

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: May 25, 2023	PREPARED BY: Derrick Braaten
Meeting Date Requested: June 6, 2023	PRESENTED BY: Derrick Braaten
ITEM: (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes	
SUBJECT: <i>Consider approval for an exception to the minimum lot frontage for a lot in a proposed short plat. Per county code, the minimum lot frontage for lots greater than 25,000 sq. ft., in gross area, is 80' feet (except lots fronting on cul-de-sacs). (FCC 16.16.040(B)(3) Lot #1, as proposed, does not technically meet this standard. However, the applicant has requested a waiver from this standard, which is possible per FCC 16.16.040(C)(1), on a case-by-case basis. The wavier is subject to approval by the County Board of Commissioners. (File # SP 2023-08)</i>	
FISCAL IMPACT: None	
BACKGROUND: Short Plat 2023-08 is an application by Steve Hallstrom for the approval of a two (2) lot short plat. The proposal is to divide approx. 42.52 acres into two (2) new lots, using the Innovative Short-Plat process. The property is zoned AP-40, and Lot 1 is proposed at 2.5 acres, and Lot 2 is proposed at 40.02 acres, gross. The proposed short plat is generally located along Pasco-Kahlotus Road, approximately 3,850' north of the Star School District #54 facility, in the NE ¼ of Township 33, Section 8, Range 33 E.W.M. The site is addressed as 25373 Pasco-Kahlotus Road, Pasco, WA 99301. (Tax Parcel No. 105-130-043). Lot #1 is proposed to be accessed off of Pasco-Kahlotus Road, using a 20' wide, approximately 351.68' long private access, creating what is known as a "flag lot". The 20' access onto Pasco-Kahlotus Road is technically Lot #1's road frontage. The dimensions of Lot #1 are 310' wide and 330' long, plus the 20'x351.68' dedicated access. The applicant has stated the need for this lot arrangement is to accommodate an existing significant increase in elevation between the access point on Pasco-Kahlotus Road and the point where the proposed Lot 1 levels out. Another feature constraining the new lot location and access location is the runway that is located adjoining, and parallel to, Pasco-Kahlotus Road, along the western most boundary of the property.	
RECOMMENDATION: The Planning and Building department staff recommends approval of the waiver request, based on no material detriment to the neighborhood from the proposal, and the specific geological features of the property. If the Board deems that a waiver to the lot frontage should be granted, the Planning and Building Department requests that the BoCC sign the attached resolution, and will finish processing the application (public and agency notice and review), and issue a preliminary approval (with conditions) of the Short Plat, that includes the Board's determination with the findings of fact. If the waiver is not granted, the department will return the short plat back to the applicant for modifications to meet the standard code requirements. All final plat approval (signing of the final plat) will be handled by the Planning and Building Director.	
<u>Suggested motion:</u> Pass a motion to approve the request by Steve Hallstrom to allow for a deviation from FCC 16.16.040(B)(3), requiring 80' frontage, for Lot #1 of Short Plat 2023-08, as provided for in FCC 16.16.040(C)(1).	

COORDINATION: The Benton Franklin Health Department has reviewed the proposal and determined it generally meets its requirements, with conditions.

ATTACHMENTS: (Documents you are submitting to the Board)

(1) Application (2) Public Notice to be sent if approved (3) Maps

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

To the Clerk of the Board: None

To Planning: None

I certify the above information is accurate and complete.

Derrick Braaten

Derrick Braaten

FRANKLIN COUNTY CODE (Version Adopted March 28, 2023)

16.16.040 - Minimum lot dimensions – residential lots.

