

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: November 17, 2023	PREPARED BY: Aaron Gunderson
Meeting Date Requested: November 29, 2023	PRESENTED BY: Derrick Braaten
ITEM: (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 10 minutes	
SUBJECT: Preliminary Approval of SUB 2023-01, The Plateau at River Ranch, a subdivision application to subdivide one (1) parcel, totaling approx. 34.09 acres into twenty-six (26), 1 acre, single-family lots. The lots are all 1 acre or more in size. The land is zoned Rural Community 1 (RC-1). The property is generally located East of the Columbia River, West of Fraser Drive, North of Fanning Road, South of Alta Lane, and South of Selph Landing Road (Parcel Number: 124-300-375). The proposed subdivision will be accessed via Fraser Road, from the east. All lots will be accessed by a proposed internal road system connecting to Fraser Road. The site is situated in a portion of the North 1/2 of the Southeast 1/4 of Section 25, Township 10 North, Range 28 East, W.M. in Franklin County, WA.	
FISCAL IMPACT: None	
BACKGROUND: A SEPA threshold determination (MDNS) was issued after using the optional DNS process in WAC 197-11-355 under file #SEPA 2023-10 with several findings and mitigation measures. All public notification requirements were fulfilled. At a regularly scheduled Planning Commission meeting, the Planning Commission heard and considered testimony in an open-record public hearing.	
RECOMMENDATION: The Planning Commission voted to forward a positive recommendation to the Board for preliminary approval of SUB 2023-01, based on six findings of fact, four conclusions of law and ten conditions of approval, as proposed. <i>Suggested Motion: I move to Pass Resolution #_____, granting preliminary approval of SUB 2023-01, adopting the six findings of fact, four conclusions of law and ten conditions of approval, as recommended by the Planning Commission.</i>	
COORDINATION: Franklin County Planning and Building Department; Franklin County Assessor's Office; DAHP; Yakama Nation; Colville Confederated Tribes; Confederated Tribes of Umatilla Indian Reservation; WSDOT; BBEC; Franklin County GIS/ E911; Franklin County Public Works Department; Benton-Franklin Health District; Pasco School District; Fire Dist. #3.; SCBID; US Bureau of Reclamation.	
ATTACHMENTS: (Documents you are submitting to the Board) (1) Draft Resolution Granting Preliminary Approval for SUB 2023-01; (2) Planning Commission Packet; (3) DRAFT minutes - Planning Commission meeting; (4) PC Summary	
HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of parties that will need a pdf) To the Clerk of the Board: 1 Original Resolution To Planning: 1 Copy Resolution	

I certify the above information is accurate and complete.

 Derrick Braaten

FRANKLIN COUNTY RESOLUTION _____

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

RE: *Preliminary Approval for SUB 2023-01 Plateau at River Ranch, to subdivide approximately 34.09 acres in size into 26 single-family residential lots.*

WHEREAS, this Board has reviewed the recommendation by the Franklin County Planning Commission for the preliminary subdivision application by **Randy Mullen**, and has granted preliminary approval of the preliminary subdivision subject to the following findings of fact, conclusions of law, and conditions of approval:

FINDINGS OF FACT:

Suggested Findings of Fact:

1. Adequate provision **HAVE** been made for the public health, safety and general welfare and for open spaces, drainage ways (stormwater retention and detention), roads, alleys, sidewalks, other public ways, potable water supplies, sanitary wastes, parks, playgrounds and recreation, and other public needs;

A. *Comprehensive Plan:* The application is in compliance with the Franklin County Comprehensive Plan.

- i. The property is zoned Rural Community 1 (RC-1).
- ii. The Comprehensive Plan Land Use Designation for the property is Rural Shoreline Development.
- iii. The property is located outside of the City of Pasco Urban Growth Area.

B. *Health:*

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

C. *Potable Water Supplies:*

- i. The applicant has stated that the proposed subdivision will be served by a Group A public water system.
- ii. The development of the domestic water system must be performed in accordance with the provisions of WAC 246-290. Approval for both development and final installation will be necessary prior to final plat approval. Review and approval of Group A water systems fall under the jurisdiction of the Washington Department of Health. *(Comment from Benton-Franklin Health District dated June 28, 2023)*

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- iii. If the proposed Group “A” public water system does not receive approval, then the plat will need to be revised to comply with RCW 90.44.050.

D. Roads/Access:

- i. The property is located West of Fraser Road and East of the Columbia River.
- ii. The proposed subdivision will be accessed via Fraser Road located along the east boundary of the property and internal public/private roads.

E. Septic System:

- i. The applicant is required to comply with Benton-Franklin Health standards as it relates to the sanitary wastes (i.e. septic systems).
- ii. The Benton-Franklin Health District has determined the following findings, and set forth conditions for the use of on-site septic systems.
 - a. There are 26 proposed lots.
 - b. Proposed land use is for single family dwellings.
 - c. All lots are proposed to be served by a Group A Community Public Well (see c. Potable Water Supplies, Subsection ii, above).
 - d. Soil logs excavated throughout the property found predominately Type 3 soils (medium sand) with varying depths of Type 2 (course sand) and Type 4 (fine sandy loam).
 - e. Slopes are variable throughout the property with some lots in excess of 30% slope.
 - f. Proposed Lots 4, 14 and 15 appear to have a significant amount of fill (5 feet or greater).
 - g. Proposed Lots 11 – 16 are bordered by the Irrigation Wasteway.
 - h. All lots must maintain a minimum gross land area of ½ acre, and 18,000 sq. ft. of usable land area after all easements and encumbrances are subtracted. Usable land in this case would

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be any land that does not contain more than 2-ft of fill material, land 100-ft away from irrigation wasteway, and land with less than 20% slope. This may be an issue for proposed lots 4, 14, & 15.

