/22

5. Agency requesting checklist:

Franklin County.

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

As soon as permitted.

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

No.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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

- A storm drainage report will be developed outlining the designed system used to handle stormwater runoff from the proposed development site.
- A geotechnical report has been prepared by Baer Testing Inc.
- Benton-Franklin Health District Approval Letter

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.

Yes.

- Municipal & Industrial Water Service Contract: U.S. Bureau of Reclamation

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

- Construction right of way permit for street and utility improvements: Franklin County
- Municipal & Industrial Water Service Contract: U.S. Bureau of Reclamation
- Building Permits: Franklin County
- Subdivision OSS Re-review: Benton-Franklin Health District

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.)

This proposal is to subdivide 28.9 acres from parcels ~~126190354~~ and 126190363 into 22 single family residential lots. Zoning is RC-1 requiring a minimum lot area of one acre. Typical street and utility improvements will be installed to support subdivision.

FCP: Correct
permit
#126-190-341.
3/16/2022

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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.

The site is located at 7566 Columbia River Rd, Pasco, WA 99301

Parcel #'s: ~~126190354~~, 126190363.

FCP: Correct permit #126-190-341.
3/16/2022

The site is located in a portion of South ½ of Section 12 & the North ½ of Section 13, Township 10 N, Range 28 E, W.M. in Franklin County, WA

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)?

The site slopes towards the west with isolated grades up to 30%.
Average grade of site is 15%.

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.

Majority of soil is Quincy Loamy fine sand and Burbank loamy/gravelly loamy fine sand with minor amounts of Finley very fine sandy loam and Neppel fine sandy loam, per NRCS soils data.

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**Evaluation for
Agency Use
Only:**

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

The western portion of the property contains erosion/landslide hazard areas (15-39% slopes), per Franklin County's erosion/landslide hazard map. Mass grading in accordance with geotechnical recommendations will mitigate potential hazards associated with the construction of structures in these areas.

- 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.

Final grading quantities have yet to be determined, but are estimated to be near eighty thousand cubic yards. The site will be graded to balance onsite material. The two rows of proposed lots will be shaped to maximize views of the river.

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

Soil erosion is a potential during the construction phase. The site is mostly covered by an existing orchard which will be removed during construction. Mass grading of the site will strip vegetation which will increase the potential for wind and stormwater erosion.

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

It is anticipated that approximately 10-15% of the overall site will be covered with impervious surfaces for road right-of-way after construction. In addition, County RC-1 zoning standards provide for a maximum lot coverage of 40%.

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Only:**

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

- Construction Stormwater Pollution Prevention Plan (SWPPP) implemented by the Contractor will provide measures to mitigate for potential erosion caused by onsite stormwater runoff.
- Compliance with Franklin County's Clean Air and dust control ordinances during construction.
- Subdivision drainage system will be designed to capture and dispose of stormwater runoff onsite.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

General exhaust from construction vehicles will occur. Post development emissions typical from residential subdivisions will occur such as vehicle exhaust.

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

No off-site sources of emissions or odor are expected to affect this proposal.

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

During construction the shutting off equipment when not in use will help reduce emissions.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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.

- The South Columbia Basin Irrigation District has an irrigation canal that is located east and upgradient of the project site. Flows in this canal occur from March through October (irrigation season).
- The Esquatzel Diversion Channel is located south of the site. This wasteway discharges seasonal irrigation water directly to the Columbia River.
- The Columbia River is approximately 200-250' west of Columbia River Rd.

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.

Yes, the Esquatzel Diversion Channel is 100' from the southern boundary of the site. Grading and road construction will occur within the site.

No work will be completed within 200' of the Columbia River. Improvements to Columbia River Rd are not anticipated.

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.

- An irrigation turnout in the SCBID canal east of the site will be utilized to divert irrigation water to serve the subdivision.
- There are no other direct surface water withdrawals or diversions associated with this project.

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**Evaluation for
Agency Use
Only:**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Based on FEMA Flood Insurance Rate Map (FIRM) panels 530044-0675-B and ~~530044-0680-B~~, the area of the site is within zone C. Zone C does not lie within the 100-year floodplain.