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

- A. Width and Depth. Excessive depth in relation to width shall be avoided. Lot depth exceeding three times the lot width shall be avoided.
- B. Frontage. A minimum street frontage width for each lot shall be required as follows:
 - 1. Lots with less than 12,000 square feet in gross area shall have a minimum frontage of 45 feet except lots fronting on cul-de-sacs, which shall have a minimum frontage of 35 feet.
 - 2. Lots with 12,000 to 25,000 square feet in gross area shall have a minimum frontage of 60 feet except lots fronting on cul-de-sacs, which shall have a minimum frontage of 35 feet.
 - 3. Lots with more than 25,000 square feet in gross area shall have a minimum frontage of eighty feet except lots fronting on cul-de-sacs, which shall have a minimum frontage of 50 feet.
- C. Both subsections A and B above may be waived as follows:
 - 1. Short subdivision frontage and lot width/depth requirements may be waived only by the board of county commissioners, through a recommendation by the planning director, if the proposal is in compliance with the standards in Section 16.32.060 (A)(1-7) of this Title.
 - 2. Subdivision frontage and lot width/depth requirements may be waived only by the board of county commissioners, through a recommendation by the county planning commission, if the proposal is in compliance with the standards in Section 16.20.070 of this Title.
- D. In subdivisions where septic tanks or other individual sewage disposal devices are to be installed, the size of lots shall be subject to the approval of the Benton-Franklin Health District, but by no means be smaller than the applicable zoning districts requirements for minimum lot size.

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

***A REQUEST FOR A DEVIATION FROM THE LOT ROAD FRONTAGE REQUIREMENTS IN
FRANKLIN COUNTY CODE 16.16.040(B)(3), AS PROVIDED FOR IN FRANKLIN COUNTY
CODE 16.16.040(C)(1)***

WHEREAS, on May 5, 2023, the Franklin County Planning & Building Department received an application for a two (2) lot short-plat, file number SP 2023-08, on parcel number 105-130-043, addressed as 25373 Pasco-Kahlotus Road, Pasco; and

WHEREAS, Lot #1 of the proposed short-plat is 2.5 acres (108,900 sq. ft.), with a 20' access that is its only frontage on a County, or approved private, road; and

WHEREAS, Franklin County Code (FCC) 16.16.040 sets the requirements for lot dimensions and frontage requirements, and states lots exceeding 25,000 sq. ft. in size shall have a frontage of at least 80 feet (FCC 16.16.040(B)(3)); and

WHEREAS, FCC 16.16.040(C)(1) provides the Franklin County Board of County Commissioners (BoCC) the authority to grant deviations, if requested by the applicant, from the requirements of FCC 16.16.040(B)(1) through 16.16.040(B)(3), on a case-by-case basis; and

WHEREAS, on June 6, 2023, the Board of Franklin County Commissioners, via public meeting, considered the positive recommendation of the Franklin County Planning Department, based on the fact that there would be no material detriment to the neighborhood from the proposal, and due to the specific geological features of the property, to allow for a 20' road frontage for Lot #1, of the proposed Short-Plat 2023-08; and

WHEREAS, at the public meeting the Board concurred with the Planning Department's recommendation; and

NOW, THEREFORE, BE IT RESOLVED that the lot frontage deviation request is hereby approved, as requested, for the proposed Lot #1 of short plat file number SP 2023-08, in accordance with the provisions of the Franklin County Development Regulations, as recommended by the Planning Department, and depicted in Exhibit A.

APPROVED THIS 6th DAY OF JUNE, 2023.

