

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: December 15, 2022	PREPARED BY: Derrick Braaten
Meeting Date Requested: December 27, 2022	PRESENTED BY: Derrick Braaten
ITEM: (Select One) <input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Brought Before the Board Time needed:	
SUBJECT: Final Approval of the Kohler Estates subdivision, SUB 2022-02, a request to subdivide one (1) parcel, totaling approx. 26.44 acres into twenty-two (22), 1 acre, single-family lots. The land is zoned Rural Community 1 (RC-1).	
FISCAL IMPACT: None	
BACKGROUND: <p>On June 21, 2022 the Board of County Commissioners approved Res. 2022-137, granting preliminary approval for the Kohler Estates subdivision, SUB 2022-02, comprising approximately 26.44 acres, and proposing twenty-two (22) single-family lots.</p> <p>The property is generally located North of Dent Rd., West of Richview Dr., South of Fanning Rd, and East of the Columbia River. The site is situated in a portion of the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 10, Range 28, W.M. in Franklin County, W.</p>	
RECOMMENDATION: <p>Staff recommends the Board grant final plat approval to the Kohler Estates Subdivision, SUB 2022-02, based on the following findings, included in the Resolution:</p> <ol style="list-style-type: none">(1) The conditions imposed when the preliminary subdivision was approved have been met.(2) Agencies with jurisdiction have approved and signed the plat.(3) The proposal complies with the requirements of state law and the County subdivision ordinance.(4) The subdivision conforms with the general purposes of the Comprehensive Plan and the Zoning Ordinance. <p><u>Suggested Motion:</u> I move to Pass Resolution # _____, granting final approval of SUB 2022-02, and authorize the Chairman of the Board to sign the final subdivision.</p>	
COORDINATION: Notice was sent to approximately 35 agencies and organizations, including those that have signed the final plat. In coordination with Public Works, the recording of the plat may be permitted prior to the installation of street signs, provided the signs are installed prior to submitting for any building permits on the properties. Please see attached Temporary Waiver.	
ATTACHMENTS: (Documents you are submitting to the Board) <p>(1) Draft Resolution; (2) RES 2022-137 granting Preliminary Approval for SUB 2022-02 (Preliminary Plat); (3) Temporary Waiver of Conditions (allowing for plat recording in advance of street sign installation); (4) SUB 2022-02, Kohler Estates Final Plat Map.</p> <p>The final plat for signature will be provided at the meeting.</p>	

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

To the Clerk of the Board: 1 Original Resolution

To Planning: 1 Copy Resolution

I certify the above information is accurate and complete.



Derrick Braaten, Planning & Building Director

FRANKLIN COUNTY RESOLUTION _____

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

RE: *Final Approval for SUB 2022-02, Kohler Estates, to subdivide approximately 26.44 acres into twenty-two (22) residential lots.*

WHEREAS, this Board did consider the Kohler Estates subdivision application at a public meeting and granted preliminary approval for the subdivision on June 21, 2022; and

WHEREAS, the land is zoned Rural Residential (RR-1), allowing for 1-acre minimum lots; and

WHEREAS, the properties are generally located North of Dent Road, West of Richview Drive, South of Fanning Road, and East of the Columbia River. The site is situated in a portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, Township 10, Range 28 E.W.M., in Franklin County, Washington (Parcel 126-150-015); and

WHEREAS, the Board of County Commissioners has determined the following for the plat:

1. The conditions imposed when the Preliminary Subdivision was approved have been met,
2. Agency's with jurisdiction have approved and signed the plat,
3. The requirements of the state law and Subdivision Ordinance have been complied with,
4. The Subdivision conforms with the general purposes of the Comprehensive Plan and the Zoning Ordinance; and

WHEREAS, the public use and interest will be served by approving the Kohler Estates Subdivision, SUB 2022-02, for recording.

NOW, THEREFORE, BE IT RESOLVED that the Subdivision be approved and the chairman so indicate by signing the final Subdivision.

APPROVED THIS 27th DAY OF DECEMBER, 2022.