FCP: Upon analysis of FIRM panels, the proposed site is only contained in panel 530044 0675 B. 3/16/2022

- 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, the proposed development will not involve discharge of waste materials to surface waters.

b. Ground Water:

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

Yes, the proposed development will utilize exempt wells on each individual lot for domestic water use. There will be no discharge of well water directly to groundwater.

The project total withdrawal will be less than 5,000 gpd. Assuming average daily domestic use per dwelling at 220 gpd, the project will draw 4,840 gpd.

- 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 material will be discharged to onsite sewage systems. All proposed lots will utilize individual onsite sewage systems. Location and size of each system will be determined by the standards adopted by the Benton Franklin Health District.

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

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

will this water flow? Will this water flow into other waters? If so, describe.

On site runoff will be generated primarily from new impervious road surfaces. The runoff generated from these surfaces will be captured and infiltrated on site, via roadside swales and other infiltration methods.

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

Stormwater runoff coming in contact with contamination sources could cause waste materials to enter the ground. Improperly working or installed onsite sewage disposal systems have the potential to discharge untreated waste into the ground.

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

There are no existing drainage channels affected by this proposal. The general contour of the site provides for sheet flow of existing runoff patterns to the west which eventually infiltrates. It is unknown if the existing site discharges stormwater offsite during a significant rain event.

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

Measures to reduce and control surface runoff will be met following SWMMEW and Franklin County standards. Engineered stormwater design calculations will be submitted to the County for review.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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?

Existing vegetation on the site will be cleared for development purposes.

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

No known threatened or endangered species are located in the proposed site.

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

Landscaping will include typical residential vegetation, with the lots being landscaped in compliance with FCC 17.74 Landscaping and Screening.

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

None are known.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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

Robins, Starlings, Magpie, Kestrel Hawk, Seagull, Dove, Quail,
Columbia River fish species (in Columbia River), Deer, Mice.

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

None are known.

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

Yes, the entire Columbia Basin is part of a migration route.

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

None proposed.

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

None are 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.

Electrical, wood stove, and propane utilities will be utilized to meet the proposed developments energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The proposed development will not impact the potential uses of solar energy by adjacent properties.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

- 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:

The proposed development will meet applicable state and local energy codes.

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, the proposed development will not pose any environmental health hazards. Any waste that is generated will be disposed of consistent with county and state regulations.

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

There are no known contamination areas at the site.

Past and present use of land adjacent the site provides for the possibility of contamination. Primary potential comes from the application and storage of chemicals for orchard production. Storage and application of chemicals for farming operations is regulated and commercial farms are regularly inspected for compliance and reporting of spills. There is no known record of spills on or near the site.

- 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.

There are no known underground hazardous chemicals or gas pipelines within the project area.

- 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.

Aside from equipment fueling during the construction phase, there no other known toxic or hazardous chemicals that will be stored

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

onsite during the life of the project.

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

None are known.

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

Compliance with the Health District standards for onsite sewage disposal.

b. Noise

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

Typical farm operation noises exist onsite. These noises will not affect the proposal.

- 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 noise will be generated during the construction phase of the proposed development. Long-term noise will be typical of residential use.

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

Noise impacts produced during the construction phase will be limited in durations. To minimize noise impact, construction equipment will utilize mufflers and quieting devices. Compliance with the Franklin County Municipal code with regards to noise will be followed.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

There is one dwelling unit on the site and the majority of the area is presently in orchards. There is residential development immediately north of the site and cultivated agricultural land east and south. Current land uses will be unaffected by the proposal.

- 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?

The entire project area has been used as working farmlands for over 30 years. Approximately 29 acres of orchards will be converted to residential (non-farm) use with this project. This project does not convert any agricultural lands of long-term commercial significance.

- 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 impacts due to farming are known or anticipated.

- c. Describe any structures on the site.

Parcel ~~126190354~~ contains an existing house and outbuildings.

FCP: Correct Parcel
#126-190-341 3/16/2022

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

Yes, the existing house and outbuildings on parcel ~~126190354~~ will be demolished or relocated offsite.

FCP: Correct Parcel
#126-190-341 3/16/2022

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

RC-1 Rural Community 1 Acre.

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

Rural Shoreline Development

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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

Outside shoreline master program jurisdiction.