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

Chair

Chair Pro-Tem

Attest:_____
Clerk of the Board

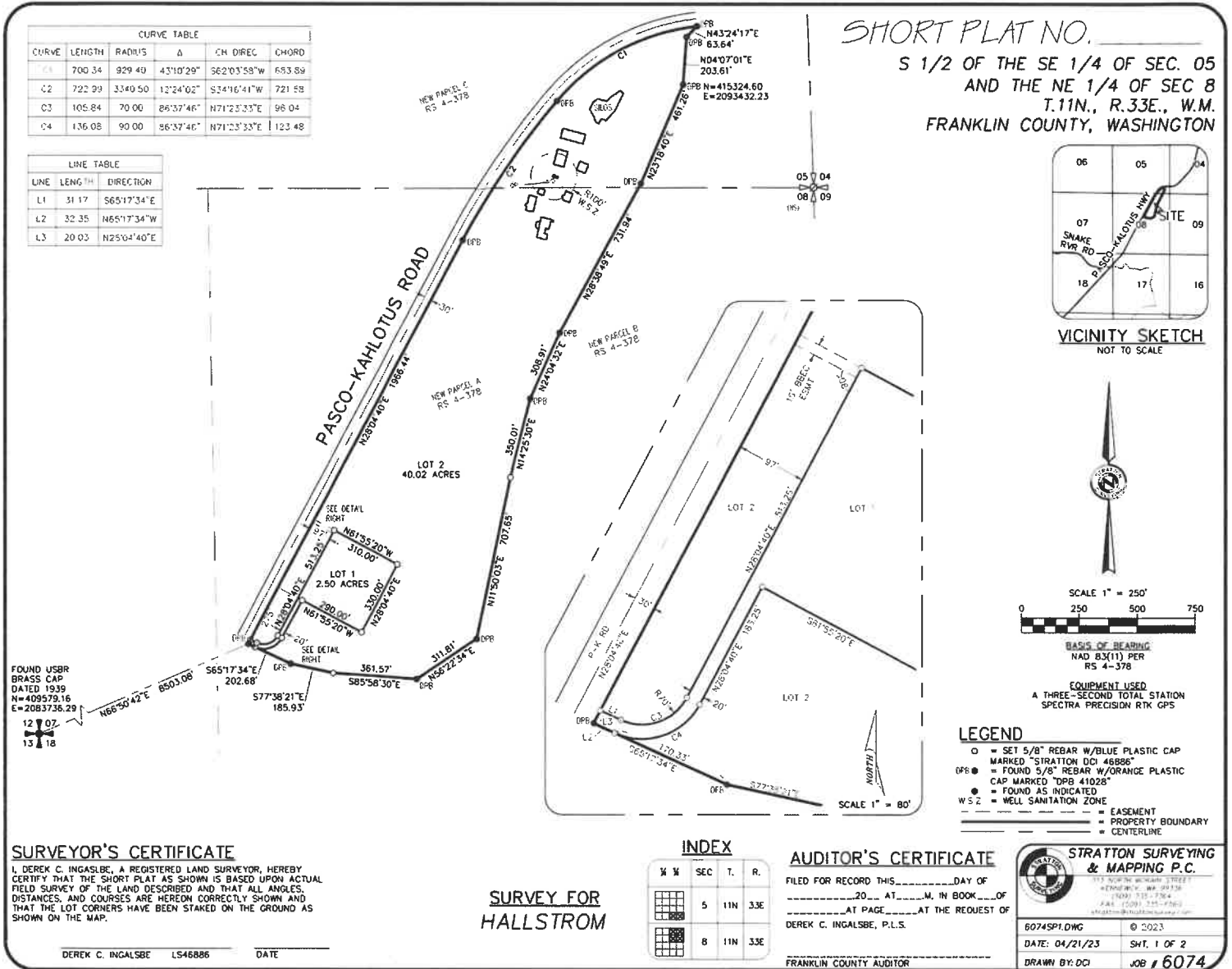
Member

FRANKLIN COUNTY BOARD OF COMMISSIONERS

LOT DEVIATION REQUEST FOR SP 2023-08

RESOLUTION NUMBER _____

EXHIBIT A: PROPOSED SHORT PLAT 2023-08 PRELIMINARY PLAT DRAWING



PUBLIC NOTICE

SP 2023-08

Lot Deviation Request

(Will be sent if Lot Deviation Request is approved)



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PENDING INNOVATIVE AGRICULTURAL SHORT PLAT APPROVAL

PLEASE TAKE NOTICE that Steve Hallstrom, on behalf of Gavin Raisanen, 25373 Pasco-Kahlotus Road, Pasco, WA 99301 has filed for the approval of a two (2) lot Innovative Agricultural Short Plat.

As proposed, the applicant plans to short plat one (1) parcel, comprising approximately 42.76 acres, into two (2) new lots. Proposed Lot #1 would be approximately 2.50 acres in size. Proposed Lot #2 would be approximately 40.02 acres in size.

The property is in the Agricultural Production 40 (AP-40) Zone and has an Agricultural Comprehensive Plan Land Use Designation.

The parcel is situated in a portion of the South 1/2 of the Southeast 1/4 of Section 05 and the Northeast 1/4 of Section 08, Township 11 North, Range 33 East, W.M., Franklin County, Washington (Parcel Number: 105-130-043).

The proposed Innovative Agricultural Short Plat is generally located: East of Pasco-Kahlotus Road, North of Snake River Road, North of McClenny Road and West of Neff-Jones Road.