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

Chair

Chair Pro-Tem

Attest:_____
Clerk of the Board

Member

FRANKLIN COUNTY RESOLUTION **2022-137**

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, WASHINGTON

RE: *Preliminary Approval for SUB 2022-02 Kohler Subdivision, to subdivide approximately 26.44 acres (net) 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, conclusions of law, 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 Zone (RC-1)
 - ii. The Comprehensive Plan designation for the property is "Rural 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 applicant is required to comply with current state requirements for construction and operation of private wells.
 - d. Roads/Access:

The property is located near Columbia River Road, southeast of the Columbia River Road and W Sagemoor Rd. intersection. The proposed subdivision will be accessed via the new extension of Fraser Road (currently the north/south oriented portion of Dent Road) proposed along the east boundary of the property, and internal access roads.

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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). The Health District has determined the following findings, and set forth conditions for the use of on-site septic systems.

- i. There are 22 proposed lots.
- ii. Proposed land use is for single family dwellings.
- iii. All proposed lots are to be provided by a Single Family Well.
- iv. Soil logs excavated throughout the property found predominately Type 4 soils (sandy loams, and loamy med sands), to varying depths of Type 2 (coarse black sand, with occasional cobbles).
- v. Most lots are relatively flat throughout the property.

f. School/School grounds:

The project is located within the Pasco School District boundaries. Appropriate provisions for schools/school grounds are provided through public approved levies and general obligation bond measures. These funding mechanisms fund property acquisitions, fulfill maintenance and operations obligations, and fund new school construction. Washington state capital construction funds are commonly available on a match basis for school related construction.

No school impact fees have been implemented by Franklin County, but a voluntary agreement has been entered into between the applicant and PSD regarding the projects likely impacts to the PSD system.

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 in lieu of dedication be provided.

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i. Irrigation:

The project is located within the boundaries of the South Columbia Basin Irrigation District. The applicant has indicated that irrigation water will be provided to each lot via a private irrigation network that is supplied by South Columbia Basin Irrigation District. The project land does not currently have an irrigation water allotment; for irrigation water to be supplied, a Municipal and Industrial (M&I) Water Service Contract must be obtained from the United States Bureau of Reclamation.

j. Fire Protection:

The project is in the boundaries of Franklin County Fire District #3. The Plat will be utilize an underground water tank that will maintain year-round full storage. The County has adopted the 2015 International Fire Code. FD#3 is the reviewing agency during the subdivision review and processing to ensure compliance with fire protection standards. The applicant has proposed the use of a "standardized onsite water storage" for fire prevention / suppression to be in the form of a "20,000 gal underground tank, meeting FCC 8.40.080 requirements."

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

- a. The property is zoned Rural Community Zone (RC-1) and the development is consistent with the land use patterns in the area. The Franklin County Comprehensive Plan designates this area for Rural Shoreline Development.
- 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, as conditioned, complies with the County Development Regulations.
- b. Payment of park dedication fees 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.

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- c. The site contains critical erosion hazard areas and a Geotech report is being prepared meeting the requirement of FCMC Chapter 18.08, which includes recommendations for development and construction on the site.
 - d. A State Environmental Policy Act (SEPA) review has been completed for this project.
- 5. The proposed subdivision **does** conform to the comprehensive plan and zoning requirements;
 - a. The Franklin County Comprehensive Plan designates this area for Rural Shoreline Development.
 - b. The average lot size in the new development is approximately 44,990 square feet. 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 45,042 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;

The proposal effectively adds 21 new homes to the development potential of the site, which will produce additional trips on the highway system but will not result in detrimental effects.
 - iii. Promote the effective use of land;

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

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- 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 are provided for this development. The Franklin County Public Works Department has reviewed the proposal for proper ingress and egress and have determined that a prohibition for direct access to the new Fraser Road is necessary for public safety purposes.

- 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 Zone (RC-1) which has a rural residential environment intent.

- 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 Rural Shoreline Development.

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The proposed development proposes an average lot size of 44,990 square feet, 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 **Kohler Subdivision** preliminary plat on February 1, 2022, supplemented with attachments in February, and the application was deemed complete on February 1, 2022.
2. The SEPA process has been completed and a MDNS was issued. Amended MDNS was issued on May 4, 2022 and sent to agencies who had commented on previous MDNS, along with posting the amended MDNS in the SEPA registry.
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 were 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:
 1. All new approaches to County Roads will require an approach permit at the time of building permit application.
 2. No lot within this subdivision shall have direct access to Fraser Road.
 3. 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.
 4. 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.

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5. 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 requirement 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. 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.
- k. Per the Engineers Report dated 4/18/2016, titled Dent Road Future Extension, a full width roadway is to be constructed to current county standards for Fraser Road.