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

The western portion of the property contains erosion/landslide hazard areas (15-39% slopes), per Franklin County's erosion/landslide hazard map. Mass grading will mitigate hazards associated with the construction of structures in these areas.

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

22 single-family dwellings x 3 persons per dwelling = 66

Total: 66 persons

- j. Approximately how many people would the completed project displace?

The estimated three tenants of the existing mobile home will be displaced.

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

None proposed.

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

Proposed land use is compatible with the existing land use and zoning designations.

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

None proposed.

9. Housing

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

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

22 dwelling units provided for high to middle income housing.

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

The existing low-income mobile home will be eliminated.

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

None proposed.

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?

All structures will be built in accordance with the Franklin County Zoning District and building standards. The height of structures will not exceed the maximum height allowed for in the Franklin County Zoning District standards.

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

The construction of the proposed development will alter the site's appearance; however the change in views from outside the property will be limited.

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

The proposed development will improve the aesthetics of the area by providing new streets and landscaping within the development site. The site will conform to the County's Residential Design Standards.

11. Light and Glare

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

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

Exterior building lighting will be generated by the completed project and occur during the evening and night hours.

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

Unlikely. Typical residential lighting anticipated.

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

No off-site sources of light or glare will affect this proposal.

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

The site will comply with FCC 17.66.150 Outdoor Residential Lighting.

12. Recreation

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

The Columbia River is located approximately 200-250' to the west and is commonly used for recreational purposes such as boating or fishing.

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

The proposed development will not displace existing recreational uses.

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

Park fees (if applicable) as determined by the County will be paid at time of building permit.

13. Historic and cultural preservation

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

- 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 are known to exist on or near the proposed development site.

- 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 are known to exist on the proposed development site.

- 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.

The Washington Information System for Architectural and Archaeological Records Data (WISAARD) online mapping system was utilized to determine if cultural or historic resources exist near the site. WISAARD classifies the project site as: "Survey Highly Advised: Very High Risk". This classification is found along the entire Columbia River.

FCP: During analysis using WISAARD, under GIS layer entitled "Project Area/Area of Potential Effect" it list the south half of both parcels (126-190- 363 & 126-190-341) as being in "Survey Highly Advised: High Risk." 3/16/2022

- 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.

Contractor shall have an inadvertent discovery protocol in place prior to ground disturbing activities.

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.

The site will be serviced by two public road entrances from Columbia River Road along the west boundary of the site.

- 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?

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

No. The nearest public transit route is located along Sandifur Parkway in Pasco, approximately 6 miles south of the proposed development.

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

With 22 proposed units, and a minimum of 2 parking spaces per unit, a minimum total of 44 off street parking spaces will be created. No existing parking spaces will be eliminated as part of this proposal.

- 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).

The proposed development will create roads within the interior of the development site.

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

No. The proposed development is over 8 miles from the Pasco Airport and development will not obstruct air or rail traffic.

- 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?

ITE Manual, Trip Generation 9th Edition was used to estimate the vehicle trips per day.

Category 210 – Single-Family Detached Housing

Average weekday rate: 9.52 trips/unit

9.52 trips/unit * 22 units = 209 vehicle trips per day.

Total average trips generated per day by this proposal: 209 trips.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

Negligible percentage of commercial and non-passenger vehicles.
Peak volumes anticipated to occur between 4:00pm-6:00pm
weekdays.

- 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 the proposed development will not affect the movement of agricultural or forest products.

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

Traffic impact fees (if applicable) will be paid at time of building permit.

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.

The proposed development is not expected to result in an increased need for public safety services such as police and fire, or for health care and educational services, beyond that which is typical of single family residential development.

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

Design and development will occur per County engineering and planning standards.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- 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.

Water: Domestic Well

To Be Completed by Applicant:

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

Sewer: Onsite Sewage System (Private)
Irrigation: Private onsite distribution (supplied from SCBID canal
via M&I contract with the Bureau of Reclamation)
Electricity: Big Bend Electric Cooperative
Refuse Service: Basin Disposal Inc.
Communication: PocketiNet

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 Caleb Stromstad, PE

Position and Agency/Organization Applicant Representative / Aqtera Engineering

Date Submitted: 2/17/22

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:

Not Applicable.

