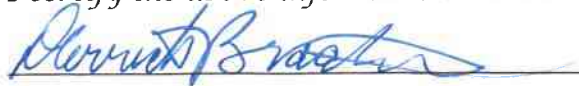


# Agenda Summary Report (ASR)

## Franklin County Board of Commissioners

<b>DATE SUBMITTED:</b> August 25, 2023	<b>PREPARED BY:</b> Aaron Gunderson
<b>Meeting Date Requested:</b> September 6, 2023	<b>PRESENTED BY:</b> Derrick Braaten
<b>ITEM:</b> (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes	
<b>SUBJECT:</b> Closed Record Public Hearing (Quasi-Judicial Item) - A Conditional Use Permit to allow for the construction and use of a Detached Accessory Dwelling Unit (DADU) in compliance with FCC 17.66.060(J). (File # CUP 2023-01 and SEPA 2023-01)	
<b>FISCAL IMPACT:</b> None	
<b>BACKGROUND:</b> Applicant seeks to build a Detached Accessory Dwelling Unit (DADU). Franklin County Code (FCC) 17.66.060 (J) requires the filing of a Conditional Use Permit (CUP) in order to build a DADU. Applicant is seeking to add a 1,500 sq. ft. double-wide manufactured home to the property. The DADU will be used for the applicant to care for their aging parents, whom will reside within the new dwelling unit.  The project is located to the South of Quinto Rd., East of Ziegler Rd., and North of Patricia Rd. The property is zoned Rural Community 5 (RC-5) and has a Rural Settlement Comprehensive Plan Land Use Designation. (Parcel Number 123-563-028).	
<b>RECOMMENDATION:</b> The Building and Planning Department staff provided the Planning Commission with a written recommendation of approval. Subsequently, at their meeting on July 11, 2023, the Planning Commission held a duly advertised open-record public hearing and passed a motion (6-0) to forward the BOCC a recommendation of approval, based on six findings of fact and with ten suggested conditions of approval. There were no appeals. <b>Suggested Motion:</b> Pass Resolution #_____, granting approval of CUP 2023-01, based on the six findings of fact and subject to ten conditions of approval.	
<b>COORDINATION:</b> The Conditional Use Permit application was advertised to the public via procedures outlined in the Optional DNS process (WAC 197-11-355), and agencies were contacted for review and comment; a SEPA DNS was issued after the Planning Commission meeting. The County Planning Commission, after an open record public hearing and consideration on CUP 2023-01 recommended approval of the CUP, with six (6) findings of fact and subject to ten (10) conditions of approval.	
<b>ATTACHMENTS:</b> (Documents you are submitting to the Board)  (1) Draft Resolution (2) PC Summary (3) Staff Report to the Planning Commission (3) Planning Commission Minutes (7/11/2023)	
<b>HANDLING / ROUTING:</b> (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)  <b>To the Clerk of the Board:</b> 1 Original Resolution  <b>To Planning:</b> 1 Copy Resolution	

*I certify the above information is accurate and complete.*



Derrick Braaten

**FRANKLIN COUNTY RESOLUTION \_\_\_\_\_**  
**BEFORE THE BOARD OF COUNTY COMMISSIONERS OF**  
**FRANKLIN COUNTY, WASHINGTON**

***Conditional Use Permit (CUP) 2023-01 to allow for construction and use of a Detached Accessory Dwelling Unit (DADU) in compliance with FCC 17.66.060(J).***

**WHEREAS**, on September 6, 2023, the Board of Franklin County Commissioners, via public meeting, considered the positive recommendation of the Franklin County Planning Commission to grant a conditional use permit for the proposed use under file CUP 2023-01; and

**WHEREAS**, at the public meeting the Board has found that the County Planning Commission, after an open record public hearing and consideration on **CUP 2023-01** did recommend approval of the Conditional Use Permit with six findings of fact and ten conditions of approval; and

**WHEREAS**, there were no appeals filed; and

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

**NOW, THEREFORE, BE IT RESOLVED** that CUP 2023-01 is hereby approved in accordance with the provisions of the Franklin County Development Regulations and as recommended by the Planning Commission.

**APPROVED THIS 6th DAY OF SEPTEMBER, 2023.**

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

\_\_\_\_\_  
**Chair**

\_\_\_\_\_  
**Chair Pro-Tem**

**Attest:**\_\_\_\_\_  
**Clerk of the Board**

\_\_\_\_\_  
**Member**

**FRANKLIN COUNTY BOARD OF COMMISSIONERS**

**CONDITIONAL USE PERMIT # 2023-01**

**RESOLUTION NUMBER \_\_\_\_\_**

The following Conditional Use Permit is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissions on July 11, 2023.

**APPLICANT:** David & Jodi Hooper, 350 Quinto Road, Eltopia, WA 99330

**LEGAL DESCRIPTION:** W2NE4NE4NE4 14-11-30 SUBJ TO I/E EASE ALG N 30' THEREOF

**NON-LEGAL DESCRIPTION:** The project site is on parcel 123-563-028 at 140 Larkspur Road, Pasco, WA, 99301. The project is located to the South of Quinto Rd., East of Ziegler Rd., and North of Patricia Rd.

**SEPA REVIEW:** A SEPA Checklist was submitted with the CUP application. Planning Staff [*Lead Agency Responsible Official*] reviewed the checklist and issued an Optional Determination of Non-Significance (Optional DNS) on June 1, 2023 under WAC 197-11-355. SEPA comment period ended June 15, 2023. There were no appeals of the Optional DNS.

**CONDITIONAL USE DESCRIPTION:** A Conditional Use Permit to allow a Detached Accessory Dwelling Unit (DADU). Franklin County Code (FCC) 17.66.060 (J) requires the filing of a CUP in order to build a DADU. Applicant is seeking to add a 1,500 sq. ft. double-wide manufactured home to the property. The DADU will be used for the applicant to care for their aging relatives, whom will reside within the new dwelling unit.

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

- Gravel Driveway
- Existing single-family dwelling
- Location of septic area, well, irrigation water, and Big Bend power pole
- Location of water line from well to existing home
- Location of proposed DADU

**FINDINGS OF FACT AND CONDITIONS OF APPROVAL:**

**Findings of Fact:**

1. The proposed DADU in the RC-5 Zoning District **IS** in accordance with the goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
  - a. The Franklin County Comprehensive Land Use Designation is Rural Settlement.
  - b. The County Zoning Code designates the land as Rural Community 5 (RC-5).
  - c. Constructing a DADU requires a Conditional/Special Use Permit in the RC-5 zoning district.

**FRANKLIN COUNTY BOARD OF COMMISSIONERS**

**CONDITIONAL USE PERMIT # 2023-01**

**RESOLUTION NUMBER \_\_\_\_\_**

- d. The applicant has applied for a Conditional/Special Use Permit to allow for the placement and use of a FAS DADU.
2. The proposal **WILL NOT** adversely affect public infrastructure.
  - a. Public Works has determined that the proposed use will not have a significant impact on the County Road System.
3. The proposal **WILL BE** constructed, maintained, and operated in harmony with the existing or intended character of the general vicinity.
  - a. The existing and intended character of the immediate area is Rural Settlement. The proposed DADU will not impair the ability for residential activities to continue, nor will it have negative impact on the intended character of the general vicinity.
4. The location and height of the proposed structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
  - a. Manufactured home is comparable with nearby primary dwelling in height and layout.
5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
  - a. The proposed DADU will not have a negative effect on public health, safety, and general welfare. The project is required to comply with the Health District and Public Works standards regarding health and access/safety standards for the proposed use.

**Conditions of Approval:**

1. Comply with the requirements of the Franklin County Planning and Building Department.
  - a. Factory Assembled Structure (FAS) placement permit will be required and completed before the DADU can be placed. After issuance of the FAS placement permit, the following is required on-site and for all inspections:

**FRANKLIN COUNTY BOARD OF COMMISSIONERS**

**CONDITIONAL USE PERMIT # 2023-01**

**RESOLUTION NUMBER \_\_\_\_\_**

- i. FAS placement permit (provided from the Building Department); and
    - ii. The manufacturer's installation instructions.
  - b. Unless removed from the property, the DADU shall not be sold separately from the primary dwelling and other existing structures on the property.
  - c. DADU shall be no older than five (5) years from the current calendar year upon purchase of FAS [Franklin County Code (FCC) 17.66.190(A)].
  - d. DADU living area shall not be used other than for the intended purpose of this permit.
  - e. Applicant will need to follow the provisions of Franklin County Code Chapter 17.66.060 – Accessory dwelling units – Detached.
  - f. Completed proof of water availability form and well log required at time of FAS placement permit submittal.
2. Comply with the requirements of the Franklin County Public Works Department:
- a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
  - b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).
3. The site shall be maintained at all times as to not let the land become a fire hazard or accumulate with debris and weeds.
4. Shall comply with the Franklin County Fire Code as expressed in FCC Chapter 8.40.
5. Should archaeological materials (e.g., bones, shell, 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 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.

**FRANKLIN COUNTY BOARD OF COMMISSIONERS**

**CONDITIONAL USE PERMIT # 2023-01**

**RESOLUTION NUMBER \_\_\_\_\_**

6. Future expansions and improvements at the site shall comply with the submitted and approved site and construction plans. To allow future flexibility for changes to the plans which are determined to be minor or incidental may be done administratively by the Planning Department. Major changes, which do not meet the intent of, or seriously re-align, the approved plans, shall be reviewed by the Planning Commission through a new Conditional Use Permit prior to that change occurring.
7. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
8. In accordance with the County's Zoning Code, any special permit may be revoked by the Board of County Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature, or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
9. This permit applies to the described lands and shall be for the above named individual and/or his heirs and/or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning and Building Department or the permit will be cancelled. Once granted, the permit cannot be transferred to another site.
10. By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County harmless and agree that the County is in no way negligent in relation to granting this permit, or operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted at this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

**This Conditional Use Permit, CUP 2023-01, is issued this 6th day of September, 2023.**

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

**Attest: \_\_\_\_\_**

**Clerk of the Board**

**Chair**

Original to County Commissioners

Duplicate to File

Duplicate to Applicant

Duplicate to be Filed with Auditor

**FRANKLIN COUNTY BOARD OF COMMISSIONERS**

**CONDITIONAL USE PERMIT # 2023-01**

**RESOLUTION NUMBER \_\_\_\_\_**

**EXHIBIT A: PROPOSED SITE PLAN**

Google Maps

Parcel 12356302  
Description W/2 NE 4 N/3 4 30  
3/4" = 50'



Imagery ©2022 CNES / Airbus, Maxar Technologies, Map data ©2022 Google 50 ft

## **PC MEETING SUMMARY**

CUP 2023-01

Hooper – Detached Accessory Dwelling Unit



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

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

**Case file:** CUP 2023-01 (Conditional Use Permit) and SEPA 2023-01

**PC Meeting Date:** July 11, 2023

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

**SUMMARY OF THE PUBLIC HEARING:**

The proposal for the Detached Accessory Dwelling Unit (DADU) under file CUP 2023-01 was presented by Staff at an open record public hearing (regular Planning Commission meeting) on July 11, 2023. Time was given for the applicant and members of the public to speak, however, the applicant was not at attendance for the meeting and there were no members of the public who wanted to speak on the matter.