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1. The developer shall 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 to assist in weed control along Columbia River Road and W Sagemoor Road.
2. The plat must have irrigation water delivery and therefore must meet conditions set forth by the **South Columbia Basin Irrigation District**:
 - a. Conditions are listed within their agency comment letter dated March 15, 2022 and is included within the agency comment section of the packet.
3. **Benton-Franklin Health District**: The applicant shall meet and comply with the standards and adopted rules of the Health District:
 - a. All lots within the plat must be a minimum of 1 acre and contain a minimum of 18,000 square feet of usable land area after all easements and encumbrances are subtracted.
 - b. Each lot must be configured to allow a 100 foot radius water supply protection zone to fit within the lot lines.
 - c. A 100 foot protection zone must be established around each proposed well site.
 - d. All irrigation lines, canals, and surface waters within 150ft of the plat are shown on the plat map.
 - e. 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 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 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."
 - f. 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.

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- g. 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.
4. **County Planning and Building Department:** Applicant shall meet and comply with the following requirements and standards, in addition to the SEPA conditions / mitigation measures:
- a. A geotechnical report is in process and the recommendations of the report, along with any addendums, shall be adhered to by the developer.
 - b. 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): Residential Design Standards of FCC 17.66.180, Landscape and Screening Design Standards of FCC 17.74.050, and Outdoor Residential Lighting Standards of FCC 17.66.150.
 - c. Developer shall comply with fire code standards contained in Franklin County Code Ch. 8.40.
 - d. **The following language shall be listed on the final plat under notes**, in addition to the fire separation standards and the park dedication fees notes (unless the park dedication fees are pre-paid):
 - Irrigation Requirements: "An outside or dedicated irrigation system shall be provided to each lot for the life of this development. No more than one-half (1/2) acre of land shall be irrigated from each exempt residential 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."
 - "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."
 - The County is not responsible for the maintenance of the private access road nor any associated facilities inside the easement.
 - **Franklin County is a Right to Farm area.** The Franklin County Right to Farm Ordinance, as amended, shall apply to activities in this area.

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- e. 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.
- f. 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.**
- g. The applicant shall coordinate with the **Post Office** regarding centralized box unit (CBU) locations for the development.
- h. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- i. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
- j. As proposed by the applicant this project will occur in one (1) phase and is not a phased development.
- k. Prior to obtaining the County Treasurer's Signature on the final plat, 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.

- l. 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 Franklin County Code Title 16 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.

2022 - 137

FRANKLIN COUNTY RESOLUTION

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

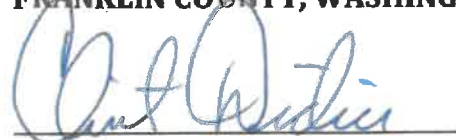
- iii. The Final Plat Signature Blocks shall be provided for the following: Big Bend Electric Coop; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Benton Franklin Health District; USBR and SCBID (see specifications for the Bureau's signature block statement); County 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).
- m. 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 21th DAY OF JUNE, 2022.