- i. All wells, onsite sewage disposal systems, irrigation lines, canals, and surface waters within 150ft of the plat are shown on the plat map.

- j. The following statement is to be placed on the final plat:

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

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

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

- k. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.

F. *School/School grounds:*

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

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- ii. No school impact fees have been implemented by Franklin County.

G. *Stormwater:*

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

H. *Fire Protection:*

- i. The proposed development is located within the boundaries of Franklin County Fire District #3.
 - ii. The Plat will utilize fire hydrants and the Group A public water system to maintain year-round full storage. The developer shall comply with the setback standards of the Franklin County Fire Code, Chapter 8.40, until such time as the Group A public water system can provide and meet fire flow requirements. Once fire hydrants are operational and meet fire flow requirements, the development may follow the setback standards of the Rural Community 1 (RC-1) Zoning District.
 - iii. The County has adopted the 2018 International Fire Code.
 - iv. Fire District #3 is the reviewing agency during the subdivision review and processing to ensure compliance with fire protection standards.
2. The proposed subdivision **DOES** contribute to the orderly development and land use patterns in the area and assures for safe walking conditions for students;
- A. The property is zoned Rural Community 1 (RC-1), on which the development is consistent with the surrounding land use patterns in the area.
 - B. The Franklin County Comprehensive Plan designated the area for Rural Shoreline Development.
 - C. All lots comply with the required width/depth and lot frontage standards for new lots.
 - D. The proposed subdivision will assure safe walking conditions for students by having a dedicated sixty (60) foot public right-of-way for all proposed or existing roads.
3. The public use and interest **WILL** be served by permitting the proposed subdivision;

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- A. The development, as conditioned, complies with the County Development Regulations.
 - B. Payment of park dedication fees benefit the public use and interest of this area.
4. The proposed subdivision **DOES** conform to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners, including but not limited to the Comprehensive Plan and its resource land designations, critical area protections, and zoning requirements, including zoning overlays;
- A. The proposed subdivision conforms to the minimum lot size requirements of the Franklin County Zoning Ordinance.
 - B. The proposed subdivision conforms to the requirements of the Franklin County Subdivision Ordinance (01-2023), including the minimum lot dimensions, lot requirements, and width/depth standards.
 - C. A State Environmental Policy Act (SEPA) review has been completed for this development.
5. The proposed subdivision **DOES** conform to the Comprehensive Plan and Zoning requirements;
- A. The Franklin County Comprehensive Plan designates this area for Rural Shoreline Development.
 - B. The minimum lot size in the new development is approximately 43,665 square feet, which meets the minimum lot size requirement of this zoning district (RC-1).
 - C. The development conforms to both the current zoning designation (RC-1) and the Comprehensive Plan.
6. The proposed subdivision **DOES** conform to the general purposes of this Chapter.
- A. This development does comply with the purpose of the County Subdivision code. The purpose of the code is to regulate the division of land within unincorporated Franklin County and to implement the goals, objective, and policies of the Franklin County Comprehensive Plan. The Subdivision code is also to further the purpose of promoting health, safety, convenience, comfort, prosperity, and general welfare of the present and future inhabitants of Franklin County, and to:

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- i. Prevent the overcrowding of land;
 - a. The smallest lot in the development is 43,665 square feet, which is greater than the minimum lot size of 43,520 square feet or one (1) acre.
 - b. The development complies with the Zoning Ordinance and Comprehensive Plan.
- ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;
 - a. The proposal effectively adds twenty-five (25) new residential homes to the development potential of the site, which will produce additional trips on the road system, but will not result in detrimental effects that cannot be mitigated.
- iii. Promote the effective use of land;
 - a. The development utilizes the existing landscape and fulfills the intent of the County Zoning code.
- iv. Provide for adequate light and air;
 - a. The proposed sizes of the new lots in the development are of a size to provide adequate light and air to new homes and the surrounding lands.
- v. Facilitate adequate provision for water, sewerage, drainage, parks and recreational trails, and other public requirements;
 - a. Adequate provision are being proposed and required for this development as it relates to water, sewerage, parks and recreational trails, and other public requirements.
 - b. These provisions are addressed specifically in Findings of Fact #1.
- vi. Provide for proper ingress and egress;
 - a. Proper ingress and egress are provided for this development.
 - b. The Franklin County Public Works department has reviewed the proposal for proper ingress and egress and has determined that a limitation on direct road access to Fraser Road is necessary for public safety purposes.
- vii. Provide for the expeditious review and approval of proposed land divisions which comply with this title, the Franklin County zoning standards, other County plans, policies, and land use controls, and Chapter 58.17 RCW.

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- a. The land development process for this project complies with all applicable County Ordinances, R.C.W.'s, and associated timelines for development review.
- viii. Adequately provide for the housing, commercial, and industrial needs of the citizens of the State and County;
 - a. This twenty-five (25) lot development is located in an area that is zone Rural Community 1 (RC-1), which has a rural residential environment intent.
- ix. Require uniform monumenting and land divisions and conveyance by accurate legal descriptions;
 - a. The development proposal complies with the provisions of the County Subdivision Ordinance as it related to monumenting and legal description development.
- x. Permit flexibility that will encourage a more creative approach in the development of land, while ensuring the retention and use of the County's open spaces and farmlands;
 - a. The Franklin County Comprehensive Plan designates this property as Rural Shoreline Development.
 - b. The proposed development proposes an average lot size of 51,666 square feet, is in compliance and consistent with local land use controls, and is compatible with the surrounding residential area.
- xi. Provide a means for County residents to participate fairly and equitably in the land use decision-making process and contribute to the preservation and enhancement of the environment;
 - a. The public was notified of the proposed preliminary long plat open-record public hearing date for additional comment, and were invited to provide comments on the proposal.
- xii. Provide incentives to landowners who wish to protect and preserve certain identified lands;
 - a. Applicant has stated that there is a steep slope and an existing boat launch to the west that will not be impacted by the proposed development.
 - b. Applicant stated that existing riparian buffers and drainage ways will not be impacted by the proposed development.
- xiii. Provide opportunities and incentives to help both large and small farm owners to continue their farm operations;