**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 July 11<sup>th</sup> meeting, the Planning Commission discussed the proposal, the comments made, the record as provided, and findings of fact. A motion was made for a recommendation of approval to the Franklin County Board of Commissioners for Application CUP 2023-01, with the findings of fact and conditions of approval (as provided below)

**Findings of Fact – Planning Commission:** The Planning Commission (with assistance from Planning Staff) made and entered the following findings from the record, and conclusions thereof:

1. The proposed DADU in the RC-5 Zoning District **IS** in accordance with the goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
  - a. The Franklin County Comprehensive Land Use Designation is Rural Settlement.
  - b. The County Zoning Code designates the land as Rural Community 5 (RC-5).
  - c. Constructing a DADU requires a Conditional/Special Use Permit in the RC-5 zoning district.
  - d. The applicant has applied for a Conditional/Special Use Permit to allow for the placement and use of a FAS DADU.
2. The proposal **WILL NOT** adversely affect public infrastructure.
  - a. Public Works has determined that the proposed use will not have a significant impact on the County Road System.
3. The proposal **WILL BE** constructed, maintained, and operated in harmony with the existing or intended character of the general vicinity.
  - a. The existing and intended character of the immediate area is Rural Settlement. The proposed DADU will not impair the ability for residential activities to continue, nor will it have negative impact on the intended character of the general vicinity.
4. The location and height of the proposed structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
  - a. Manufactured home is comparable with nearby primary dwelling in height and layout.
5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
  - a. The proposed DADU will not have a negative effect on public health, safety, and general welfare. The project is required to comply with the Health District and Public Works standards regarding health and access/safety standards for the proposed use.

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

### **Suggested Conditions of Approval:**

1. Comply with the requirements of the Franklin County Planning and Building Department.
  - a. Factory Assembled Structure (FAS) placement permit will be required and completed before the DADU can be placed. After issuance of the FAS placement permit, the following is required on-site and for all inspections:
    - i. FAS placement permit (provided from the Building Department); and
    - ii. The manufacturer's installation instructions.
  - b. Unless removed from the property, the DADU shall not be sold separately from the primary dwelling and other existing structures on the property.
  - c. DADU shall be no older than five (5) years from the current calendar year upon purchase of FAS [Franklin County Code (FCC) 17.66.190(A)].
  - d. DADU living area shall not be used other than for the intended purpose of this permit.
  - e. Applicant will need to follow the provisions of Franklin County Code Chapter 17.66.060 – Accessory dwelling units – Detached.
  - f. Completed proof of water availability form and well log required at time of FAS placement permit submittal.
2. Comply with the requirements of the Franklin County Public Works Department:
  - a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
  - b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).
3. The site shall be maintained at all times as to not let the land become a fire hazard or accumulate with debris and weeds.
4. Shall comply with the Franklin County Fire Code as expressed in FCC Chapter 8.40.
5. Should archaeological materials (e.g., bones, shell, 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 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.

6. Future expansions and improvements at the site shall comply with the submitted and approved site and construction plans. To allow future flexibility for changes to the plans which are determined to be minor or incidental may be done administratively by the Planning Department. Major changes, which do not meet the intent of, or seriously re-align, the approved plans, shall be reviewed by the Planning Commission through a new Conditional Use Permit prior to that change occurring.
7. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
8. In accordance with the County's Zoning Code, any special permit may be revoked by the Board of County Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature, or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
9. This permit applies to the described lands and shall be for the above named individual and/or his heirs and/or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning and Building Department or the permit will be cancelled. Once granted, the permit cannot be transferred to another site.
10. By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County harmless and agree that the County is in no way negligent in relation to granting this permit, or operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted at this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

**Suggested Motion:** "I move that the Board of County Commissioners adopt the recommendation of the Planning Commission and approve CUP 2023-01, based upon the written findings of fact and conditions of approval."

**PC MEETING MINUTES**  
**&**  
**POWERPOINT PRESENTAION**

CUP 2023-01

Hooper – Detached Accessory Dwelling Unit

## **ITEM #1 – CUP 2023-01 / SEPA 2023-01**

Proposal is to allow for the construction of a Detached Accessory Dwelling Unit (DADU). This land use action is allowed upon approval of a CUP, as provided in FCC 17.66.060(J). The request is to have a 1,500 sq. ft. doublewide trailer be used for housing for elderly family members.

APPLICANT: David and Jodi Hooper

### **OPEN PUBLIC HEARING:**

Commissioner Corrales declared the public hearing to be open at 7:07PM.

### **STAFF REPORT:**

- Mr. Braaten went over some corrections that needed to be made to the Staff Report before the presentation began.
  - Corrections statement lasted approximately 6 minutes.
- Mr. Braaten presented the proposed project. Presentation lasted approximately 16 minutes.
  - Commissioner Lowe made a comment about Planning & Building's condition of "DADU shall not be sold separately from the primary dwelling and other existing structures on the property."
    - After discussion, the condition was changed to state "Unless removed from the property, the DADU shall not be sold separately from the primary dwelling and other existing structures on the property."
  - Commissioner Didier made a comment that the applicant selected "Binding Site Plan" on the application and asked if that was applicable to this application.
    - Mr. Braaten stated no that it was a mistake on their part.

### **COMMISSIONER QUESTIONS FOR STAFF/REPRESENTATIVE:**

- Commissioner Gutierrez asked if there is any stipulation or regulation against this CUP if the owners decide in the future to sell the property, would the new owners have to resubmit for the Conditional Use Permit?
  - Mr. Braaten stated no, the new owners would not and that staff will be working on some amendments to adjust the wording.
- Commissioner Didier asked about amending the Franklin County code for housing with the new state regulations.
  - Mr. Braaten stated that staff is currently working on it and generally apply to cities as a requirement and if even available to counties are optional.
- Commissioner Lowe asked about sewer and if the applicant is on septic, would they have to upgrade the septic system?
  - Mr. Braaten stated that it would come out during the building permitting process and they would need to go to the Health District and have their septic tank checked.

### **PUBLIC COMMENTS:**

- No public comments were made for, against, or neutral regarding this agenda item.

### **STAFF FINAL COMMENTS:**

- No final comments from staff for this agenda item.

**CLARIFICATION OF PUBLIC STATEMENTS:**

- No clarification of public statements were needed by the audience.

**CLOSING PUBLIC HEARING ITEM:**

- Commissioner Corrales closed the public hearing portion of this item at 7:35 PM.

**PLANNING COMMISSION DISCUSSION (before motion):**

- No discussion amongst the Planning Commission prior to the motion.

Commissioner Corrales entertained a motion.

Commissioner Lowe made a motion to forward to the Board of County Commissioners a positive recommendation of CUP 2023-01/SEPA 2023-01 with the six (6) suggested findings of fact and ten (10) suggested conditions of approval.

Commissioner Vincent seconded the motion.

**PLANNING COMMISSION FURTHER DISCUSSION (after motion):**

- No further discussion amongst the Commissioners after the motion was made.

**ROLL CALL VOTE:**

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

The motion has been approved for CUP 2023-01 / SEPA 2023-01 at 7:35PM.

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



# AGENDA ITEM # 1

CUP 2023-01

## **CONDITIONAL USE PERMIT HOOOPER**



FRANKLIN COUNTY PLANNING COMMISSION

Tuesday, July 11, 2023



# CUP 2023-01

## DESCRIPTION



- ☐ **Address:** 350 Quinto Road, Eltopia, WA 99330
- ☐ **Parcel Number:** 123-563-028
- ☐ **Zoning:** Rural Community 5 (RC-5)
- ☐ **Comp. Plan:** Rural Settlement
- ☐ **Property size:** Approximately 4.99 acres.

# CUP 2023-01

## DESCRIPTION

- **Location:** South of Quinto Road, East of Ziegler Road, and North of Patricia Road.
- **Request:** To add a Detached Accessory Dwelling Unit (DADU) to be built on the property.
- **Area to be Used:** Approximately 1,500 sq. ft. for the placement of a double-wide manufactured home.
- **Site Plan Features:** Gravel driveway, existing single-family dwelling, septic area, well, irrigation water, power pole, water line from the well to the existing home, and the location of the proposed DADU.

# CUP 2023-01

## VICINITY MAP

SUBJECT AREA





# CUP 2023-01

## SITE PHOTOS



# CUP 2023-01

## PROPOSED PROJECT LOCATION



# CUP 2023-01

## PROPOSED SITE PLAN

Go gleMaps

Parcel 12356302  
 Description: W2, NE 1/4, S30  
 3/4" = 50'



Imagery ©2022 CNES / Airbus, Maxar Technologies, Map data ©2022 Google 50 ft



# CUP 2023-01

## AGENCY / PUBLIC NOTICE

---

- ❑ On, or about, June 1, staff sent notices to:
  - ❑ Technical agencies
  - ❑ Property owners within 1 mile
  - ❑ The Franklin County Graphic
- ❑ Staff also:
  - ❑ Posted a “Pending Land Use Action” sign on the property
  - ❑ Made a SEPA Optional Determination of Non-Significance (O-DNS), under WAC 197-11-355.
    - SEPA Registry #202302553.
- ❑ No public comments were received for this proposal.

# CUP 2023-01

## STAFF ANALYSIS



- ❑ During initial review of the application, there was an issue with water access from a shared community well.
- ❑ Applicant has since indicated that they would be drilling a new well to support the proposed DADU.
- ❑ A condition of approval is the submittal of a well log and water availability form at the time of submittal for a Factory Assembled Structure (FAS) Placement Permit.



# CUP 2023-01

## STAFF ANALYSIS



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

# CUP 2023-01

## AGENCY COMMENTS

### □ **Franklin County Public Works:**

- Approach permit is required to access Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution #2002-270).

- Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-300).

### □ **WA Department of Ecology:**

- See letter dated May 31, 2023 for comments.

### □ **Confederated Tribes of the Colville Reservation:**

- See email dated June 6, 2023 for comments.

# CUP 2023-01

## AGENCY COMMENTS

### □ **Franklin County Planning and Building:**

- Factory Assembled Structure (FAS) Placement Permit will be required and completed before the DADU can be placed.
- DADU shall not be sold separately from the primary dwelling and other existing structures on the property.
- DADU shall be no older than five (5) years from the current calendar year upon purchase of FAS [Franklin County Code Chapter 17.66.190(A)].
- DADU living area shall not be used other than for the intended purpose of this permit.
- Applicant will need to follow the provisions of Franklin County Code Chapter 17.66.060 – Accessory dwelling units – Detached.
- Completed proof of water availability form and well log required at time of FAS Placement Permit submittal.