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



Chair



Chair Pro Tem

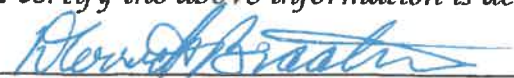
Attest: 
Clerk of the Board


Member

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	
<p>SUBJECT: Preliminary Approval of SUB 2022-02, Kohler Subdivision, a subdivision application to subdivide one (1) parcel, totaling approx. 26.44 acres into twenty-two (22), 1 acre, single-family lots. The lots are all 1 acre or more in size. The land is zoned Rural Community 1 (RC-1). The property is generally located North of Dent Rd., West of Richview Dr., South of Fanning Rd. and East of the Columbia River. (Parcel Numbers: 126-150-015) The proposed subdivision will be accessed via Dent Road (soon to be renamed Fraser Road), from the east. All lots will be accessed by a proposed internal road system connecting to Dent Road (Fraser Road).</p> <p>The site is situated in a portion of the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 10, Range 28, W.M. in Franklin County, WA.</p>	
FISCAL IMPACT: None	
<p>BACKGROUND: A SEPA threshold determination (MDNS) was issued March 3, 2022 under file #SEPA 2022-03 with several findings and mitigation measures. All public notification requirements were fulfilled. At a regularly scheduled Planning Commission meeting, the Planning Commission heard and considered testimony in an open-record public hearing.</p> <p>An amended MDNS was later sent out to agencies on May 4, 2022 who had commented on the project earlier. This was due to mitigation #1 having to be amended, based on response of applicant.</p>	
<p>RECOMMENDATION:</p> <p>The Planning Commission voted to forward a positive recommendation to the Board for preliminary approval of SUB 2022-02, based on six findings of fact and four conditions of approval, as proposed.</p> <p><i>Suggested Motion: I move to Pass Resolution #_____, granting preliminary approval of SUB 2022-02, adopting the six findings of fact and four conditions of approval, as recommended by the Planning Commission.</i></p>	
<p>COORDINATION: Franklin County Planning and Building Department; Franklin County Assessor's Office; Franklin County GIS/ E911; Franklin County Public Works Department; Benton-Franklin Health District; Pasco School District; Fire Dist. #3. Franklin PUD, SCBID, US Bureau of Reclamation.</p>	
<p>ATTACHMENTS: (Documents you are submitting to the Board)</p> <ul style="list-style-type: none"> (1) Draft Resolution Granting Preliminary Approval for SUB 2022-02; (2) Planning Commission Packet; (3) DRAFT minutes - Planning Commission meeting 	
<p>HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of parties that will need a pdf)</p> <p>To the Clerk of the Board: 1 Original Resolution</p> <p>To Planning: 1 Copy Resolution</p>	

I certify the above information is accurate and complete.



Derrick Braaten

December 9, 2022

Franklin County Public Works
3416 Stearman Ave.
Pasco, Washington 99301

RE: FINAL PLAT FOR KOHLER PH. 1

The construction requirements stated in Construction Plans for Kohler Phase 1, approved by Franklin County Engineer on June 16, 2022, that are required to be completed before final plat approval shall be waived, upon condition that the aforementioned terms and conditions be completed by the applicant within 90 calendar days from the signed date. As of this date, the following conditions have not been met: swales constructed, monuments installed, lot pins set, permanent traffic control devices installed, and any additional punchlist items deemed necessary by the county engineer to meet the terms and conditions outlined in the approved construction plans dated June 16, 2022. Furthermore, it is understood that a stamped set of record drawings shall be submitted to the County Engineer for approval upon completion of the previously mentioned conditions. These record drawings are to include a revision to the length of the construction warranty, extending it from 24 months to 72 months. This warranty covers all work completed within the County right-of-way and shall begin once all work is completed and inspected/accepted by the office of the County Engineer.

In the event that the applicant fails to complete the aforementioned terms and conditions, the County shall complete the work and hold the applicant responsible for the actual costs associated with the aforementioned work, including administrative and overhead costs. Additionally, the County reserves the right to withhold the Certificate of Occupancy on any lots created with the recording of the Final Plat until the above conditions have been deemed complete. Should any portions of the property change ownership before the completion of the above conditions, the applicant will be held responsible for disclosing this waiver to the new owner(s).

Signature County Engineer: Craig Erdman

Printed Name: ~~12/13/2022~~ CRAIG ERDMAN

Signature of Applicant: [Signature]

Printed Name: Dave Greeno

STATE OF WASHINGTON

COUNTY OF FRANKLIN

I certify that I know or have satisfactory evidence that Dave Greeno, is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in the instrument.

Given under my hand and seal of office this 9th day of December, 20 22.

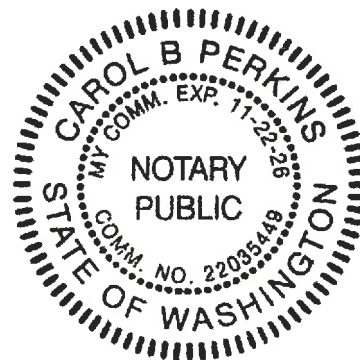
Carol B Perkins

Notary Public residing at pasco, WA

Printed Name: Carol B Perkins

My Commission Expires:

November 22, 2026



KOHLER ESTATES PHASE 1
A PORTION OF THE SE 1/4 OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.,
FRANKLIN COUNTY, WASHINGTON.