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- a. The development is located within the Rural Shoreline Development Limited Area of More Intensive Rural Development (LAMIRD), and will not reduce the amount of designated agricultural resource lands.
- xiv. Permit a broad range of development design opportunities with flexibility to encourage more creativity in balancing the needs of environmental protection with the accommodation of future growth;
 - a. The applicant has stated that the proposed development will have potable water and a fire suppression system served by a Group A public water system on an adjacent property.
 - b. The Group A public water system is slated to serve multiple future developments along the North/South corridor of Fraser Road.
- xv. Provide predictability so that landowners can make appropriate and reasonable use of their land;
 - a. The proposed development is in the Rural Community 1 (RC-1) Zoning District. All proposed lots meet the minimum lot size of one (1) acre, which is consistent with other recent subdivisions within the Rural Shoreline Development LAMIRD.
- xvi. Protect the County's environmental resources;
 - a. The property is not classified as an Agricultural Lands of Long-Term Commercial Significance (ALLTCS), nor designated mineral lands. Franklin County does not have designated forestry resource lands. The County's agricultural environmental resource will not be reduced or harmed by this proposed development.
- xvii. Ensure that archeological resources are protected as required by State statutes, the County's Comprehensive Plan, and the implementation of development regulations.
 - a. The Department of Archaeological and Historic Preservation (DAHP), along with the Colville Confederated Tribes, have recommended that a cultural resource survey be conducted prior to any further ground disturbance.

CONCLUSIONS OF LAW:

1. An application was received for **The Plateau at River Ranch** preliminary long plat on July 17, 2023 and was deemed complete by Planning staff on July 17, 2023.
2. The SEPA process has been completed and a Mitigated Determination of Non-Significance will be issued after the completion of an open-record public hearing.

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3. Following an open-record pre-decision hearing on a proposed preliminary long plat, the Planning Commission shall render a recommendation to the Board of County Commissioners as to whether the proposal, based on the findings shall be denied, approved, approved with modifications/conditions, or no recommendation given. Said hearing was held before the Planning Commission on October 3, 2023, with a PC recommendation for the BoCC to approve the subdivision.
4. The review criteria of Franklin County Code Chapter 16.20.070 was used to develop the finding of facts.

CONDITIONS OF APPROVAL:

1. Comply with the requirements of the **Benton-Franklin Health District (BFHD)** letter, dated June 28, 2023 and/or any conditional wavier approved by BFHD.
2. Comply with the requirements of the **Franklin County Public Works Department:**
 - A. The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance.
 - B. The following notes are required on the final plat:
 - i. All new approaches to County Roads will require an approach permit at the time of building permit application.
 - ii. No lot within this subdivision shall have direct access to Fraser Road.
 - iii. Lot owners shall agree to participate in any future L.I.D. / R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers.
 - iv. Lot owners shall be responsible for the maintenance of drainage ditches or swales per the design as shown on the road construction plans for this development, unless they are no longer necessary due to an alternate drainage system being installed.
 - v. Lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel, or other traditional residential landscaping material. Maintenance of the landscaping is a requirement of each individual lot owner. Installed landscaping shall not reduce or eliminate drainage storage capacity.
 - C. All utilities serving the subdivision must be installed underground.

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- D. Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
 - E. Reference primary survey control points to section corners and monuments conforming to Franklin County Code Section 16.28.100(B).
 - F. Per Franklin County Code Section 16.28.100(H), every lot corner, beginnings and endings of curves, and angle points shall be marked in accordance with RCW 58.09.120.
 - G. Prior to final plat approval, all roads must be constructed to county standards.
 - H. This development shall comply with the Franklin County Comprehensive Parking Ordinance, as defined in Franklin County Code Section 10.12, except that provisions for “on-street parking on one side of County roads” will not be permitted.
 - I. The developer shall provide landscape fabric and river rock, basalt rock, gravel (less than three inches in diameter), or other residential landscaping material within the unimproved portion of the right-of-way between the property line/estate wall and the edge of pavement and/or curb to assist in weed control along future Fraser Road.
 - J. Per the Engineers Report dated 4/18/2016, titled Dent Road Future Extension, a full width roadway is to be constructed to current county standards for Fraser Road.
 - K. A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.
3. Comply with the requirements of the **Franklin County Planning and Building Department**.
- A. The application is to subdivide one (1) parcel, totaling approximately 34.09 acres into twenty-five (25) single-family residential lots.
 - B. The developer is proposing that the development will be served by septic systems and that each lot will be eligible for an on-site sewage system.
 - C. The developer is proposing that potable water and fire suppression methods will be served by an adjacent proposed Group “A” public water system. If the

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proposed Group "A" public water system does not receive approval, then the plat will need to be revised to comply with RCW 90.44.050.