# CUP 2023-01

## RECOMMENDED FINDINGS OF FACT



1. The proposed use in the RC-5 Zoning District **IS** in accordance with goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
2. The proposal **WILL NOT** adversely affect public infrastructure.

# CUP 2023-01

## RECOMMENDED FINDINGS OF FACT



3. The proposal **WILL BE** constructed, maintained, and operated to be in harmony with the existing or intended character of the general vicinity.

4. The location and height of the structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.

# CUP 2023-01

## RECOMMENDED FINDINGS OF FACT

5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.

6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.

# CUP 2023-01

## CONDITIONS OF APPROVAL

In addition to “standard” CUP language, the applicant shall comply with the comments provided by:

- ❑ **WA Department of Ecology**
- ❑ **Franklin County Public Works**
- ❑ **Franklin County Planning and Building Department**
- ❑ **Confederated Tribes of the Colville Reservation:**
  - ❑ Should archaeological materials (e.g. bones, shells, 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 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.



# CUP 2023-01

## SUGGESTED MOTION



- “I move that the Franklin County Planning Commission recommend that the Board of County Commissioners **adopt** the six (6) findings of fact and ten (10) conditions of approval, detailed in the staff report, and **APPROVE** case-file

**CUP 2023-01 / SEPA 2023-01.**”



## **PC STAFF REPORT**

CUP 2023-01

Hooper – Detached Accessory Dwelling Unit

Agenda Item #1

**STAFF REPORT**

CUP 2023-01

Hooper – Detached Accessory Dwelling Unit

**FACT SHEET/STAFF REVIEW****Hearing before the Franklin County Planning Commission**

**Case File:** CUP 2023-01 (Conditional Use Permit) and SEPA 2023-01

**Hearing Date:** July 11, 2023

**Applicant:** David and Jodi Hooper

**Owner:** David and Jodi Hooper

**Location:** The project is located to the South of Quinto Rd., East of Ziegler Rd., and North of Patricia Rd. The property has a current address of 350 Quinto Road (Parcel Number 123-563-028).

**Legal Description:** W2NE4NE4NE4 14-11-30 SUBJ TO I/E EASE ALG N 30' THEREOF

**Vicinity Map:****SUBJECT PROPERTY:**

**Property Size:** The current property size is approximately 4.99 acres

**Comp. Plan Use:** Rural Shoreline Development

**Zoning:** Rural Community 5 (RC-5)

**Suggested**

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

**Suggested Motion:** I move to forward to the Board of County Commissioners a positive recommendation of CUP 2023-01 with six (6) findings of face and nine (9) suggested conditions of approval.

**APPLICATION DESCRIPTION:**

This is a Conditional Use Permit (CUP) to allow for a Detached Accessory Dwelling Unit (DADU). Franklin County Code (FCC) 17.66.060 (J) requires the filing of a CUP in order to build a DADU. Applicant is seeking to add 1,500 sq. ft. double-wide manufactured home to the property. The DADU will be used for the applicant to care for their aging relatives, whom will reside within the new dwelling unit.

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

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

Noise: *Project noise during the period of construction.*

Existing structures: *Single-Family Residence.*

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

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

- Gravel Driveway
- Existing single-family dwelling
- Location of septic area, well, irrigation water, and Big Bend power pole
- Location of water line from well to existing home
- Location of proposed DADU

**PUBLIC NOTICE:**

- The Planning staff emailed technical review requests to Technical Agencies on June 1, 2023.
- The Planning staff mailed notices to Property Owners within one (1) mile on June 1, 2023.
- A Public Notice was published in the *Franklin County Graphic* on June 1, 2023.
- A sign was posted on the property (350 Quinto Road) on June 1, 2023.

**SEPA:**

- A SEPA Checklist was included in the application. Planning staff [Lead Agency Responsible Official] reviewed the checklist and issued an Optional Determination of Non-Significance (Optional DNS) on June 1, 2023 under WAC 197-11-355.

- The Washington State Department of Ecology filed and posted the notice on the statewide SEPA Register under SEPA #202302553.
- SEPA comment period deadline was June 15, 2023. As of the date of this staff report, no SEPA specific comments or appeals have been received.

**APPLICABLE STANDARDS/CODES:**

- 1) County Zoning – County Code:
  - a. Chapter 17.20 – RC-5 Rural Community 5 Zoning District
  - b. Chapter 17.66 – Use Regulations
  - c. Chapter 17.82 – Special Permits
  - d. Title 14 – Development Code Administration

**PUBLIC COMMENT:**

There were no public comments received regarding the proposal.

**STAFF ANALYSIS:**

The application is a request for a Detached Accessory Dwelling Unit (DADU) to be built on the property, so that the property owner can take care of their aging relatives. The proposed DADU is a double-wide manufactured home of approximately 1,500 sq. ft. in size.

During initial review of the application, there was an issue with getting access to water due to not receiving access to shared community well as was stated originally in their application. Applicant has since indicated they would be drilling a new well support the DADU. There is a condition of approval requiring submittal of the well log and water availability form at time of submittal for the Factory Assembled Structure (FAS) placement permit for the DADU.

Under Franklin County Code Title 17.66.060: Zoning – Use Regulations – Accessory dwelling units – detached, one (1) DADU is permitted if the parcel is two (2) acres or larger in size and can be a separate or detached dwelling. The DADU shall not exceed one-thousand six hundred (1,600) sq. ft. and the exterior colors of the accessory dwelling siding must be compatible with the primary dwelling. DADUs may be permitted through a CUP to care for aged relatives [FCC 17.66.060(A), (B), (C), (E), and (G)].

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

**AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:**

- 1) **Public Works Department:** Public Works has concluded that the proposed use will not have a significant impact on the County Road System. They noted the following comments:
  - a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
  - b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

**2) Franklin County Assessor:**

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

**3) Franklin County GIS/E-911 Addressing:**

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

**4) Franklin County Fire District #3:**

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

**5) WA Department of Ecology:**

- a. See attached letter; Dated May 31, 2023.

**6) US Bureau of Reclamation:**

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

**7) Big Bend Electric Cooperative:**

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

**8) Benton-Franklin Health District:**

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

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

- a. Factory Assembled Structure (FAS) placement permit will be required and completed before the DADU can be placed. After issuance of the FAS permit, the following is required on-site and for all inspections:
  - i. FAS placement permit (provided from the Building Department); and
  - ii. The manufacturer's installation instructions.
- b. DADU shall not be sold separately from the primary dwelling and other existing structures on the property.
- c. DADU Shall be no older than five (5) years from the current calendar year upon purchase of FAS [Franklin County Code (FCC) 17.66.190(A)].
- d. DADU living area shall not be used other than for the intended purpose of this permit.
- e. Applicant will need to follow the provisions of Franklin County Code Chapter 17.66.060 – Accessory dwelling units – Detached.
- f. Completed proof of water availability form and well log required at time of FAS placement permit submittal.

**RECOMMENDATION:**

According to the Franklin County Code Chapter 17.82 Special Permits, the Planning Commission shall:

- 1) Make and enter findings of fact from the record and conclusions thereof;
- 2) Shall render a recommendation to the Board of County Commissioners as to whether the proposal shall be denied, approved, or approved with modification and/or conditions.

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

- 1) The proposal is in accordance with the goals, policies, objective, maps, and or narrative text of the comprehensive plan;
- 2) The proposal will adversely affect public infrastructure;
- 3) The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;
- 4) The location and height of the proposed structures and the site design will discourage the development of permitted uses on the property in the general vicinity or impair the value thereof;
- 5) The operation in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;
- 6) The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

**Planning and Building Department Staff Assistance:** Planning Staff will assist the Planning Commission with the determination of finding and conditions of CUP 2023-01.

**Recommendation:** The Franklin County Planning Department recommends that the Planning Commission forward a **POSITIVE** recommendation to the Franklin County Board of County Commissioners for Application CUP 2023-01, with the following suggested six (6) findings of fact and nine (9) suggested conditions of approval:

**Suggested Findings of Fact:**

- 1) The proposed DADU in the RC-5 Zoning District **IS** in accordance with the goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
  - a. The Franklin County Comprehensive Land Use Designation is Rural Shoreline Development.
  - b. The County Zoning Code designates the land as Rural Community 5 (RC-5).
  - c. Constructing a DADU requires a Conditional/Special Use Permit in the RC-5 zoning district.



- d. The applicant has applied for a Conditional/Special Use Permit to allow for the placement and use of a FAS DADU.
- 2) The proposal **WILL NOT** adversely affect public infrastructure.
  - a. Public Works has determined that the proposed use will not have a significant impact on the County Road System.
- 3) The proposal **WILL BE** constructed, maintained, and operated in harmony with the existing or intended character of the general vicinity.
  - a. The existing and intended character of the immediate area is Rural Settlement. The proposed DADU will not impair the ability for residential activities to continue, nor will it have negative impact on the intended character of the general vicinity.
- 4) The location and height of the proposed structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
  - a. Manufactured home is comparable with nearby primary dwelling in height and layout.
- 5) The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
- 6) The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
  - a. The proposed DADU will not have a negative effect on public health, safety, and general welfare. The project is required to comply with the Health Department and Public Works standards regarding health and access/safety standards for the proposed use.

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

**Suggested Conditions of Approval:**

- 1) Comply with the requirements of the **Franklin County Planning and Building Department**.
  - a. Factory Assembled Structure (FAS) placement permit will be required and completed before the DADU can be placed. After issuance of the FAS placement permit, the following is required on-site and for all inspections:
    - i. FAS placement permit (provided from the Building Department); and
    - ii. The manufacturer's installation instructions.
  - b. DADU shall not be sold separately from the primary dwelling and other existing structures on the property.
  - c. DADU shall be no older than five (5) years from the current calendar year upon purchase of FAS [Franklin County Code (FCC) 17.66.190(A)].



- d. DADU living area shall not be used other than for the intended purpose of this permit.
- e. Applicant will need to follow the provisions of Franklin County Code Chapter 17.66.060 – Accessory dwelling units – Detached.
- f. Completed proof of water availability form and well log required at time of FAS placement permit submittal.