VICINITY

FRANKLIN COUNTY APPROVALS

DATE OF APPROVAL: _____

COMMISSIONER OF PUBLIC WORKS: _____

COMMISSIONER OF HEALTH: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

DATE: _____

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BENTON FRANKLIN HEALTH DISTRICT APPROVAL
THE PLAT IS HEREBY APPROVED BY AND FOR THE HEALTH DISTRICT OF BENTON FRANKLIN COUNTY, WASHINGTON, FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

BENTON FRANKLIN HEALTH DISTRICT NOTES

1. THE PLAT APPEARS TO HAVE BEEN PREPARED FOR THE USE OF THE HEALTH DISTRICT OF BENTON FRANKLIN COUNTY, WASHINGTON, AND THE HEALTH DISTRICT OF BENTON FRANKLIN COUNTY, WASHINGTON, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH DISTRICT OF BENTON FRANKLIN COUNTY, WASHINGTON.
2. THE PLAT APPEARS TO HAVE BEEN PREPARED FOR THE USE OF THE HEALTH DISTRICT OF BENTON FRANKLIN COUNTY, WASHINGTON, AND THE HEALTH DISTRICT OF BENTON FRANKLIN COUNTY, WASHINGTON, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH DISTRICT OF BENTON FRANKLIN COUNTY, WASHINGTON.
3. THE PLAT APPEARS TO HAVE BEEN PREPARED FOR THE USE OF THE HEALTH DISTRICT OF BENTON FRANKLIN COUNTY, WASHINGTON, AND THE HEALTH DISTRICT OF BENTON FRANKLIN COUNTY, WASHINGTON, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE HEALTH DISTRICT OF BENTON FRANKLIN COUNTY, WASHINGTON.

FRANKLIN COUNTY PUD NOTES

THE PLAT APPEARS TO HAVE BEEN PREPARED FOR THE USE OF THE PUBLIC UTILITY DISTRICT OF FRANKLIN COUNTY, WASHINGTON, AND THE PUBLIC UTILITY DISTRICT OF FRANKLIN COUNTY, WASHINGTON, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PUBLIC UTILITY DISTRICT OF FRANKLIN COUNTY, WASHINGTON.

FRANKLIN COUNTY REQUIRED NOTES

1. ALL NEW APPROXIMATIONS TO COUNTY ROADS MUST BE APPROVED BY THE FRANKLIN COUNTY PUBLIC UTILITY DISTRICT.
2. THE PLAT APPEARS TO HAVE BEEN PREPARED FOR THE USE OF THE FRANKLIN COUNTY PUBLIC UTILITY DISTRICT.
3. THE PLAT APPEARS TO HAVE BEEN PREPARED FOR THE USE OF THE FRANKLIN COUNTY PUBLIC UTILITY DISTRICT.

IRIGATION AND OWNERS CERTIFICATE

THE PROPERTY DESCRIBED HEREIN IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT, A PUBLIC UTILITY DISTRICT OF FRANKLIN COUNTY, WASHINGTON. THE PLAT APPEARS TO HAVE BEEN PREPARED FOR THE USE OF THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT, AND THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT.

AUTHOR'S CERTIFICATE

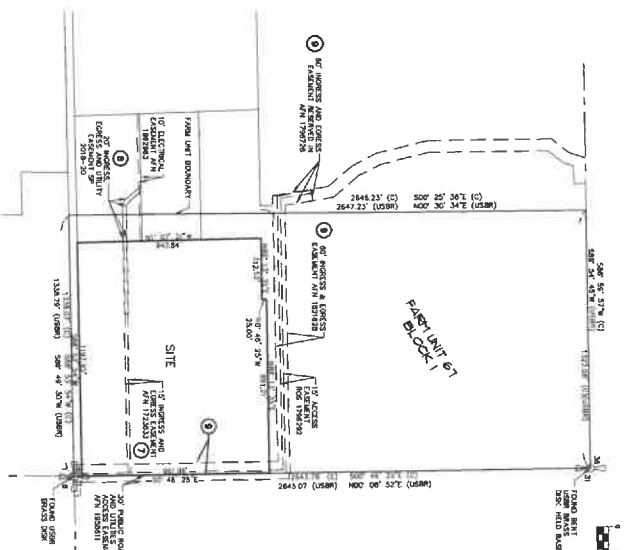
I, THE UNDERSIGNED, AUTHOR OF THIS PLAT, CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREIN, AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE FRANKLIN COUNTY PUBLIC UTILITY DISTRICT, THE BENTON FRANKLIN HEALTH DISTRICT, AND THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT.