- D. The developer is proposing that irrigation water will be served by a private water system.
- E. Developer will need to submit a geotechnical report at time of grading permit submittal.
- F. Future development on the site will be subject to the standards and requirement in effect at the time that building permits are applied for. Currently, the following applies, among other requirements, included in Title 17 – Zoning:
 - i. FCC 17.66.150 – Outdoor Residential Lighting Standards;
 - ii. FCC 17.66.180 – Residential Design Standards – Urban Growth Areas and Rural Shoreline Areas;
 - iii. FCC 17.74.050 – Landscape and Screening Design Standards.
- G. The developer shall comply with the setback standards of the Franklin County Fire Code, Chapter 8.40, until such time as the Group A public water system can provide and meet fire flow requirements. Once fire hydrants are operational and meet fire flow requirements, the development may follow the setback standards of the Rural Community 1 (RC-1) Zoning District.
- H. Developer will need to vacate Auditor File Number (AFN) 469794 , record it with the Assessor's Office, and provide a copy of the recorded document to the Planning Department.
 - i. AFN 469794 was recorded in 1990 and was never properly vacated during the short plat process of SP 2022-09. The AFN runs along the northern and eastern portions of Parcel #124-300-375. This AFN was modified in 2023 (as AFN 1976036) so that the legal access for Parcel #124-300-376, #124-300-379, and #124-300-112 shifted from AFN 469794 to John Mullen Trail and Shorthorn Drive.
- I. **The following language shall be listed on the final plat under "Franklin County Notes,"** in addition to the setback standards as stated above and the park dedication fees notes (unless the park dedication fees have been pre-paid):
 - i. Irrigation Requirements: "An outside and/or dedicated irrigation system shall be provided to each lot for the life of this development."

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- ii. "This plat is based on assumption of lots being served by a proposed Group "A" water system. In the event that the Group "A" water system is not approved, then lot configuration shall be revised to comply with RCW 90.44.050."
 - iii. "During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures, including an adequate water supply shall be provided."
 - iv. "**Franklin County is a Right to Farm area.** The Franklin County Right to Farm Ordinance, as amended, shall apply to activities in this area."
4. All of the statements that are required to be on the face of the plat shall be either: **1)** recorded as a restrictive covenant on each applicable parcel with the County Auditor; **or 2)** described in detail in the developer's covenants that is recorded and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.
5. The applicant shall coordinate with the Planning and Building Department and the County E-911/GIS coordinator for the designation of **addresses** and **road names** for the development. **Both addresses and road names shall be shown on the final plat.**
6. The applicant shall coordinate with the **United States Post Office** regarding centralized box unit (CBU) locations for the development.
7. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
8. As proposed by the applicant, this project will occur in one (1) phase and is not a phased development.
9. Prior to obtaining the County Treasurer's Signature on the final plat, the applicant shall visit the County **Assessor's Office** to receive a Treasurer's Verification Form for the property.
- Further, the applicant is encouraged to contact the **Assessor's Office** and/or **Treasurer's Office** to discuss potential property tax implications of the platting process. Items such as the removal of an open space designation and/or advanced tax payment requirement for the property may be applicable.
10. The Final Long Plat:
- A. The Final Long Plat shall be developed by a WA state licensed Surveyor.

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- B. The Final Long Plat shall be developed in accordance with the County Subdivision Ordinance 01-2023, Chapter 16.24 – Final Long Plat.
- C. The Final Long Plat Signature Blocks shall be provided for the following:
 - i. Chairperson, Board of County Commissioners;
 - ii. Planning Director;
 - iii. County Engineer;
 - iv. Big Bend Electric Co-Operative;
 - v. South Columbia Basin Irrigation District;
 - vi. Benton-Franklin Health District;
 - vii. County Assessor;
 - viii. County Treasurer;
 - ix. County Auditor.
- D. The final five (5) signatures (for final long plat approval) to be obtained by the applicant are:
 - i. #5 – County Assessor;
 - ii. #4 – County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040);
 - iii. #3 – County Planning Director;
 - iv. #2 – Chairman of the Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date);
 - v. #1 – County Auditor (Recording of the final plat).
- E. After final long plat recording, one (1) paper copy and one (1) electronic copy (PDF file) of the recorded plat shall be distributed to the Planning Director and to the County Assessor. If available, CAD (DXF) file shall also be included.

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

NOW, THEREFORE, BE IT RESOLVED that the application for SUB 2023-01, Plateau at River Ranch, be given preliminary approval in accordance with the provisions of the Franklin County Subdivision ordinance, codified in Title 16 of the Franklin County Code.

APPROVED THIS 29th DAY OF NOVEMBER, 2023.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Chair

Chair Pro-Tem

Attest: _____
Clerk of the Board

Member

PC SUMMARY REPORT

SUB 2023-01

Plateau at River Ranch

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

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

Case file: SUB 2023-01 (Subdivision) and SEPA 2023-10

PC Meeting Date: October 3, 2023

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

BACKGROUND/APPLICATION SUMMARY:

The proposal is for a Preliminary Plat (subdivision), to divide a parcel (total of 34.09 acres in size) into 26 single-family residential lots (averaging one acre) in the RC-1 Zoning District. The subject parcels are designated as Rural Shoreline Development by the County's Comprehensive Plan.

The developer is proposing for the new parcels to be served with Group "A" water system for potable water and fire suppression. Irrigation service will be provided by a private system. The proposed plat is located within the Big Bend Electrical Cooperative service area for electrical/power service. The Pasco School District serves the area included in the plat.

The proposed plat will not remove any existing roads, as the roads in the proposed plat have already been built to a County standard as a result of Short Plat 2022-09. The proposed lots will connect to the County road network through Fraser Rd.

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

SUMMARY OF THE PUBLIC HEARING:

Staff presented a summary of the application. The applicant's agent attended and made a presentation at the public hearing. There one neutral public comment regarding the proposal. Staff recommended that the Planning Commission recommend to the Board of County Commissioners that it approve the request, based on six (6) suggested findings of fact, four (4) conclusions of law and ten (10) conditions of approval. The Planning Commission recommended approval of the subdivision, and there were no appeals filed on the recommendation.