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:

Not Applicable.

3. How would the proposal be likely to deplete energy or natural resources?
Proposed measures to protect or conserve energy and natural resources are:

Not Applicable.

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:

Not Applicable.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
Proposed measures to avoid or reduce shoreline and land use impacts are:

Not Applicable.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Proposed measures to reduce or respond to such demand(s) are:

Not Applicable.

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

Not Applicable.

Agenda Item #2

MAPS

SUB 2022-03

**Rivercrest Estates
(Revised – Major Amendment)**



RIVERCREST ESTATES - PRELIMINARY PLAT

**A PORTION OF THE S 1/2 OF SEC. 12, TWN. 10 N., RGE. 28 E., W.M.
FRANKLIN COUNTY, WASHINGTON**

LEGAL DESCRIPTION

THE NATIONAL FRANCHISE TIME COMPANY
AMERICA'S TIME COMPANY
10000 WILSON AVENUE
CHICAGO, ILL. 60642

[illegible]

KEY NOTES

- [illegible]

KEY NOTES

- (11) 45' SOUTH EXISTING UNIMPAVED EASE TO BE OBTAINED FROM ADJOINING PROPERTY OWNER PRIOR TO FINAL PLAT.
- (12) 20' ACCESS AND UTILITY EASE TO SERVE LOT 22.
- (13) THOSE PORTIONS OF E1 SE1/4 UNTIL, AND ACCESS EASEMENT LOCATED WITHIN PLAT SUBMITTED TO BE VACATED AT FINAL PLAT. THOSE PORTIONS OUTSIDE OF PLAT BOUNDARIES TO REMAIN.

1. INTRODUCTION

- [illegible]

GENERAL NOTES

- [illegible]

PROJECT INFO

SITE INFORMATION
PARCEL NO. 12540394 12540393
SITE ADDRESS: 7500 COLUMBIA RIVER RD, PASCO, WA 99031
SITE AREA: 24.1 AC
RCD: 10.4 AC

PROJECT ENGINEER
BURNS & MCDONNELL, INC.
10000 WILSON BLVD., SUITE 400
PACED, WA 98043
PH: 206/544-2400
FAX: 206/544-2400

CONTRACT DATE 06/80

CIVIL ENGINEER
ATKINS ENGINEERING
10000 WILSON BLVD., SUITE C
PACED, WA 98043
PH: 206/544-2400
FAX: 206/544-2400

CONTRACT OALD STRUCTURAL PE

SURVEYOR
AHL, INC.
10000 WILSON BLVD., SUITE H
PACED, WA 98043
PH: 206/544-2400
FAX: 206/544-2400

CONTRACT JAM BECKER PLS

BAASIS OF BEARING

WASHINGTON STATE PLANE SOUTH PROJECTION BASED ON 1983
OBSERVATIONS USING NEWMAN AND GOOD TOWNSHIP
UNITS OF MEASUREMENT ARE US SURVEY FEET
VERTICAL DATUM

HAD 100 VERTICAL DATUM OR ORTHOMETRICALLY CORRECTED
 UPS OBSERVATIONS USING WGS 84 AND GEOID 2014A.
 SURVEY EQUIPMENT USED
 3" TOTAL STATION UTILIZING SHIMADZU FIELD TRAVERSE
 TECHNIQUE FOR CONTROL AND STATIONING.
 REPORT WAS USING WASHINGTON STATE NOTORIOUS METHOD.