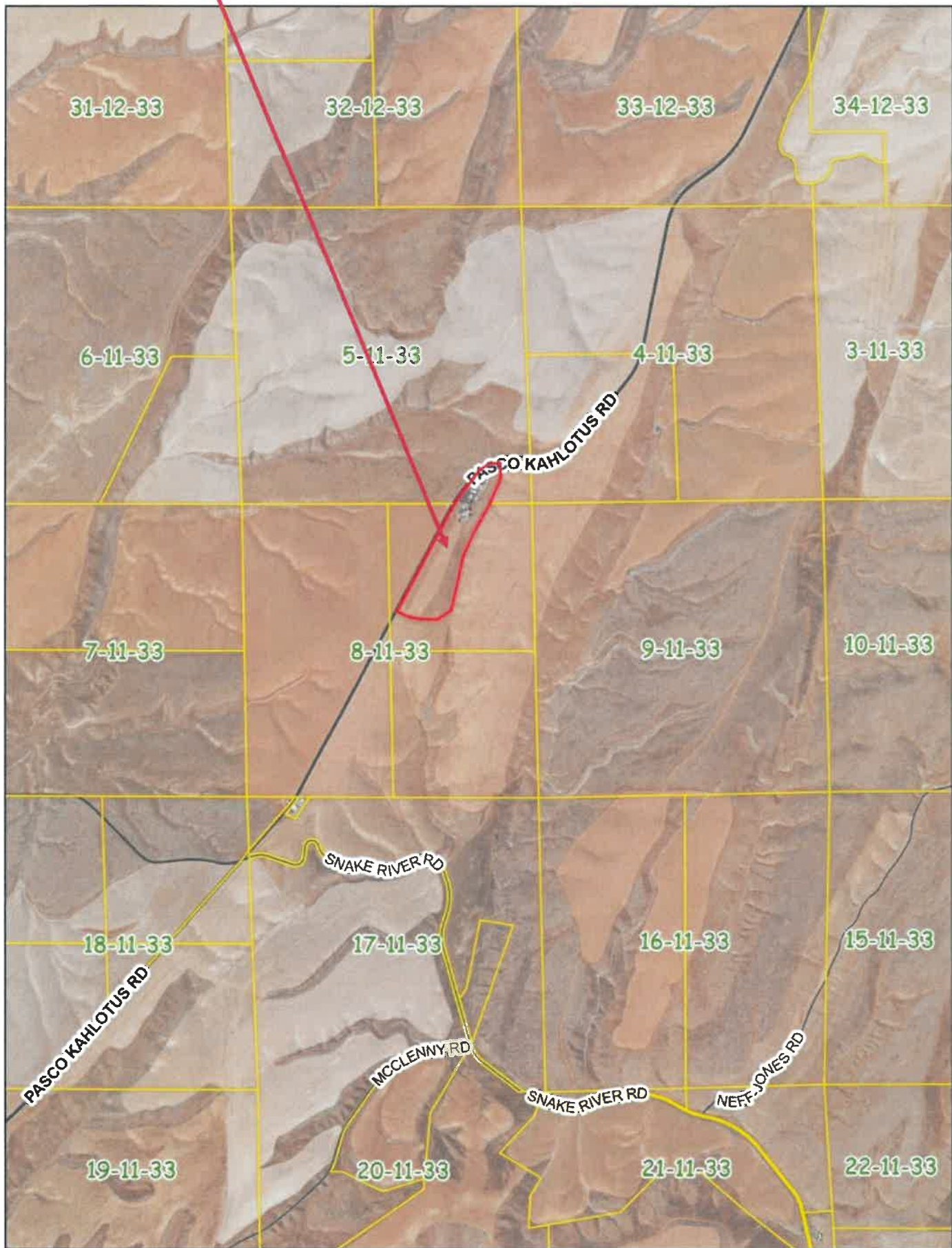
In accordance with County Subdivision Ordinance #01-2023, the review of a short plat is an administrative action and does not require a public hearing.