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

- a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
- b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

- 3) The site shall be maintained at all times as to not let the land become a fire hazard or accumulate with debris and weeds.
- 4) Shall comply with the **Franklin County Fire Code** as expressed in FCC Chapter 8.40.
- 5) Future expansions and improvements at the site shall comply with the submitted and approved site and construction plans. To allow future flexibility for changes to the plans which are determined to be minor or incidental may be done administratively by the Planning Department. Major changes, which do not meet the intent of, or seriously re-align, the approved plans, shall be reviewed by the Planning Commission through a new Conditional Use Permit prior to that change occurring.
- 6) Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
- 7) In accordance with the County's Zoning Code, any special permit may be revoked by the Board of County Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature, or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
- 8) This permit applies to the described lands and shall be for the above named individual and/or his heirs and/or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning and Building Department or the permit will be cancelled. Once granted, the permit cannot be transferred to another site.
- 9) By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County harmless and agree that the County is in no way negligent in relation to granting this permit, or operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted that this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

Agenda Item #1

**PUBLIC NOTICE**

**AGENCY/PUBLIC COMMENT**

CUP 2023-01

Hooper – Detached Accessory Dwelling Unit



# FRANKLIN COUNTY

## PLANNING AND BUILDING DEPARTMENT

### AGENCY COMMENTS (CUP 2023-01/SEPA 2023-01)

**DATE:** June 1, 2023

**RE:** CUP 2023-01

**TO:** County Engineer  
Benton-Franklin Health Dist.  
Fire Code Official  
Assessor/GIS  
County E-911  
SEPA Registry  
Department of Archaeology and Historic Preservation (DAHP)  
Confederated Tribes of the Yakama Nation  
Confederated Tribes of the Umatilla Indian Reservation  
Confederated Tribes of the Colville Reservation  
Confederated Tribes of the Nez Pearce

Irr. Dist.(FCID\_\_SCBID\_\_X\_\_)  
Fire Dist. # 1  
Elec.Utility (PUD\_\_BBEC\_\_X\_\_)  
County Building Official  
US Bureau of Reclamation

**FROM:** Derrick Braaten, Planning & Building Director

**CC:** Craig Erdman, Rebeca Gilley, Aaron Gunderson, Ryan Nelson

Agency Representative:

Enclosed is a copy of a proposed Conditional Use Permit application. The proposal is to allow for a Detached Accessory Dwelling Unit (DADU) in a Rural Community 5 (RC-5) zone.

We would appreciate your review and comments **within ten (10) working days of the above listed date, if possible**. If it will take longer to review the CUP, please contact this office at (509) 545-3521.

Sincerely,

Derrick Braaten  
Planning & Building Director

See attached for additional information

---

**REPLY:**

**Signed:** \_\_\_\_\_  
**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_



# FRANKLIN COUNTY

## PLANNING AND BUILDING DEPARTMENT

### NOTICE OF OPEN RECORD PUBLIC HEARING/SEPA DETERMINATION (Optional DNS Process)

**NOTICE IS HEREBY GIVEN** that there has been proposed to the Franklin County Planning Commission an application by **David & Jodi Hooper**, 350 Quinto Rd., Eltopia, WA 99330, is seeking approval of a Conditional Use Permit (CUP), file #**CUP 2023-01/SEPA 2023-01**.

**SEPA Comment Period Deadline: June 15, 2023**

**Proposal:** Application is to allow for the construction of a Detached Accessory Dwelling Unit (DADU). This land use action is allowed upon approval of a CUP, as provided in FCC 17.66.060(J). The request is to have a 1,500 sq. ft. doublewide trailer be used for housing for elderly family members. Site address for proposal is 350 Quinto Rd., Eltopia, WA 99330 (Parcel #123-563-028).

**Public Comment Period:** SEPA comments must be submitted to the Franklin County Planning & Building Department by **4:30 PM on June 15, 2023**. Only comments received by the referenced date will be included in the SEPA record. Written project comments must be submitted by **12:00 PM on June 30, 2023** to be included in the Planning Commission Packet. If there are any questions on the proposal, contact the Franklin County Planning Department at 509-545-3521 or via email at [planninginquiry@franklincountywa.gov](mailto:planninginquiry@franklincountywa.gov).

**Public Meeting:** A public meeting will be held to discuss the project, solicit input from interested citizens, and respond to project questions at the **Planning Commission Meeting**, scheduled for **7:00 PM, July 11, 2023**, in the Commissioner's Room at the Franklin County Courthouse at 1016 N. 4<sup>th</sup> Ave., Pasco, WA 99301.

**Determination of Completeness:** The application has been declared complete for the purpose of processing.

**Notification:** This notice has been posted on the SEPA register and in the Franklin County Graphic.

**Environmental Documents and/or Studies Applicable to this Application:** Environmental Determination **No. SEPA 2023-01** has been assigned to this proposal. The SEPA comment period will end on **June 15, 2023**. The DNS is issued using the optional DNS process in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal or to appeal any State Environmental Policy Act related decisions. A copy of the subsequent threshold determination and any information concerning this action may be obtained by contacting the Franklin County Planning & Building Department.

**Required Permits:** N/A

**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.franklincountywa.gov/AgendaCenter/Planning-Commission-2>. To participate online, more information will be posted to the agenda page, by the Friday proceeding the meeting.

**Estimated Date of the Determination:** A DNS will be issued following the close of the public hearing on the item on **July 11, 2023**.

**To Receive Notification of the Environmental Determination:** Contact the Franklin County Planning Department at the address or telephone number below.

**Appeals:** You may appeal the subsequent threshold determination by submitting an appeal to the address below within 10 days of issuance. The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal. All comments or appeals are to be directed to the Franklin County Planning & Building Department, 502 W. Boeing St., Pasco, WA 99301. More information on the appeal process is contained in Franklin County Code (FCC) 18.04.280.



## Aaron Gunderson

---

**From:** Robert Sloma <robert.sloma@colvilletribes.com>  
**Sent:** Tuesday, June 6, 2023 9:48 AM  
**To:** Aaron Gunderson  
**Cc:** Hanson, Sydney (DAHP); JOHN; Darnell; Milton; Guy Moura (HSY)  
**Subject:** [EXTERNAL] Re: Request for Review and Comment of Optional DNS (CUP 2023-01)  
**Attachments:** ecy070560.pdf

**CAUTION:** This email originated from outside of Franklin County. Be careful when following links or opening attachments.

Aaron,

The Confederated Tribes of the Colville Reservation (aka, Confederated Colville Tribes, CCT) concur with issuance of a conditional use permit for the Hooper Detached Accessory Dwelling Unit (DADU) given the conditions listed below.

Although the location of this DADU project is characterized as very high archaeological sensitivity for as yet undocumented cultural resources, the proposed impact area will reportedly be limited to 100 x 80 ft, the Tribes are sensitive to the need for providing elder housing and concur with conditions.

Therefore, the CCT recommends that the project proponent use caution as they proceed with work and requests that they observe of the following conditions:

- Condition 1: Inadvertent Discoveries - In the event that human remains, burials, funerary items, sacred objects, or objects of cultural patrimony are found during project implementation, the proponent or his authorized agent shall adhere to all of the requirements of RCW 68.50.645. They shall immediately cease any activity which may cause further disturbance and then take steps to protect the find from further damage or disruption. They shall then contact the county coroner, who will contact the Washington State Department of Archaeology and Historic Preservation (DAHP). They shall then contact the Confederated Tribes of the Colville Reservation Tribal Historic Preservation Officer (THPO) at (509) 634-2695 or the Tribal Archaeologist at (509) 634-2691 as soon as possible to report the find. No further work shall be allowed on the project until there is an approved plan for managing or preserving the remains or items.
- Condition 2: Post-Review Discoveries - In the event that prehistoric artifacts (i.e., arrowheads, spear points, mortars, pestles, other ground stone tools, knives, scrapers, or flakes from the manufacture of tools, fire pits, peeled trees, etc.) or historic-period artifacts or features (i.e., fragments of old plates or ceramic vessels, weathered glass, dumps of old cans, cabins, root cellars, etc.) are found during project implementation, the proponent or his authorized agent shall cease work immediately within 200 ft. of the find. Then they shall contact the Washington State DAHP to report the find. Then they shall contact the THPO at (509) 634-2695 or the Tribal Archaeologist at (509) 634-2691. No further work shall be allowed on the



project until there is an approved plan for managing or preserving the artifacts or features. Please provide the proponent with a copy of the attached IDP, and or link to the IDP, to aid with recognition of any inadvertent discovery.

- Condition 3: Activities that have the potential to disturb cultural resources outside the specified project area should not proceed prior to a cultural resources review of potential adverse effects in the new area.

To aid with recognition of any inadvertent discovery, I have attached a copy of the Washington Department of Ecology's Inadvertent Discovery Plan (IDP) that is accessible at <https://apps.ecology.wa.gov/publications/documents/ecy070560.pdf>, because it contains very good images of many types of artifacts and features that could be encountered in Washington. If the ground at the proposed DADU area has already been altered, the CCT does not necessarily consider disturbance a factor for diminishing cultural resource sensitivity or significance.

Lastly, please include John Sirois, Darnell Sam and Milton Davis on all initial consultations in the future, their contacts are in the "cc" line. These individuals assist tribal membership and the Colville Business Council on matters within our traditional territories from a broad perspective. Our office will continue to be the point for cultural resource historic properties.

Please contact me should you have any questions.

On Thu, Jun 1, 2023 at 8:48 AM Aaron Gunderson <[agunderson@franklincountywa.gov](mailto:agunderson@franklincountywa.gov)> wrote:

#### NOTICE OF APPLICATION / REQUEST FOR REVIEW AND COMMENTS

Below is a link to the SEPA Record page for Hooper Detached Accessory Dwelling Unit (DADU) project action application (CUP 2023-01)

[SEPA record number 202302553, "Detached Accessory Dwelling Unit"](#)

#### NOTICE OF SEPA OPTIONAL DNS

A SEPA Optional DNS notice of application has been issued for the proposal. (Franklin County File # SEPA 2023-01)

The Public Notice, Application, and SEPA Environmental Checklist are located on the SEPA record page. Attached to this email is a copy of the agency notice memo. Comments on the Optional DNS are due by June 15, 2023.

Thank you,

*Aaron Gunderson*

Planner I

Franklin County, WA | Planning & Building Dept.

509-545-3521

[agunderson@franklincountywa.gov](mailto:agunderson@franklincountywa.gov)



--

**Robert A. Sloma**

Archaeologist

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150

Nespelem, WA 99155

Tel: (509) 634-2692

Cell: (509) 557-2273

[robert.sloma@colvilletribes.com](mailto:robert.sloma@colvilletribes.com)





## INADVERTENT DISCOVERY PLAN PLAN AND PROCEDURES FOR THE DISCOVERY OF CULTURAL RESOURCES AND HUMAN SKELETAL REMAINS

To request ADA accommodation, including materials in a format for the visually impaired, call Ecology at 360-407-6000 or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with a speech disability may call TTY at 877-833-6341.