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, SURVEYOR OF THIS PLAT, CERTIFY THAT THE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS DESCRIBED HEREIN, AND THAT THE PLAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE FRANKLIN COUNTY PUBLIC UTILITY DISTRICT, THE BENTON FRANKLIN HEALTH DISTRICT, AND THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT.

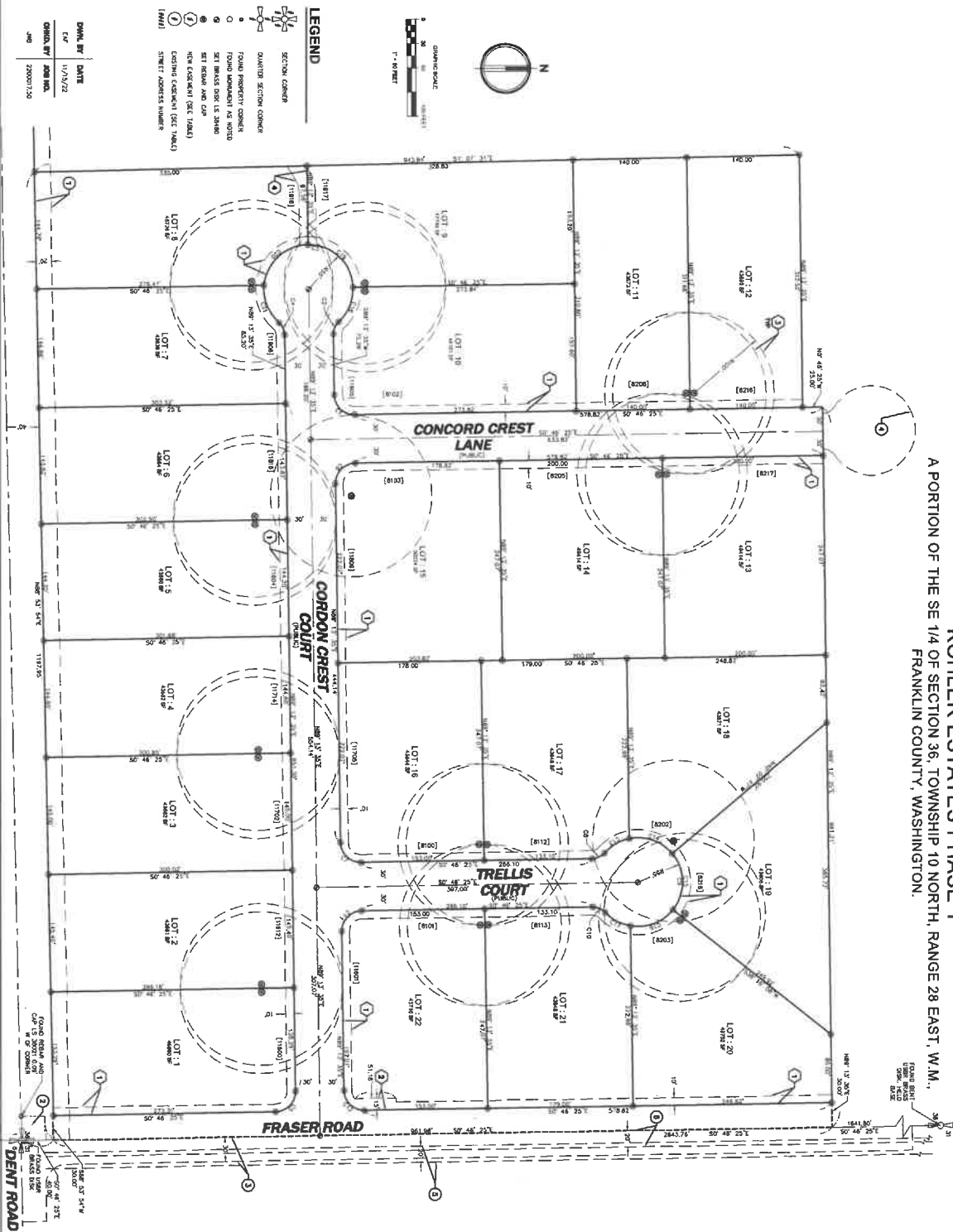
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., FRANKLIN COUNTY, WASHINGTON, ACCORDING TO THE PLAT OF KOHLER ESTATES PHASE 1, A PORTION OF THE SE 1/4 OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., FRANKLIN COUNTY, WASHINGTON, AS SHOWN ON RECORD MAP NO. 123456, FRANKLIN COUNTY, WASHINGTON, IS DESCRIBED AS FOLLOWS:



KOHLER ESTATES PHASE 1 A PORTION OF THE SE 1/4 OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., FRANKLIN COUNTY, WASHINGTON.