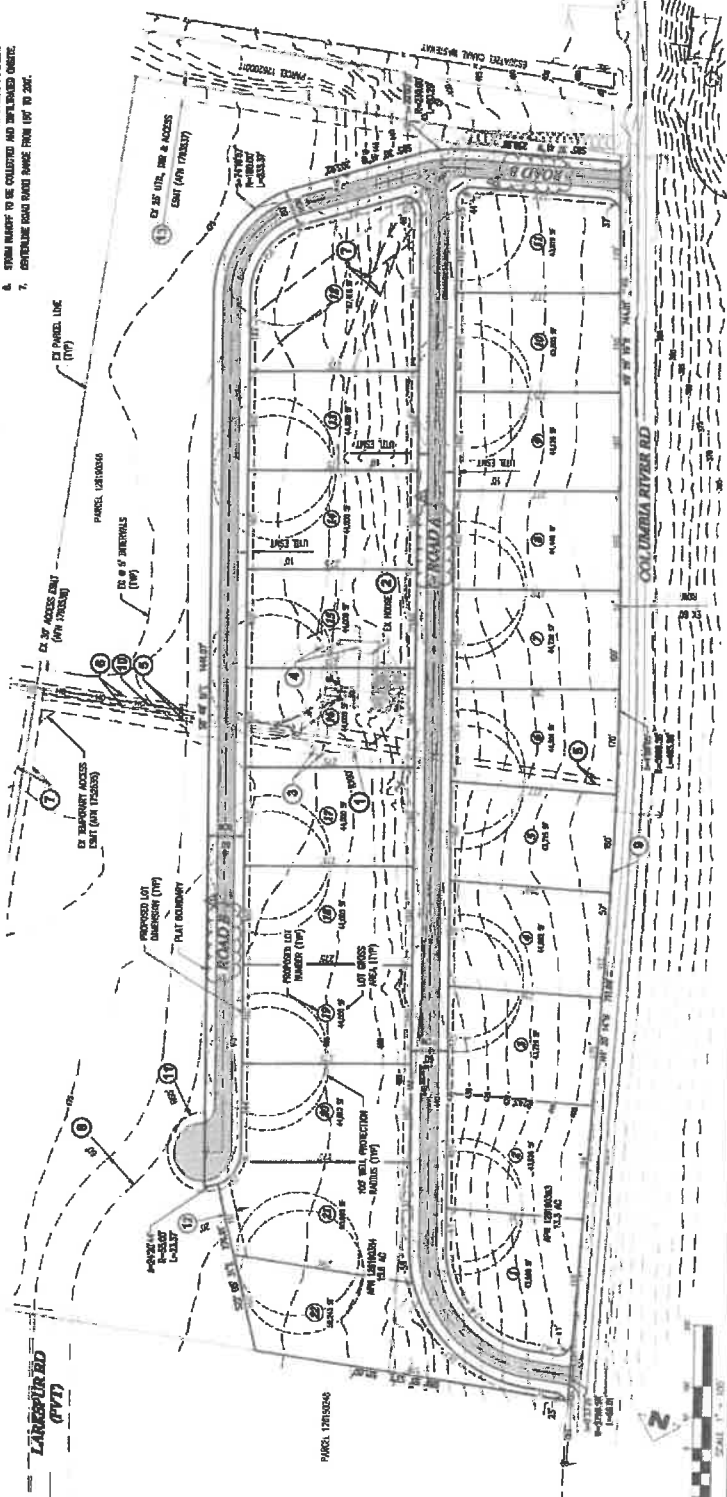
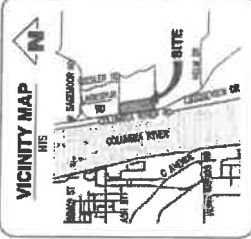
UNITED SERVICES
BOARD FRANKLIN COUNTY
WATER: INDIVIDUAL EXCEPT WELLS
STORM: FRANKLIN COUNTY PUBLIC WORKS
(STORM EXCEPT INFILTRATED CREEKS)

SEWER, INDIVIDUAL ONITE SEWER SYSTEMS
WEDGEMOUNT, PRIVATE SYSTEM
POWER, LOW VOLT ELECTRIC COOPERATIVE
COMMUNICATION, FIBROTECH
LAND USE TABLE

TOTAL PLAT AREA: 281.9 AC
PROPOSED USE: SINGLE FAMILY RESIDENTIAL (RD-1)
NUMBER OF LOTS: 22
MINIMUM LOT AREA: 43,590 SF (0.11)

MINIMUM LOT AREA: 67,416 SF (0.1712)
AVERAGE LOT AREA: 43,714 SF
COUNTY NOW AREA: 254,933 SF

111



PRELIMINARY PLAT MAP
MAJOR AMENDMENT

RIVERCREST ESTATES
PRELIMINARY PLAT
AD #9000-005
FRANKLIN COUNTY

REVISIONS



AOTERA
ENGINEERING

202200 St. Andrews Loop, Suite C | Irvine, CA 92618



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