If you wish to comment on the proposed innovative agricultural short plat, you may do so in writing to the Franklin County Planning and Building Department by mail at 502 W. Boeing Street, Pasco, WA 99301 or by email at planninginquiry@franklincountywa.gov **on or before May 22, 2023.**

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

Date: May 09, 2023
Case File Number: SP 2023-08

Subject Parcel:



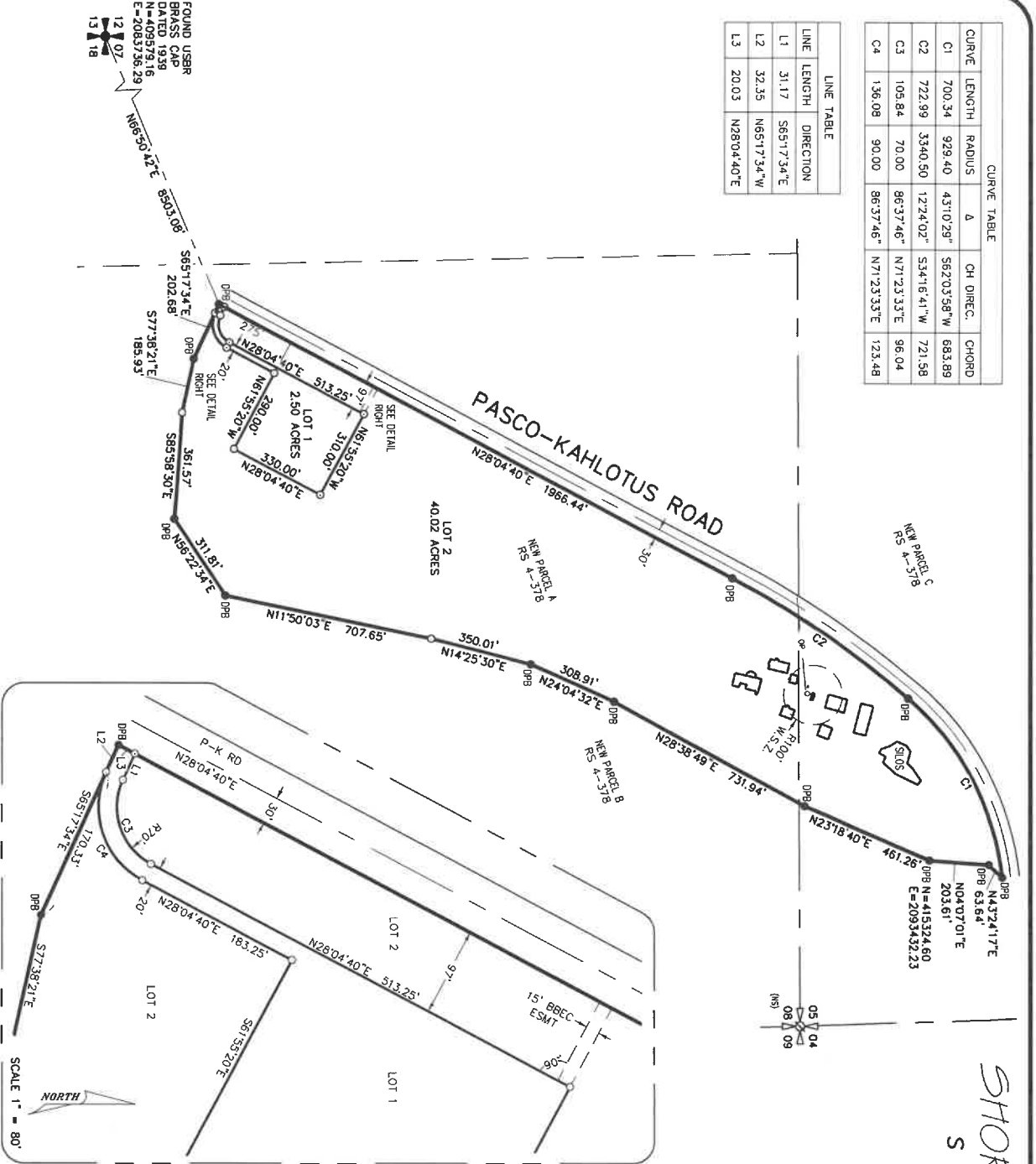
MAPS

SP 2023-08

Lot Deviation Request

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH DIREC.	CHORD
C1	700.34	929.40	43°10'29"	S62°03'58"W	683.89
C2	722.99	3340.50	12°24'02"	S34°16'41"W	721.58
C3	105.84	70.00	86°37'46"	N71°23'33"E	96.04
C4	136.08	90.00	86°37'46"	N71°23'33"E	123.48

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	31.17	S65°17'34"E
L2	32.35	N65°17'34"W
L3	20.03	N28°04'40"E



SHORT PLAT NO. _____
 S 1/2 OF THE SE 1/4 OF SEC. 05
 AND THE NE 1/4 OF SEC 8
 T.11N., R.33E., W.M.
 FRANKLIN COUNTY, WASHINGTON

SURVEYOR'S CERTIFICATE

I, DEREK C. INCALISBE, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SURVEY SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.