SHEET 2 OF 2



CURVE TABLE			
CURVE #	LENGTH	CHORD	CHORD DIRECTION
1	38.37	30.00	144° 13' 30"
2	14.82	10.00	144° 13' 30"
3	14.82	10.00	144° 13' 30"
4	14.82	10.00	144° 13' 30"
5	14.82	10.00	144° 13' 30"
6	14.82	10.00	144° 13' 30"
7	14.82	10.00	144° 13' 30"
8	14.82	10.00	144° 13' 30"
9	14.82	10.00	144° 13' 30"
10	14.82	10.00	144° 13' 30"
11	14.82	10.00	144° 13' 30"
12	14.82	10.00	144° 13' 30"
13	14.82	10.00	144° 13' 30"
14	14.82	10.00	144° 13' 30"
15	14.82	10.00	144° 13' 30"
16	14.82	10.00	144° 13' 30"
17	14.82	10.00	144° 13' 30"
18	14.82	10.00	144° 13' 30"
19	14.82	10.00	144° 13' 30"
20	14.82	10.00	144° 13' 30"
21	14.82	10.00	144° 13' 30"
22	14.82	10.00	144° 13' 30"

BASIS OF BEARING	
1.	207° 10' 00" 1982/2000
2.	207° 10' 00" 1982/2000
3.	207° 10' 00" 1982/2000
4.	207° 10' 00" 1982/2000
5.	207° 10' 00" 1982/2000
6.	207° 10' 00" 1982/2000
7.	207° 10' 00" 1982/2000
8.	207° 10' 00" 1982/2000
9.	207° 10' 00" 1982/2000
10.	207° 10' 00" 1982/2000
11.	207° 10' 00" 1982/2000
12.	207° 10' 00" 1982/2000
13.	207° 10' 00" 1982/2000
14.	207° 10' 00" 1982/2000
15.	207° 10' 00" 1982/2000
16.	207° 10' 00" 1982/2000
17.	207° 10' 00" 1982/2000
18.	207° 10' 00" 1982/2000
19.	207° 10' 00" 1982/2000
20.	207° 10' 00" 1982/2000
21.	207° 10' 00" 1982/2000
22.	207° 10' 00" 1982/2000

EXISTING EASEMENT TABLE	
1.	207° 10' 00" 1982/2000
2.	207° 10' 00" 1982/2000
3.	207° 10' 00" 1982/2000
4.	207° 10' 00" 1982/2000
5.	207° 10' 00" 1982/2000
6.	207° 10' 00" 1982/2000
7.	207° 10' 00" 1982/2000
8.	207° 10' 00" 1982/2000
9.	207° 10' 00" 1982/2000
10.	207° 10' 00" 1982/2000
11.	207° 10' 00" 1982/2000
12.	207° 10' 00" 1982/2000
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20.	207° 10' 00" 1982/2000
21.	207° 10' 00" 1982/2000
22.	207° 10' 00" 1982/2000

NEW EASEMENT TABLE	
1.	207° 10' 00" 1982/2000
2.	207° 10' 00" 1982/2000
3.	207° 10' 00" 1982/2000
4.	207° 10' 00" 1982/2000
5.	207° 10' 00" 1982/2000
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21.	207° 10' 00" 1982/2000
22.	207° 10' 00" 1982/2000

AUDITOR'S CERTIFICATE	
1.	207° 10' 00" 1982/2000
2.	207° 10' 00" 1982/2000
3.	207° 10' 00" 1982/2000
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20.	207° 10' 00" 1982/2000
21.	207° 10' 00" 1982/2000
22.	207° 10' 00" 1982/2000

SURVEYOR'S CERTIFICATE	
1.	207° 10' 00" 1982/2000
2.	207° 10' 00" 1982/2000
3.	207° 10' 00" 1982/2000
4.	207° 10' 00" 1982/2000
5.	207° 10' 00" 1982/2000
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21.	207° 10' 00" 1982/2000
22.	207° 10' 00" 1982/2000



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