Findings of Fact Criteria Used by Planning Commission: The Planning Commission made and entered findings from the record and conclusions thereof as to whether or not:

1. The proposal is in accordance with the goals, policies, objectives, maps and/or narrative text of the comprehensive plan;
2. The proposal will adversely affect public infrastructure;
3. The proposal will be constructed, maintained and operated to be in harmony

- with the existing or intended character of the general vicinity;
4. The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;
 5. The operation in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;
 6. The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

At the October 3, 2023 meeting, the Planning Commission discussed the proposal, the record as provided, and suggested findings of fact.

The Planning Commission determined that, as proposed, the subdivision meets the intent and requirements of Franklin County Code, and the Franklin County Comprehensive Plan. A motion was made for a recommendation that the Franklin County Board of Commissioners approve the request regarding application SUB 2023-01, with six (6) findings of fact, four (4) conclusions of law and ten (10) conditions of approval (as provided below).

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

Suggested Findings of Fact:

1. Adequate provision **HAVE** been made for the public health, safety and general welfare and for open spaces, drainage ways (stormwater retention and detention), roads, alleys, sidewalks, other public ways, potable water supplies, sanitary wastes, parks, playgrounds and recreation, and other public needs;

A. *Comprehensive Plan:* The application is in compliance with the Franklin County Comprehensive Plan.

- i. The property is zoned Rural Community 1 (RC-1).
- ii. The Comprehensive Plan Land Use Designation for the property is Rural Shoreline Development.
- iii. The property is located outside of the City of Pasco Urban Growth Area.

B. *Health:*

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

C. *Potable Water Supplies:*

- i. The applicant has stated that the proposed subdivision will be served by a Group A public water system.
- ii. The development of the domestic water system must be performed in accordance with the provisions of WAC 246-290. Approval for both development and final installation will be necessary prior to final plat approval. Review and approval of Group A water systems fall under the jurisdiction of the Washington Department of Health. *(Comment from Benton-Franklin Health District dated June 28, 2023)*
- iii. If the proposed Group “A” public water system does not receive approval, then the plat will need to be revised to comply with RCW 90.44.050.

D. *Roads/Access:*

- i. The property is located West of Fraser Road and East of the Columbia River.
- ii. The proposed subdivision will be accessed via Fraser Road located along the east boundary of the property and internal public/private roads.

E. *Septic System:*

- i. The applicant is required to comply with Benton-Franklin Health standards as it relates to the sanitary wastes (i.e. septic systems).
- ii. The Benton-Franklin Health District has determined the following findings, and set forth conditions for the use of on-site septic systems.
 - a. There are 26 proposed lots.
 - b. Proposed land use is for single family dwellings.
 - c. All lots are proposed to be served by a Group A Community Public Well (see c. Potable Water Supplies, Subsection ii, above).
 - d. Soil logs excavated throughout the property found predominately Type 3 soils (medium sand) with varying depths of Type 2 (course sand) and Type 4 (fine sandy loam).

- e. Slopes are variable throughout the property with some lots in excess of 30% slope.
- f. Proposed Lots 4, 14 and 15 appear to have a significant amount of fill (5 feet or greater).
- g. Proposed Lots 11 – 16 are bordered by the Irrigation Wasteway.
- h. All lots must maintain a minimum gross land area of ½ acre, and 18,000 sq. ft. of usable land area after all easements and encumbrances are subtracted. Usable land in this case would be any land that does not contain more than 2-ft of fill material, land 100-ft away from irrigation wasteway, and land with less than 20% slope. This may be an issue for proposed lots 4, 14, & 15.
- i. All wells, onsite sewage disposal systems, irrigation lines, canals, and surface waters within 150ft of the plat are shown on the plat map.
- j. The following statement is to be placed on the final plat:

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

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

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

- k. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.

F. School/School grounds:

- i. The proposed development is located within the Pasco School District boundaries.
 - a. Appropriate provisions for schools/school grounds are provided through public approved levies and general obligation bond measures. These funding mechanisms fund property acquisitions, fulfill maintenance and operation obligations, and fund new school construction. Washington state capital construction funds are commonly available on a match basis for school related construction.
- ii. No school impact fees have been implemented by Franklin County.

G. Stormwater:

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

H. Fire Protection:

- i. The proposed development is located within the boundaries of Franklin County Fire District #3.
 - ii. The Plat will utilize fire hydrants and the Group A public water system to maintain year-round full storage. The developer shall comply with the setback standards of the Franklin County Fire Code, Chapter 8.40, until such time as the Group A public water system can provide and meet fire flow requirements. Once fire hydrants are operational and meet fire flow requirements, the development may follow the setback standards of the Rural Community 1 (RC-1) Zoning District.
 - iii. The County has adopted the 2018 International Fire Code.
 - iv. Fire District #3 is the reviewing agency during the subdivision review and processing to ensure compliance with fire protection standards.
2. The proposed subdivision **DOES** contribute to the orderly development and land use patterns in the area and assures for safe walking conditions for students;
- A. The property is zoned Rural Community 1 (RC-1), on which the development is consistent with the surrounding land use patterns in the area.