DEREK C. INCALISBE LS46886

DATE

INDEX

1/4	1/4	SEC	T.	R.
1	2	5	11N	33E
3	4	8	11N	33E

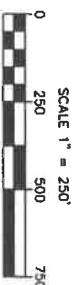
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____
 AT _____ M. IN BOOK _____ OF _____
 AT PAGE _____ AT THE REQUEST OF _____
 DEREK C. INCALISBE, P.L.S.

FRANKLIN COUNTY AUDITOR

LEGEND

- SET 5/8" REBAR W/BUE PLASTIC CAP
- MARKED "STRATON DCI 46886"
- FOUND 5/8" REBAR W/ORANGE PLASTIC
- CAP MARKED "DPB 41028"
- FOUND AS INDICATED
- W.S.Z. = WELL SANITATION ZONE
- EASEMENT
- PROPERTY BOUNDARY
- CENTERLINE



EQUIPMENT USED
 A THREE-SECOND TOTAL STATION
 SPECTRA PRECISION RTR GPS



STRATON SURVEYING & MAPPING P.C.
 314 NORTH LIBERTY STREET
 SEATTLE, WA 98104
 FAX: (206) 735-7264
 straton@stratonsurveying.com

6074SP1.DWG @ 2023
 DATE: 04/21/23 SHT. 1 OF 2
 DRAWN BY: DC JOB # 6074

PARCEL A:
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 8 AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 33 EAST, WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 8 AND THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 33 EAST, WILMAETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7 OF SAID TOWNSHIP 11 NORTH RANGE 33 EAST; THENCE NORTH 86°30'42" EAST 850.08 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL SHOWN AS PARCEL 1 ON SURVEY RECORDED IN VOLUME 4 OF SURVEYS, PAGE 296, RECORDS OF FRANKLIN COUNTY, WASHINGTON AND THE POINT OF BEGINNING;

[illegible]

THE CHARGED, I NEED NOT SAY THAT HE AND THE OTHERS OF THE TRACT OF LAND DESCRIBED HEREON, THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND SHORT PLATTED INTO LOTS AS SHOWN HEREON, AND DEDICATED TO THE PUBLIC ALL EASEMENTS AND STREET RIGHTS-OF-WAY SHOWN HEREON.

STATE OF _____
COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ AND _____ HUSBAND AND WIFE, SIGNED THIS INSTRUMENT AND _____ ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED ON THIS INSTRUMENT.

PRINTED NOTARY PUBLIC

SIGNED NOTARY PUBLIC MY APPOINTMENT EXPIRES

BLACK INK ONLY

OWNER SHALL BE RESPONSIBLE FOR THE BECC PRIMARY AND SECONDARY DISTRIBUTION SYSTEM IN ACCORDANCE WITH BECC SPECIFICATIONS. SAID OWNER WILL MAKE FULL ADVANCE PAYMENT OF LINE EXTENSION FEES AND WILL PROVIDE ALL NECESSARY UTILITY EASEMENTS PRIOR TO BECC CONSTRUCTION AND/OR CONNECTION OF ELECTRICAL SERVICE TO THE PLANT.

2. LANDS WITHIN THIS SHORT PLAT SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE (5) YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO THE SUBDIVISION PROVISIONS OF CHAPTERS 16.20 AND 16.24 FRANKLIN COUNTY CODE.

3. APPROACH PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO FRANKLIN COUNTY ROADS

5. PARK DEDICATION FEES APPLY TO ALL LOTS WITHIN THIS SHORT PLAT. THIS SHALL BE PAID PRIOR TO BUILDING PERMIT ISSUANCE FOR ANY NEW BUILDING FOR ANY NEW DWELLING UNITS ON ALL LOTS WITHIN THIS SHORT PLAT.