Site Name(s):  Location:

Project Lead/Organization:  County:

*If this Inadvertent Discovery Plan (IDP) is for multiple (batched) projects, ensure the location information covers all project areas.*

### 1. INTRODUCTION

The IDP outlines procedures to perform in the event of a discovery of archaeological materials or human remains, in accordance with applicable state and federal laws. An IDP is required, as part of Agency Terms and Conditions for all grants and loans, for any project that creates disturbance above or below the ground. An IDP is not a substitute for a formal cultural resource review (Executive 21-02 or Section 106).

Once completed, **the IDP should always be kept at the project site** during all project activities. All staff, contractors, and volunteers should be familiar with its contents and know where to find it.

### 2. CULTURAL RESOURCE DISCOVERIES

A cultural resource discovery could be prehistoric or historic. Examples include (see images for further examples):

- An accumulation of shell, burned rocks, or other food related materials.
- Bones, intact or in small pieces.
- An area of charcoal or very dark stained soil with artifacts.
- Stone tools or waste flakes (for example, an arrowhead or stone chips).
- Modified or stripped trees, often cedar or aspen, or other modified natural features, such as rock drawings.
- Agricultural or logging materials that appear older than 50 years. These could include equipment, fencing, canals, spillways, chutes, derelict sawmills, tools, and many other items.
- Clusters of tin cans or bottles, or other debris that appear older than 50 years.
- Old munitions casings. **Always assume these are live and never touch or move.**
- Buried railroad tracks, decking, foundations, or other industrial materials.
- Remnants of homesteading. These could include bricks, nails, household items, toys, food containers, and other items associated with homes or farming sites.

The above list does not cover every possible cultural resource. When in doubt, assume the material is a cultural resource.

### 3. ON-SITE RESPONSIBILITIES

If any employee, contractor, or subcontractor believes that they have uncovered cultural resources or human remains at any point in the project, take the following steps to ***Stop-Protect-Notify***. If you suspect that the discovery includes human remains, also follow Sections 5 and 6.

#### STEP A: Stop Work.

All work must stop immediately in the vicinity of the discovery.

#### STEP B: Protect the Discovery.

Leave the discovery and the surrounding area untouched and create a clear, identifiable, and wide boundary (30 feet or larger) with temporary fencing, flagging, stakes, or other clear markings. Provide protection and ensure integrity of the discovery until cleared by the Department of Archaeological and Historical Preservation (DAHP) or a licensed, professional archaeologist.

Do not permit vehicles, equipment, or unauthorized personnel to traverse the discovery site. Do not allow work to resume within the boundary until the requirements of this IDP are met.

#### STEP C: Notify Project Archaeologist (if applicable).

If the project has an archaeologist, notify that person. If there is a monitoring plan in place, the archaeologist will follow the outlined procedure.

#### STEP D: Notify Project and Washington Department of Ecology (Ecology) contacts.

##### Project Lead Contacts

<u>Primary Contact</u>	<u>Alternate Contact</u>
Name: <input type="text"/>	Name: <input type="text"/>
Organization: <input type="text"/>	Organization: <input type="text"/>
Phone: <input type="text"/>	Phone: <input type="text"/>
Email: <input type="text"/>	Email: <input type="text"/>

##### Ecology Contacts (completed by Ecology Project Manager)

<u>Ecology Project Manager</u>	<u>Alternate or Cultural Resource Contact</u>
Name: <input type="text"/>	Name: <input type="text"/>
Program: <input type="text"/>	Program: <input type="text"/>
Phone: <input type="text"/>	Phone: <input type="text"/>
Email: <input type="text"/>	Email: <input type="text"/>

### STEP E: Ecology will notify DAHP.

Once notified, the Ecology Cultural Resource Contact or the Ecology Project Manager will contact DAHP to report and confirm the discovery. To avoid delay, the Project Lead/Organization will contact DAHP if they are not able to reach Ecology.

DAHP will provide the steps to assist with identification. DAHP, Ecology, and Tribal representatives may coordinate a site visit following any necessary safety protocols. DAHP may also inform the Project Lead/Organization and Ecology of additional steps to further protect the site.

**Do not continue work until DAHP has issued an approval for work to proceed in the area of, or near, the discovery.**

#### DAHP Contacts:

Name: Rob Whitlam, PhD  
Title: State Archaeologist  
Cell: 360-890-2615  
Email: [Rob.Whitlam@dahp.wa.gov](mailto:Rob.Whitlam@dahp.wa.gov)  
Main Office: 360-586-3065

#### **Human Remains/Bones:**

Name: Guy Tasa, PhD  
Title: State Anthropologist  
Cell: 360-790-1633 (24/7)  
Email: [Guy.Tasa@dahp.wa.gov](mailto:Guy.Tasa@dahp.wa.gov)

### 4. TRIBAL CONTACTS

In the event cultural resources are discovered, the following tribes will be contacted. See Section 10 for Additional Resources.

Tribe:	<input type="text"/>	Tribe:	<input type="text"/>
Name:	<input type="text"/>	Name:	<input type="text"/>
Title:	<input type="text"/>	Title:	<input type="text"/>
Phone:	<input type="text"/>	Phone:	<input type="text"/>
Email:	<input type="text"/>	Email:	<input type="text"/>
Tribe:	<input type="text"/>	Tribe:	<input type="text"/>
Name:	<input type="text"/>	Name:	<input type="text"/>
Title:	<input type="text"/>	Title:	<input type="text"/>
Phone:	<input type="text"/>	Phone:	<input type="text"/>
Email:	<input type="text"/>	Email:	<input type="text"/>

Please provide contact information for additional tribes within your project area, if needed, in Section 11.

### 5. FURTHER CONTACTS (if applicable)

If the discovery is confirmed by DAHP as a cultural or archaeological resource, or as human remains, and there is a partnering federal or state agency, Ecology or the Project Lead/Organization will ensure the partnering agency is immediately notified.

Federal Agency:

Agency:	
Name:	
Title:	
Phone:	
Email:	

State Agency:

Agency:	
Name:	
Title:	
Phone:	
Email:	

## 6. SPECIAL PROCEDURES FOR THE DISCOVERY OF HUMAN SKELETAL MATERIAL

Any human skeletal remains, regardless of antiquity or ethnic origin, will at all times be treated with dignity and respect. Follow the steps under **Stop-Protect-Notify**. For specific instructions on how to handle a human remains discovery, see: [RCW 68.50.645: Skeletal human remains—Duty to notify—Ground disturbing activities—Coroner determination—Definitions](#).

**Suggestion:** If you are unsure whether the discovery is human bone or not, contact Guy Tasa with DAHP, for identification and next steps. Do not pick up the discovery.

Guy Tasa, PhD State Physical Anthropologist

[Guy.Tasa@dahp.wa.gov](mailto:Guy.Tasa@dahp.wa.gov)

(360) 790-1633 (Cell/Office)

For discoveries that are confirmed or suspected human remains, follow these steps:

1. Notify law enforcement and the Medical Examiner/Coroner using the contacts below. **Do not call 911** unless it is the only number available to you.

Enter contact information below (required):

- Local Medical Examiner or Coroner name and phone:

--

- Local Law Enforcement main name and phone:

--

- Local Non-Emergency phone number (911 if without a non-emergency number):

--

2. The Medical Examiner/Coroner (with assistance of law enforcement personnel) will determine if the remains are human or if the discovery site constitutes a crime scene and will notify DAHP.
3. **DO NOT speak with the media, allow photography or disturbance of the remains, or release any information about the discovery on social media.**
4. If the remains are determined to be non-forensic, Cover the remains with a tarp or other materials (not soil or rocks) for temporary protection and to shield them from being photographed by others or disturbed.



Further activities:

- Per [RCW 27.44.055](#), [RCW 68.50](#), and [RCW 68.60](#), DAHP will have jurisdiction over non-forensic human remains. Ecology staff will participate in consultation. Organizations may also participate in consultation.
- Documentation of human skeletal remains and funerary objects will be agreed upon through the consultation process described in [RCW 27.44.055](#), [RCW 68.50](#), and [RCW 68.60](#).
- When consultation and documentation activities are complete, work in the discovery area may resume as described in Section 8.

If the project occurs on federal lands (such as a national forest or park or a military reservation) the provisions of the Native American Graves Protection and Repatriation Act of 1990 (NAGPRA) apply and the responsible federal agency will follow its provisions. Note that state highways that cross federal lands are on an easement and are not owned by the state.

If the project occurs on non-federal lands, the Project Lead/Organization will comply with applicable state and federal laws, and the above protocol.

## **7. DOCUMENTATION OF ARCHAEOLOGICAL MATERIALS**

Archaeological resources discovered during construction are protected by state law [RCW 27.53](#) and assumed eligible for inclusion in the National Register of Historic Places under Criterion D until a formal Determination of Eligibility is made.

The Project Lead/Organization must ensure that proper documentation and field assessment are made of all discovered cultural resources in cooperation with all parties: the federal agencies (if any), DAHP, Ecology, affected tribes, and the archaeologist.

The archaeologist will record all prehistoric and historic cultural material discovered during project construction on a standard DAHP archaeological site or isolate inventory form. They will photograph site overviews, features, and artifacts and prepare stratigraphic profiles and soil/sediment descriptions for minimal subsurface exposures. They will document discovery locations on scaled site plans and site location maps.

Cultural features, horizons, and artifacts detected in buried sediments may require the archaeologist to conduct further evaluation using hand-dug test units. They will excavate units in a controlled fashion to expose features, collect samples from undisturbed contexts, or to interpret complex stratigraphy. They may also use a test unit or trench excavation to determine if an intact occupation surface is present. They will only use test units when necessary to gather information on the nature, extent, and integrity of subsurface cultural deposits to evaluate the site's significance. They will conduct excavations using standard archaeological techniques to precisely document the location of cultural deposits, artifacts, and features.

The archaeologist will record spatial information, depth of excavation levels, natural and cultural stratigraphy, presence or absence of cultural material, and depth to sterile soil, regolith, or bedrock for each unit on a standard form. They will complete test excavation unit level forms, which will include plan maps for each excavation level and artifact counts and material types, number, and vertical provenience (depth below

surface and stratum association where applicable) for all recovered artifacts. They will draw a stratigraphic profile for at least one wall of each test excavation unit.

The archaeologist will screen sediments excavated for purposes of cultural resources investigation through 1/8-inch mesh, unless soil conditions warrant 1/4-inch mesh.

The archaeologist will analyze, catalogue, and temporarily curate all prehistoric and historic artifacts collected from the surface and from probes and excavation units. The ultimate disposition of cultural materials will be determined in consultation with the federal agencies (if any), DAHP, Ecology, and the affected tribe(s).

Within 90 days of concluding fieldwork, the archaeologist will provide a technical report describing any and all monitoring and resultant archaeological excavations to the Project Lead/Organization, who will forward the report to Ecology, the federal agencies (if any), DAHP, and the affected tribe(s) for review and comment.