- B. The Franklin County Comprehensive Plan designated the area for Rural Shoreline Development.
 - C. All lots comply with the required width/depth and lot frontage standards for new lots.
 - D. The proposed subdivision will assure safe walking conditions for students by having a dedicated sixty (60) foot public right-of-way for all proposed or existing roads.
- 3. The public use and interest **WILL** be served by permitting the proposed subdivision;
 - A. The development, as conditioned, complies with the County Development Regulations.
 - B. Payment of park dedication fees benefit the public use and interest of this area.
- 4. The proposed subdivision **DOES** conform to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners, including but not limited to the Comprehensive Plan and its resource land designations, critical area protections, and zoning requirements, including zoning overlays;
 - A. The proposed subdivision conforms to the minimum lot size requirements of the Franklin County Zoning Ordinance.
 - B. The proposed subdivision conforms to the requirements of the Franklin County Subdivision Ordinance (01-2023), including the minimum lot dimensions, lot requirements, and width/depth standards.
 - C. A State Environmental Policy Act (SEPA) review has been completed for this development.
- 5. The proposed subdivision **DOES** conform to the Comprehensive Plan and Zoning requirements;
 - A. The Franklin County Comprehensive Plan designates this area for Rural Shoreline Development.
 - B. The minimum lot size in the new development is approximately 43,665 square feet, which meets the minimum lot size requirement of this zoning district (RC-1).

- C. The development conforms to both the current zoning designation (RC-1) and the Comprehensive Plan.
6. The proposed subdivision **DOES** conform to the general purposes of this Chapter.
- A. This development does comply with the purpose of the County Subdivision code. The purpose of the code is to regulate the division of land within unincorporated Franklin County and to implement the goals, objective, and policies of the Franklin County Comprehensive Plan. The Subdivision code is also to further the purpose of promoting health, safety, convenience, comfort, prosperity, and general welfare of the present and future inhabitants of Franklin County, and to:
 - i. Prevent the overcrowding of land;
 - a. The smallest lot in the development is 43,665 square feet, which is greater than the minimum lot size of 43,520 square feet or one (1) acre.
 - b. The development complies with the Zoning Ordinance and Comprehensive Plan.
 - ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;
 - a. The proposal effectively adds twenty-five (25) new residential homes to the development potential of the site, which will produce additional trips on the road system, but will not result in detrimental effects that cannot be mitigated.
 - iii. Promote the effective use of land;
 - a. The development utilizes the existing landscape and fulfills the intent of the County Zoning code.
 - iv. Provide for adequate light and air;
 - a. The proposed sizes of the new lots in the development are of a size to provide adequate light and air to new homes and the surrounding lands.
 - v. Facilitate adequate provision for water, sewerage, drainage, parks and recreational trails, and other public requirements;
 - a. Adequate provision are being proposed and required for this development as it relates to water, sewerage, parks and recreational trails, and other public requirements.
 - b. These provisions are addressed specifically in Findings of Fact #1.

- vi. Provide for proper ingress and egress;
 - a. Proper ingress and egress are provided for this development.
 - b. The Franklin County Public Works department has reviewed the proposal for proper ingress and egress and has determined that a limitation on direct road access to Fraser Road is necessary for public safety purposes.
- vii. Provide for the expeditious review and approval of proposed land divisions which comply with this title, the Franklin County zoning standards, other County plans, policies, and land use controls, and Chapter 58.17 RCW.
 - a. The land development process for this project complies with all applicable County Ordinances, R.C.W.'s, and associated timelines for development review.
- viii. Adequately provide for the housing, commercial, and industrial needs of the citizens of the State and County;
 - a. This twenty-five (25) lot development is located in an area that is zone Rural Community 1 (RC-1), which has a rural residential environment intent.
- ix. Require uniform monumenting and land divisions and conveyance by accurate legal descriptions;
 - a. The development proposal complies with the provisions of the County Subdivision Ordinance as it related to monumenting and legal description development.
- x. Permit flexibility that will encourage a more creative approach in the development of land, while ensuring the retention and use of the County's open spaces and farmlands;
 - a. The Franklin County Comprehensive Plan designates this property as Rural Shoreline Development.
 - b. The proposed development proposes an average lot size of 51,666 square feet, is in compliance and consistent with local land use controls, and is compatible with the surrounding residential area.
- xi. Provide a means for County residents to participate fairly and equitably in the land use decision-making process and contribute to the preservation and enhancement of the environment;
 - a. The public was notified of the proposed preliminary long plat open-record public hearing date for additional comment, and were invited to provide comments on the proposal.

- xii. Provide incentives to landowners who wish to protect and preserve certain identified lands;
 - a. Applicant has stated that there is a steep slope and an existing boat launch to the west that will not be impacted by the proposed development.
 - b. Applicant stated that existing riparian buffers and drainage ways will not be impacted by the proposed development.
- xiii. Provide opportunities and incentives to help both large and small farm owners to continue their farm operations;
 - a. The development is located within the Rural Shoreline Development Limited Area of More Intensive Rural Development (LAMIRD), and will not reduce the amount of designated agricultural resource lands.
- xiv. Permit a broad range of development design opportunities with flexibility to encourage more creativity in balancing the needs of environmental protection with the accommodation of future growth;
 - a. The applicant has stated that the proposed development will have potable water and a fire suppression system served by a Group A public water system on an adjacent property.
 - b. The Group A public water system is slated to serve multiple future developments along the North/South corridor of Fraser Road.
- xv. Provide predictability so that landowners can make appropriate and reasonable use of their land;
 - a. The proposed development is in the Rural Community 1 (RC-1) Zoning District. All proposed lots meet the minimum lot size of one (1) acre, which is consistent with other recent subdivisions within the Rural Shoreline Development LAMIRD.
- xvi. Protect the County's environmental resources;
 - a. The property is not classified as an Agricultural Lands of Long-Term Commercial Significance (ALLTCS), nor designated mineral lands. Franklin County does not have designated forestry resource lands. The County's agricultural environmental resource will not be reduced or harmed by this proposed development.
- xvii. Ensure that archeological resources are protected as required by State statutes, the County's Comprehensive Plan, and the implementation of development regulations.