6. BENTON FRANKLIN HEALTH DISTRICT REQUIRES ALL SEPTIC AND ON-SITE DRAIN FIELDS BE LOCATED NO CLOSER THAN 100 FEET FROM ANY SURFACE WATER.

3. UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE USE, ACCESS AND MAINTENANCE BY THE SHORT PLATED PROPERTY'S CURRENT UTILITY PROVIDER, SAID UTILITY EASEMENTS ARE FOR THE USE, ACCESS, AND MAINTENANCE OF ELECTRIC POWER, TELEPHONE, CABLE, AND OTHER DEFINED UTILITIES, TO AND OR THROUGH SAID TRACT.

9. ADDRESSES WILL BE DETERMINED BY COUNTY WHEN BUILDING PERMITS ARE ISSUED. ADDRESS NUMBERS [NOTED IN BRACKETS]

10. FRANKLIN COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE EASEMENTS

COUNTRY DESIGN STANDARDS.

12. LOTS 1, AND 2 AS SHOWN ON THIS SHORT PLAT WERE CREATED PURSUANT TO THE INNOVATIVE AGRICULTURAL SHORT PLAT STANDARDS OF FRANKLIN COUNTY CODE 17.10.050(F)(1). LOT NUMBER 1 IS LESS THAN TWENTY (20) ACRES IN SIZE AND THERE SHALL BE A MINIMUM OF 20 ACRES SET ASIDE FOR LOT 1 IN THE MAIN FARM PARCEL, LOT 2.

SURVEY FOR

HALLSTROM

S 1/2 OF THE SE 1/4 OF SEC. 05
AND THE NE 1/4 OF SEC 8
T.11N., R.33E., W.M.
FRANKLIN COUNTY, WASHINGTON

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY STRATH SURVEYING AND MAPPING PC. FOR ALL INFORMATION REGARDING ESSENTIALS, RIGHTS-OF-WAY AND TITLE OF RECORD SEE SUBMISSION GUARANTEE PREPARED BY _____ TITLE COMPANY, ORDER NUMBER _____, DATED ____/____/____ OF WHICH WAS RELIED UPON TO PLOT SAID ITEMS.

THE FOLLOWING SEPARATION STRUCTURES SHALL BE REQUIRED FOR ALL NEW STRUCTURES EACH LOT OR PARCEL. UNLESS THERE IS AN OPERATIONAL FIRE HYDRANT, MEETING FIRE FLOW REQUIREMENTS WITHIN 500 FEET OF THE PROPOSED STRUCTURE(S), THE FOLLOWING SETBACKS SHALL APPLY:

—FRONT SETBACK: TWENTY-FIVE (25) FEET.
—REAR SETBACK: TWENTY-FIVE (25) FEET.
—SIDE SETBACK: TWENTY (20) FEET.

BETWEEN STRUCTURES, FIFTEEN (15) FEET. THE STRUCTURE SEPARATION MAY BE REDUCED WITH AN APPROVED ONE-HOUR INTERVENING FIRE WALL CONSTRUCTION.

THE SHERITT LEASHELY'S SHOW THESE ARE THE ONLY BOND RECEIVING COOPERATION, INC.

BIG BEND ELECTRIC COOPERATIVE, INC. _____ DATE _____
THE ANNEXED SHORT PLAY IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN
STATE OF WASHINGTON.

BENTON--FRANKLIN COUNTY HEALTH DEPARTMENT DATE

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN,
STATE OF WASHINGTON.

FRANKLIN CO. ENGINEER _____ DATE _____

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN,
STATE OF WASHINGTON.

FRANKLIN CO. DIRECTOR OF PLANNING AND BUILDING DATE _____

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID IN FULL THIS _____ DAY OF _____, 20____ A.D. (PARCEL NO.105130043)

FRANKLIN COUNTY TREASURER DATE

FILED FOR RECORD THIS _____ DAY OF _____
 _____ 20____ AT _____ M. IN BOOK _____ OF _____
 _____ AT PAGE _____ AT THE REQUEST OF _____

DEREK C. INGALSBE, P.L.S



SIRAIION SURVEYING
& MAPPING P.C.

313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
stroll@strollonsurvey.com

6074SP1.DWG © 2023

DRAWN BY: DCI	JOB # 6074
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