If assessment activities expose human remains (burials, isolated teeth, or bones), the archaeologist and Project Lead/Organization will follow the process described in **Section 6**.

## **8. PROCEEDING WITH WORK**

The Project Lead/Organization shall work with the archaeologist, DAHP, and affected tribe(s) to determine the appropriate discovery boundary and where work can continue.

Work may continue at the discovery location only after the process outlined in this plan is followed and the Project Lead/Organization, DAHP, any affected tribe(s), Ecology, and the federal agencies (if any) determine that compliance with state and federal laws is complete.

## **9. ORGANIZATION RESPONSIBILITY**

The Project Lead/Organization is responsible for ensuring:

- This IDP has complete and accurate information.
- This IDP is immediately available to all field staff at the sites and available by request to any party.
- This IDP is implemented to address any discovery at the site.
- That all field staff, contractors, and volunteers are instructed on how to implement this IDP.

## **10. ADDITIONAL RESOURCES**

### **Informative Video**

Ecology recommends that all project staff, contractors, and volunteers view this informative video explaining the value of IDP protocol and what to do in the event of a discovery. The target audience is anyone working on the project who could unexpectedly find cultural resources or human remains while excavating or digging. The video is also posted on DAHP's inadvertent discovery language website.

[Ecology's IDP Video](https://www.youtube.com/watch?v=ioX-4cXfbDY) (<https://www.youtube.com/watch?v=ioX-4cXfbDY>)

## Informational Resources

[DAH P](https://dahp.wa.gov) (<https://dahp.wa.gov>)

[Washington State Archeology \(DAH P 2003\)](#)

([https://dahp.wa.gov/sites/default/files/Field%20Guide%20to%20WA%20Arch\\_0.pdf](https://dahp.wa.gov/sites/default/files/Field%20Guide%20to%20WA%20Arch_0.pdf))

[Association of Washington Archaeologists](#) (<https://www.archaeologyinwashington.com>)

## Potentially Interested Tribes

[Interactive Map of Tribes by Area](#)

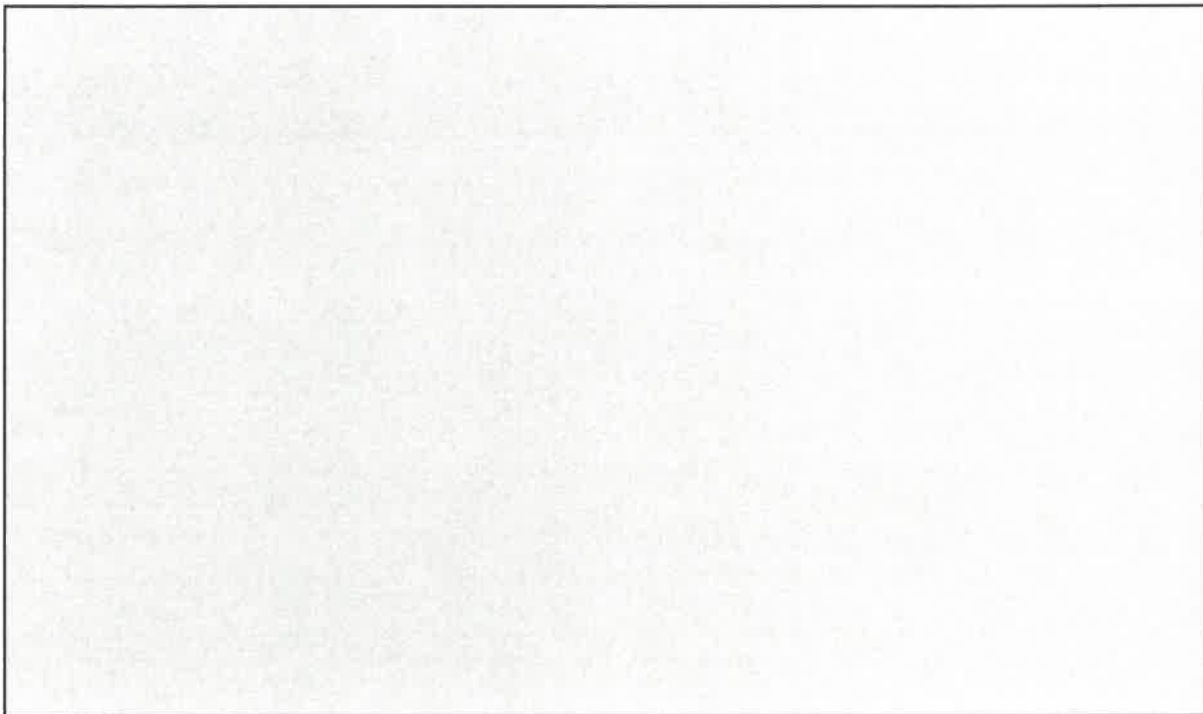
(<https://dahp.wa.gov/archaeology/tribal-consultation-information>)

[WSDOT Tribal Contact Website](#)

(<https://wsdot.wa.gov/tribal/TribalContacts.htm>)

## 11. ADDITIONAL INFORMATION

Please add any additional contact information or other information needed within this IDP.



**Implement the IDP if you see...**

**Chipped stone artifacts.**

Examples are:

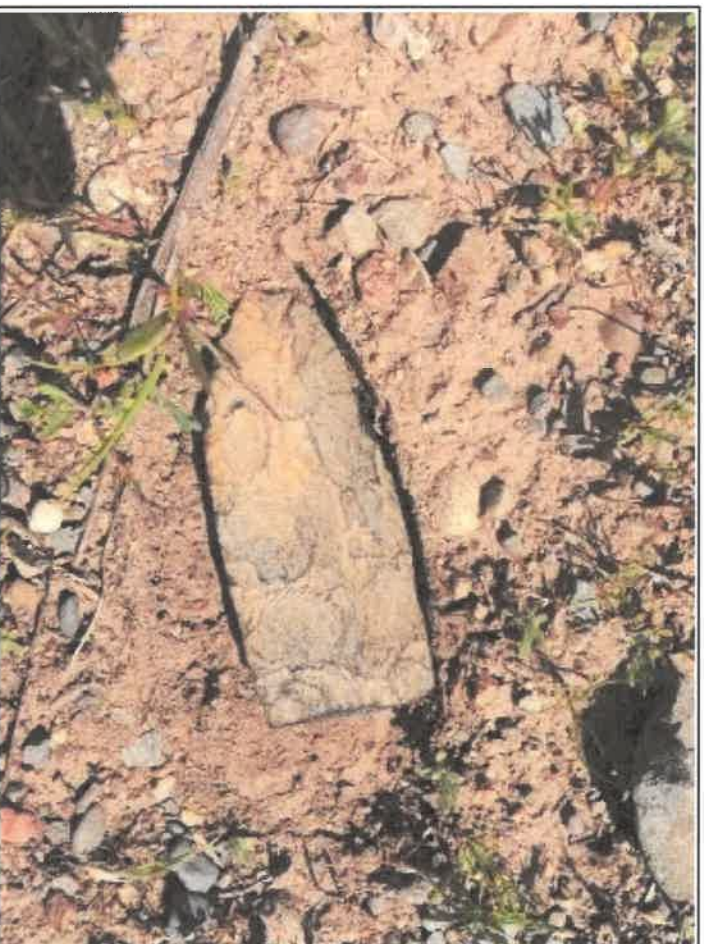
- Glass-like material.
- Angular material.
- "Unusual" material or shape for the area.
- Regularity of flaking.
- Variability of size.



*Stone artifacts from Oregon.*



*Stone artifacts from Washington.*



*Biface-knife, scraper, or pre-form found in NE Washington. Thought to be a well knapped object of great antiquity. Courtesy of Methow Salmon Rec. Foundation.*



**Implement the IDP if you see...**

**Ground stone artifacts.**

Examples are:

- Unusual or unnatural shapes or unusual stone.
- Striations or scratching.
- Etching, perforations, or pecking.
- Regularity in modifications.
- Variability of size, function, or complexity.



*Artifacts from unknown locations (left and right images).*



*Above: Fishing Weight - credit [CRITFC Treaty Fishing Rights website](#).*





- 



4



om Oregon





## Implement the IDP if you see...

### Culturally modified trees, fiber, or wood artifacts.

Examples are:

- Trees with bark stripped or peeled, carvings, axe cuts, de-limbing, wood removal, and other human modifications.
- Fiber or wood artifacts in a wet environment.
- Variability of size, function, and complexity.



Left and Below: Culturally modified tree and an old carving on an aspen tree (Courtesy of DAHP).  
Right, Top to Bottom: Artifacts from Mud Bay, Olympia: Toy war club, two strand cedar rope, wet basketry.





**Implement the IDP if you see...**

**Strange, different, or interesting looking dirt, rocks, or shells.**

Human activities leave traces in the ground that may or may not have artifacts associated with them. Examples are:

- “Unusual” accumulations of rock (especially fire-cracked rock).
- “Unusual” shaped accumulations of rock (such as a shape similar to a fire ring).
- Charcoal or charcoal-stained soils, burnt-looking soils, or soil that has a “layer cake” appearance.
- Accumulations of shell, bones, or artifacts. Shells may be crushed.
- Look for the “unusual” or out of place (for example, rock piles in areas with otherwise few rocks).



*Shell Midden pocket in modern fill discovered in sewer trench.*



*Underground oven. Courtesy of DAHP.*



*Shell midden with fire cracked rock.*



*Hearth excavated near Hamilton, WA.*

Implement the IDP if you see...

**Historic period artifacts (historic archaeology considered older than 50 years).**

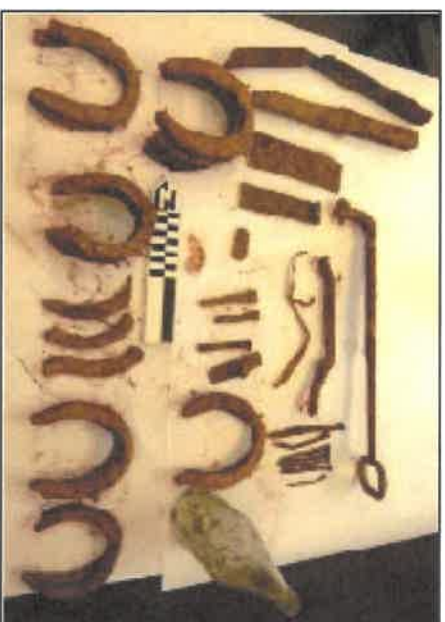
Examples are:

- Agricultural or logging equipment. May include equipment, fencing, canals, spillways, chutes, derelict sawmills, tools, etc.
- Domestic items including square or wire nails, amethyst colored glass, or painted stoneware.



Left: Top to Bottom: Willow pattern serving bowl and slip joint pocket knife discovered during Seattle Smith Cove shantytown (45-KI-1200) excavation.