- a. The Department of Archaeological and Historic Preservation (DAHP), along with the Colville Confederated Tribes, have recommended that a cultural resource survey be conducted prior to any further ground disturbance.

Suggested Conclusions of Law:

1. An application was received for **The Plateau at River Ranch** preliminary long plat on July 17, 2023 and was deemed complete by Planning staff on July 17, 2023.
2. The SEPA process has been completed and a Mitigated Determination of Non-Significance will be issued after the completion of an open-record public hearing.
3. Following an open-record pre-decision hearing on a proposed preliminary long plat, the Planning Commission shall render a recommendation to the Board of County Commissioners as to whether the proposal, based on the findings shall be denied, approved, approved with modifications/conditions, or no recommendation given. Said hearing was held before the Planning Commission on October 3, 2023, with a PC recommendation for the BoCC to approve the subdivision.
4. The review criteria of Franklin County Code Chapter 16.20.070 was used to develop the finding of facts.

Suggested Conditions of Approval:

1. Comply with the requirements of the **Benton-Franklin Health District (BFHD)** letter, dated June 28, 2023 and/or any conditional waiver approved by BFHD.
2. Comply with the requirements of the **Franklin County Public Works Department:**
 - A. The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance.
 - B. The following notes are required on the final plat:
 - i. All new approaches to County Roads will require an approach permit at the time of building permit application.
 - ii. No lot within this subdivision shall have direct access to Fraser Road.
 - iii. Lot owners shall agree to participate in any future L.I.D. / R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers.
 - iv. Lot owners shall be responsible for the maintenance of drainage ditches or swales per the design as shown on the road construction

plans for this development, unless they are no longer necessary due to an alternate drainage system being installed.

- v. Lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel, or other traditional residential landscaping material. Maintenance of the landscaping is a requirement of each individual lot owner. Installed landscaping shall not reduce or eliminate drainage storage capacity.
- C. All utilities serving the subdivision must be installed underground.
 - D. Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
 - E. Reference primary survey control points to section corners and monuments conforming to Franklin County Code Section 16.28.100(B).
 - F. Per Franklin County Code Section 16.28.100(H), every lot corner, beginnings and endings of curves, and angle points shall be marked in accordance with RCW 58.09.120.
 - G. Prior to final plat approval, all roads must be constructed to county standards.
 - H. This development shall comply with the Franklin County Comprehensive Parking Ordinance, as defined in Franklin County Code Section 10.12, except that provisions for "on-street parking on one side of County roads" will not be permitted.
 - I. The developer shall provide landscape fabric and river rock, basalt rock, gravel (less than three inches in diameter), or other residential landscaping material within the unimproved portion of the right-of-way between the property line/estate wall and the edge of pavement and/or curb to assist in weed control along future Fraser Road.
 - J. Per the Engineers Report dated 4/18/2016, titled Dent Road Future Extension, a full width roadway is to be constructed to current county standards for Fraser Road.
 - K. A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the

applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.

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

- A. The application is to subdivide one (1) parcel, totaling approximately 34.09 acres into twenty-five (25) single-family residential lots.
- B. The developer is proposing that the development will be served by septic systems and that each lot will be eligible for an on-site sewage system.
- C. The developer is proposing that potable water and fire suppression methods will be served by an adjacent proposed Group “A” public water system. If the proposed Group “A” public water system does not receive approval, then the plat will need to be revised to comply with RCW 90.44.050.
- D. The developer is proposing that irrigation water will be served by a private water system.
- E. Developer will need to submit a geotechnical report at time of grading permit submittal.
- F. Future development on the site will be subject to the standards and requirement in effect at the time that building permits are applied for. Currently, the following applies, among other requirements, included in Title 17 – Zoning:
 - i. FCC 17.66.150 – Outdoor Residential Lighting Standards;
 - ii. FCC 17.66.180 – Residential Design Standards – Urban Growth Areas and Rural Shoreline Areas;
 - iii. FCC 17.74.050 – Landscape and Screening Design Standards.
- G. The developer shall comply with the setback standards of the Franklin County Fire Code, Chapter 8.40, until such time as the Group A public water system can provide and meet fire flow requirements. Once fire hydrants are operational and meet fire flow requirements, the development may follow the setback standards of the Rural Community 1 (RC-1) Zoning District.
- H. Developer will need to vacate Auditor File Number (AFN) 469794 , record it with the Assessor’s Office, and provide a copy of the recorded document to the Planning Department.
 - i. AFN 469794 was recorded in 1990 and was never properly vacated during the short plat process of SP 2022-09. The AFN runs along the

northern and eastern portions of Parcel #124-300-375. This AFN was modified in 2023 (as AFN 1976036) so that the legal access for Parcel #124-300-376, #124-300-379, and #124-300-112 shifted from AFN 469794 to John Mullen Trail and Shorthorn Drive.

- I. **The following language shall be listed on the final plat under “Franklin County Notes,”** in addition to the setback standards as stated above and the park dedication fees notes (unless the park dedication fees have been pre-paid):
 - i. Irrigation Requirements: “An outside and/or dedicated irrigation system shall be provided to each lot for the life of this development.”
 - ii. “This plat is based on assumption of lots being served by a proposed Group “A” water system. In the event that the Group “A” water system is not approved, then lot configuration shall be revised to comply with RCW 90.44.050.”
 - iii. “During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures, including an adequate water supply shall be provided.”
 - iv. **“Franklin County is a Right to Farm area.** The Franklin County Right to Farm Ordinance, as amended, shall apply to activities in this area.
4. All of the statements that are required to be on the face of the plat shall be either: **1)** recorded as a restrictive covenant on each applicable parcel with the County Auditor; **or 2)** described in detail in the developer’s covenants that is recorded and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.
5. The applicant shall coordinate with the Planning and Building Department and the County E-911/GIS coordinator for the designation of **addresses** and **road names** for the development. **Both addresses and road names shall be shown on the final plat.**
6. The applicant shall coordinate with the **United States Post Office** regarding centralized box unit (CBU) locations for the development.
7. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
8. As proposed by the applicant, this project will occur in one (1) phase and is not a phased development.