Right: Collections of historic artifacts discovered during excavations in eastern Washington cities.





**Implement the IDP if you see...**

**Historic period artifacts (historic archaeology considered older than 50 years).**

**Examples are:**

- Railway tokens, coins, and buttons.
- Spectacles, toys, clothing, and personal items.
- Items helping to understand a culture or identity.
- Food containers and dishware.



Main Image: Dishes, bottles, workboot found at the North Shore Japanese bath house (ofuro) site. Courtesy Bob Muckie, Archaeologist, Capilano University, B.C. This is an example of an above ground resource.



Right, from Top to Bottom:  
Coins, token, spectacles  
and Montgomery Ward  
pitchfork toy discovered  
during Seattle Smith Cove  
shantytown (45-K1-1200)  
excavation.



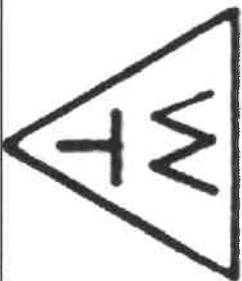
Implement the IDP if you see...

- Old munition casings – if you see ammunition of any type – ***always assume they are live and never touch or move!***
- Tin cans or glass bottles with an older manufacturer's technique – maker's mark, distinct colors such as turquoise, or an older method of opening the container.



Far Left: .303 British cartridge found by a WCC planting crew on Skagit River. Don't ever touch something like this!  
Left: Maker's mark on bottom of old bottle.

Right: Old beer can found in Oregon. ACME was owned by Olympia Brewery. Courtesy of Heather Simmons.



Logo employed by Whitall Tatum & Co. between 1924 to 1938 (Lockhart et al. 2016).



Can opening dates, courtesy of W.M. Schroeder.

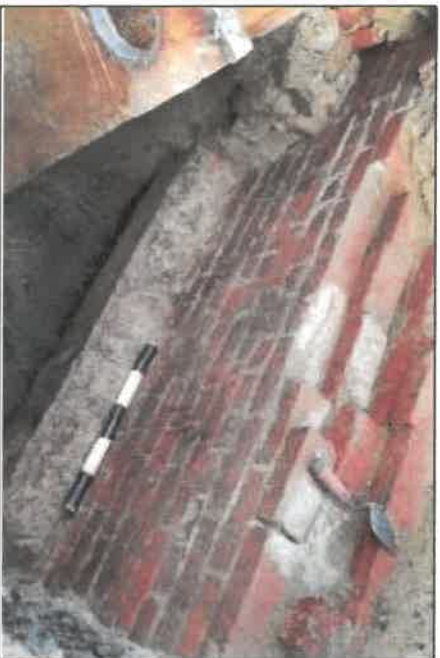


**Implement the IDP if you see...**

**You see historic foundations or buried structures.**

Examples are:

- Foundations.
- Railroad and trolley tracks.
- Remnants of structures.



Counter Clockwise, Left to Right: Historic structure 45K1924, in WSDOT right of way for SR99 tunnel. Remnants of Smith Cove shantytown (45-K1-1200) discovered during Ecology CSO excavation, City of Spokane historic trolley tracks uncovered during stormwater project, intact foundation of historic home that survived the Great Ellensburg Fire of July 4, 1889, uncovered beneath parking lot in Ellensburg.

**Implement the IDP if you see...**

**Potential human remains.**

Examples are:

- Grave headstones that appear to be older than 50 years.
- Bones or bone tools--intact or in small pieces. It can be difficult to differentiate animal from human so they must be identified by an expert.
- These are all examples of animal bones and are not human.



Center. Bone wedge tool, courtesy of Smith Cove Shantytown excavation (45K11200).  
Other images (Top Right, Bottom Left, and Bottom) Center. Courtesy of DAHP.



Directly Above: This is a real discovery at an Ecology sewer project site.  
What would you do if you found these items at a site? Who would be the first person you would call?  
Hint: Read the plan!



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY  
Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

May 31, 2023

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

Re: Detached Accessory Dwelling Unit  
File: SEPA 2023-01, CUP 2023-01

Dear Aaron Gunderson:

Thank you for the opportunity to comment on the Notice of Application and anticipated Determination of Nonsignificance regarding the Detached Accessory Dwelling Unit project (Proponent: David and Jodi Hooper). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

**Water Resources Program**

Any ground water development proposal that will withdraw water in excess of 5,000 gallons per day for single or group domestic supply, or for industrial purposes, or for the irrigation of more than ½ acre of lawn or non-commercial garden will require a water right permit from the Department of Ecology.

For more information, please contact Herm Spangle at (509) 209-3421 or via email at [Herm.Spangle@ecy.wa.gov](mailto:Herm.Spangle@ecy.wa.gov).

**State Environmental Policy Act (SEPA)**

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](mailto: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: 202302553)

Ec: David and Jodi Hooper



# Memo



## Public Works Department

**To:** Derrick Braaten, Planning & Building Director  
**From:** John Christensen  
**cc:** Craig Erdman, PE, Director / County Engineer  
**Date:** June 7, 2023  
**Re:** CUP 2023-01 Detached Accessory Dwelling Unit

---

Derrick,

We have reviewed the application for a Conditional Use Permit (CUP 2023-01/ SEPA 2023-01) for a Detached Accessory Dwelling Unit. Site address for the parcel is 350 Quinto Rd., Eltopia, WA 99330 (Parcel #123-563-028).

Public Works has concluded that the proposed use will not have a significant impact on the County Road System. Public Works has the following general comments:

1. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
2. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

Please let me know if you have any questions.

Agenda Item #1

**APPLICATION & SEPA CHECKLIST**

CUP 2023-01

Hooper – Detached Accessory Dwelling Unit



# FRANKLIN COUNTY

## PLANNING AND BUILDING DEPARTMENT

### GENERAL LAND DEVELOPMENT APPLICATION

<b>FOR STAFF USE ONLY</b>	<b>FILE #:</b> CUP 2023-01	<b>RECEIVED</b> JAN 31 2023 FRANKLIN COUNTY PLANNING DEPARTMENT	
	<b>Total Fees:</b> 4000		<b>Date deemed complete:</b>
	<b>Receipt #:</b> PL23-00396		<b>Pre-App Meeting Date:</b>
	<b>Reviewed By:</b>		<b>Hearing Date:</b>

<b>CHECK ALL THAT APPLY AND ATTACH SUPPLEMENTAL FORM(S):</b>	<input type="checkbox"/> Alteration/Vacation of Easement	<input type="checkbox"/> SEPA – Environmental Checklist
	<input type="checkbox"/> Appeal (File # of item appealed: _____)	<input type="checkbox"/> Shoreline Permit
	<input checked="" type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Shoreline – Conditional Use Permit
	<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Shoreline – Exemption
	<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Shoreline – Non-Conforming
	<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Shoreline – Substantial Development
	<input type="checkbox"/> Critical Areas Determination/Review	<input type="checkbox"/> Shoreline – Variance
	<input type="checkbox"/> Reasonable Use Determination	<input type="checkbox"/> Short Plat
	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Subdivision (Long Plat)
	<input type="checkbox"/> H2A Farm Worker Housing (Zoning Review)	<input type="checkbox"/> Temporary Use Permit
	<input type="checkbox"/> Lot Segregation Request	<input type="checkbox"/> Variance
	<input type="checkbox"/> Non-Conforming Use Determination	<input type="checkbox"/> Zone Change (Rezone)
	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Zoning Interpretation/Administrative Decision
	<input type="checkbox"/> Other:	

#### CONTACT INFORMATION (Please provide all necessary information and checkmark the primary contact)



##### Property Owner

Name: David L. & Jodi R. Hodges Mailing Address: 350 Quinto Rd  
 Phone Number: 509-989-5585/509-460-8021 ETOPIA, WA 99330  
 E-mail Address: dhodges78@yahoo.com



##### Applicant/Agent/Contractor (if different)

Contact Name: Business Name:  
 Phone Number: Business Address:  
 E-mail Address:



##### Surveyor/Engineer

Contact Name: Business Name:  
 Phone Number: Business Address:  
 E-mail Address:



# FRANKLIN COUNTY

## PLANNING AND BUILDING DEPARTMENT

### PROPERTY INFORMATION

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

123563028

Legal Description of Property:

W&NE4NE4NE4 14-11-30 SUBS TO I/E EASE ALG N 30' THERE OF

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

350 Quinto Rd ETIOPIA, WA 99330

### BRIEF DESCRIPTION OF PROJECT OR REQUEST

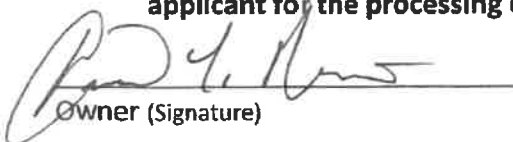
Elderly Father-in-law and Sister-in-law moving here from OMAH, WA. Want to install A double-wide mobile home to facilitate that.

- All appropriate fees must accompany this application. Fees are non-refundable and subject to change. Please contact the Planning Department for current pricing of fees.
- 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. Please ensure that all required information is submitted along with this application form.
- If the property is owned by a trust, corporation, or LLC, please attach documentation showing that the person signing as the "owner" has the authority to sign on behalf of the trust, corporation, or LLC. If there are multiple owners, provide an attachment in the same format and with the same declarations.

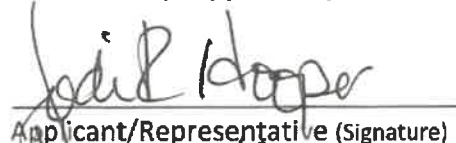
I, the undersigned, hereby authorize the filing of this application and certify under penalty of perjury that the information contained in this application is complete and correct to the best of my knowledge. Further, I hereby grant Franklin County staff or representatives to enter my property during the course of this review to inspect my property as needed.

I understand that any information submitted to the Franklin County Planning and Building Department is subject to public records disclosure laws for the State of Washington (RCW Chapter 42.17) and all other applicable laws that may require the release of the documents to the public.

☒ This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

  
Owner (Signature)

1-21-23  
Date

  
Applicant/Representative (Signature)

1-21-23  
Date

DAVID L. HOOPER  
Owner (Print Name)

1-21-23  
Date

Jodi R Hooper  
Applicant/Representative (Print Name)

1-21-23  
Date

LAND USE - ZONING CODE - BUILDING CODE - FIRE CODE - CODE ENFORCEMENT - BUSINESS REGISTRATION

502 W. BOEING ST. PASCO, WA 99301 - [509] 545-3521 - FAX [509] 546-3367 - BURN LINE [509] 545-3586 BLDG. INSP. LINE [509] 545-3522

WWW.FRANKLINCOUNTYWA.GOV



# FRANKLIN COUNTY

## PLANNING AND BUILDING DEPARTMENT

### Conditional Use Permit Supplemental Information

<b>Current Zoning:</b> DOR CODE 18 - RESIDENTIAL	<b>Parent Lot/Parcel Size (Gross Acreage):</b> 4.99 Acre
<b>What are you purposing:</b> (ex. Accessory Dwelling Unit, Bed and Breakfast, Commercial Agriculture, Church, Diary, Wireless Communications Facility, Accessory Building deviating from standards, etc.) Accessory Dwelling Unit	
<b>Size of the area to be used for the proposed use or building:</b> 100' x 80'	
<b>Irrigation Source:</b> <input type="checkbox"/> SCBID <input type="checkbox"/> FCID <input checked="" type="checkbox"/> Private <input type="checkbox"/> None	
<b>Domestic Water Supply:</b> <input type="checkbox"/> On-Site Well <input type="checkbox"/> City Water <input type="checkbox"/> Farm Exempt Well (provide documentation) <input checked="" type="checkbox"/> Community Well (Well ID # and location): Rattlesnake Community well Parcel # 123563037	
<b>Sewage Disposal:</b> <input checked="" type="checkbox"/> On-Site Septic <input type="checkbox"/> City Sewer <input type="checkbox"/> Other (specify):	
<b>List Existing or Proposed Utility Providers:</b> Power: Big Bend Electric Natural Gas: N/A Sanitary Waste Disposal: Basin Disposal Cable/Broadband: N/A - satellite Landline Phone (if applicable): N/A - cell phone Other (if not listed):	
<b>Present use of the land and structures, if any:</b> single family residential	
<b>Detailed description of the proposed use/development proposal:</b> (attach additional sheets if needed) Family members moving here from OMAH, WA. WANT to install A double wide manufactured home, APPROX <del>1800</del> S.F. with septic system. FCP: 1,500 sq. ft. (2/7/2023)	
<b>Proposed Structures and Use:</b> (size, height, etc.) Double wide mobile home APPROX <del>30' W X 60' L</del> X 12' T FCP: 50' W X 30' L (2/7/2023)	
<b>How will the proposed development be compatible with the uses permitted in the surrounding zone(s)?</b> It is ALSO residential for the most part along with Agriculture. would not be different from what now exists.	
<b>Describe how the subject property is physically suitable for the type, density and/or intensity of the use being proposed?</b> we have 4.99 acres with A single family residence on it. It would be compatible with what is here now AND the surrounding AREA.	
<b>Proposed measures to ensure compatibility with permitted uses in the surrounding zone?</b> (Ex. fences, landscape buffers, berms, etc.) House will be contained within current property. Current house blends in and is compatible for the AREA as will the proposed house.	



# FRANKLIN COUNTY

## PLANNING AND BUILDING DEPARTMENT

Will the project be conducted entirely within a structure? ☒ Yes ☐ No

1. If no, describe the outdoor activities (i.e. outdoor eating, playground, park)

N/A

2. What is the approximate square footage, or seating capacity of your outdoor use area(s)?

8000 S.F.

3. What type of noises will the outdoor use generate? (i.e. music, machinery, vehicles)

Normal automobile traffic.

Proposed hours of operation/days of the week: (indicate months, if seasonal)


would be primary residence for elderly family members,  
24/7 occupancy.

Describe any existing zoning ordinance violation(s):

N/A

I, the undersigned, hereby authorize the filing of this application and certify under penalty of perjury that the information contained in this application is complete and correct to the best of my knowledge. Further, I hereby grant Franklin County staff or representatives to enter my property during the course of this review to inspect my property as needed.

☒ This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

  
Owner (signature)

David L. Hooper  
Print Name

JAN 21 2023  
Date signed

  
Applicant/Representative (signature)

Jodi R. Hooper  
Print Name

1-21 2023  
Date signed



SEPA 2023-01

## SEPA ENVIRONMENTAL CHECKLIST FRANKLIN COUNTY, WASHINGTON

### **Purpose of checklist:**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### **Instructions for applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

For guidance on completing this form or assistance in understanding a question, visit  
<http://www.ecy.wa.gov/programs/sea/sepa/ChecklistGuidance.html>

The SEPA Handbook is available online at:  
<http://www.ecy.wa.gov/programs/sea/sepa/handbk/hbintro.html>

### **Use of checklist for nonproject proposals:**

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements -that do not contribute meaningfully to the analysis of the proposal.

## **A. Background**

1. Name of proposed project, if applicable:

2. Name of applicant: DAVID L. + Jodi R. Hooper

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

350 Quinto Rd

Eltopia, WA 99330 509-989-5585 / 509-460-8021



4. Date checklist prepared:

1-21-23

5. Agency requesting checklist:

Franklin County

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

JUNE 2023

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

NO.

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

I know of none.

FCP: SEPA Checklist (2/7/2023)

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. A conditional use permit.

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

Conditional use permit.

septic tank & drainfield permit.

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.)

want to install A double wide mobile home for family members moving here from OMAK, WA. The home would be approx ~~30'x60'~~ ON A CLEARED AREA APPROX 100'x 80'.

FCP: 50' X 30' (2/7/2023)

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.

350 Quinto Rd, Eltopia WA 99330

PLEASE SEE ATTACHED MAPS.

## 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)?

6%

#### 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.

Sandy, loam soil

FCP: Neppel-Prosser-Starbuck according to internal GIS map (2/7/2023).

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

NO.

#### 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. APPROX AREA the house will be located on is level, 100'x80' in size. will pit set the house and will excavate for this.

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

NO. A green belt will be planted around the house so it will be stable.

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

APPROX ~~30'x60'~~ for house + 20'x20' parking pad, gravel.

FCP: 50' X 30' (2/7/2023)

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

Green belt (lawn) surrounding the house.

### 2. Air

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use Only:**

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. *Normal vehicle emissions.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *None that I'm aware of.*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: *None.*

**3. Water**

**a. Surface Water:**

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.  
*NO.*
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.  
*NO.*
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.  
*None.*
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.  
*No.*

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use Only:**

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

NO.

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

NO.

**b. Ground Water:**

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

yes, well. Drinking water for 3 Bdrm-2 bath house with 2 occupants. unknown usage quantities.

- 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.

will install a septic tank & drainfield to accommodate a 3 Bdrm-2 bath mobile home. size to be determined by Franklin-Benton Health Dist.

**c. Water runoff (including stormwater):**

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Any stormwater would be absorbed by the land as it is now.

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

None that I'm aware of.

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

No.

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

None.

#### 4. Plants

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

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

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

some weeds and puncture vine.

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

None that I'm aware of.

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

Intend to plant a lawn around the house.

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

Puncturevine

#### 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:

Sparrows / Robins

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use Only:**

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

mule deer, coyotes

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

None that I'm aware of. FCP: According to WDFW Public GIS Map, Ferruginous Hawk is listed as threatened by Washington State (2/7/2023).

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

Not that I'm aware of. FCP: Pacific Flyway (2/7/2023).

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

None.

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

None that I know of.

**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.

House will receive electricity from Big Bad Electric.

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

No. There isn't any that I've seen or know of.

- 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 house will be new and it will meet modern construction methods.

**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.

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

None that I'm aware of.

- 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 is nothing like that in the immediate 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.

None. will be a single family residence.

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

Nothing other than existing fire/medical services.

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

None.

b. Noise

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

None. Rural Area.

- 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.

None. single family residence.

FCP: Short-term; construction noise, Long-term; residential noise (2/7/2023).

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

None.

8. Land and Shoreline Use



**To Be Completed by Applicant:**

**Evaluation for  
Agency Use Only:**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. *Residential & Agriculture.  
It will have no impact on either.*
- 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?  
*NO, never farmed*
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: *NO.*
- c. Describe any structures on the site.  
*Existing single family residence.*
- d. Will any structures be demolished? If so, what?  
*NO.*
- e. What is the current zoning classification of the site?  
*Residential*      *FCP: Rural Community 5 (2/7/2023).*
- f. What is the current comprehensive plan designation of the site?  
*Residential*      *FCP: Rural Settlement (2/7/2023).*
- g. If applicable, what is the current shoreline master program designation of the site?  
*N/A.*
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
*NO.*
- i. Approximately how many people would reside or work in the completed project? *2*
- j. Approximately how many people would the completed project displace?  
*NONE*

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

N/A

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

conditional use Permit

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

None

**9. Housing**

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

1 middle income, single family residence.

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

None

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

None

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

12'. standard house siding.

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

None

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

None

**11. Light and Glare**

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

Normal house lighting At night.

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

NO

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

None. Rural Area

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

None.

FCP: Applicant shall comply with dark sky standards to reduce/control light and glare impacts (2/7/2023).

12. Recreation

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

None.

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

NO

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

None

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

NO.

- 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.

NO. ~~NO studies that I'm aware of.~~

- 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.

FCP: The "Washington Information System for Architectural and Archaeological Records Data" was consulted (2/7/2023).

None. There are none here that I'm aware of.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None. FCP: Any inadvertent discovery must be reported to the Yakama Nation, Nez Pearce, Colville Confederated Tribes, and Confederated Tribes of the Umatilla Reservation (2/7/2023).

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.

None.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No. FCP: Approximately 15 miles to the nearest transit stop according to the Ben Franklin Transit System Map (2/7/2023).

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

2. None.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

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

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

1. FCP: .99 trips per unit according to the 10th ed. of the Trip Generation Manual (2/7/2023).

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

None.

**15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

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

None.

**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.

septic system



### 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

DAVID L. HOPPER

Position and Agency/Organization

Date Submitted: 1-21-23

## 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?

*No known effect on any -*

Proposed measures to avoid or reduce such increases are:

*None.*

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

*No known effect.*

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

*None*

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

*No known effect.*

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

*None.*

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?

*No known effect.*

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

*None.*

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?

No known effect.

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

None.

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

No known effect.

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

None.

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

No known effect.

Agenda Item #1

**MAPS & SITE PHOTOS**

CUP 2023-01

Hooper – Detached Accessory Dwelling Unit



123532105  
JERRY, JENNIFER KAY  
76.73 acres

11-11-30

12-11-30

123532105

290

123563037  
DOUBLE R FARMS LLC  
4.99 acres

123563028  
HOOPER, DAVID L & JODI R  
350 QUINCY RD, ETOPLA 99330  
4.99 acres

350

123563135  
DOUBLE R FARMS LLC  
5 acres

123563144  
DOUBLE R FARMS LLC  
5 acres

123563153  
DOUBLE R FARMS LLC  
5 acres

123563019  
DOUBLE R FARMS LLC  
4.99 acres

123550041  
ROTTINGHAUS, RODNEY J  
39.2 acres



Go gle Maps

Parcel: 12356302  
Description: 1/2 AC NE 1/4, 1/4, 30  
3/4" = 50'