9. Prior to obtaining the County Treasurer's Signature on the final plat, the applicant shall visit the County **Assessor's Office** to receive a Treasurer's Verification Form for the property.

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

10. The Final Long Plat:

- A. The Final Long Plat shall be developed by a WA state licensed Surveyor.
- B. The Final Long Plat shall be developed in accordance with the County Subdivision Ordinance 01-2023, Chapter 16.24 – Final Long Plat.
- C. The Final Long Plat Signature Blocks shall be provided for the following:
 - i. Chairperson, Board of County Commissioners;
 - ii. Planning Director;
 - iii. County Engineer;
 - iv. Big Bend Electric Co-Operative;
 - v. South Columbia Basin Irrigation District;
 - vi. Benton-Franklin Health District;
 - vii. County Assessor;
 - viii. County Treasurer;
 - ix. County Auditor.
- D. The final five (5) signatures (for final long plat approval) to be obtained by the applicant are:
 - i. #5 – County Assessor;
 - ii. #4 – County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040);
 - iii. #3 – County Planning Director;
 - iv. #2 – Chairman of the Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date);
 - v. #1 – County Auditor (Recording of the final plat).
- E. After final long plat recording, one (1) paper copy and one (1) electronic copy (PDF file) of the recorded plat shall be distributed to the Planning Director and to the County Assessor. If available, CAD (DXF) file shall also be included.

Suggested Motion: I move that the Board of County Commissioners adopt the recommendation of the Planning Commission and approve the preliminary plat, SUB 2023-01, based upon the six (6) findings of fact, (4) four conclusions of law and ten (10) conditions of approval.

PC MEETING MINUTES/PRESENTATION SLIDES/SEPA DETERMINATION

SUB 2023-01

Plateau at River Ranch

ITEM #2 – SUB 2023-01 / SEPA 2023-10

Proposal is to allow for the development of a single-family residential subdivision, comprising one (1) parcel, totaling approximately 34.09 acres, and creating twenty-five (25), minimum 1-acre sized lots. The area where the project is proposed has a current zoning designation of Rural Community 1 (RC-1) and has an underlying comprehensive plan land use designation of Rural Shoreline Development.

APPLICANT: Aqtera Engineering

PROPERTY OWNER: Deep Creek Investment Properties (Randy Mullen)

OPEN PUBLIC HEARING:

Commissioner Corrales declared the public hearing to be open at 9:36PM.

STAFF REPORT:

- Presentation lasted approximately eight (8) minutes.

COMMISSIONER QUESTIONS FOR STAFF:

- Commissioner Didier asked if this plat goes with the water system that was previously approved.
 - Mr. Braaten stated that this is one of them.
- Commissioner Didier pointed out that on one of the site plans, it looked like there was significant slope
 - Mr. Braaten stated that this site has been graded.
- Commissioner Didier asked if there was any additional mitigation measures like retaining walls.
 - Mr. Braaten stated that it would be addressed at time of the specific site build.

APPLICANT/REPRESENTATIVE PRESENTATION:

- Caleb Stromstad spoke for approximately two (2) minutes.
 - Agreed with staff's findings of fact with one exception, suggested condition of approval #1, which states: "Comply with the Benton-Franklin Health District letter dated June 28, 2023." There are some lots which have some unique situations and would like to add a comma to that as their request, to the statement that says "and/or any conditional waiver approved by the Benton-Franklin Health District." This is for flexibility in case someone else got really technical with the plat.

COMMISSIONER QUESTIONS FOR REPRESENTATIVE:

- No questions for the representative from the Planning Commission.

PUBLIC COMMENTS:

- No public comments were made for or against regarding this agenda item.
- There was one (1) public comment that was neutral about the agenda item.
 - Cynthia Muse has concerns about ravines that are near the proposed area.

STAFF FINAL COMMENTS:

- No final comments from staff for this agenda item.

CLARIFICATION OF PUBLIC STATEMENTS:

- No clarification of public statements were needed.

CLOSING PUBLIC HEARING ITEM:

- Commissioner Corrales closed the public hearing portion of this item at 9:53 PM.

PLANNING COMMISSION DISCUSSION (before motion):

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

Commissioner Corrales entertained a motion.

Commissioner Gutierrez made a motion to forward to the Board of County Commissioners a positive recommendation of SUB 2023-01/SEPA 2023-10 with the six (6) suggested findings of fact, four (4) conclusions of law, and ten (10) suggested conditions of approval, amending Condition #1, to read as written, plus . . . “and/or any conditional waiver approved by the Health District.”

Commissioner Didier seconded the motion.

PLANNING COMMISSION FURTHER DISCUSSION (after motion):

- No further discussion amongst the Planning Commission 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:	Absent

The motion has been approved for SUB 2023-01 / SEPA 2023-10 at 9:57 PM.

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

AGENDA ITEM # 2

SUB 2023-01 / SEPA 2023-10

SUBDIVISION DEVELOPMENT

THE PLATEAU AT RIVER RIDGE



FRANKLIN COUNTY PLANNING COMMISSION
Tuesday, October 03, 2023

SUB 2023-01

DESCRIPTION

- ❑ **Parcel Number:** 124-300-375
- ❑ **Location:** West of Fraser Road, North of Fanning Road, South of Alta Lane, South and East of Selph Landing Road, and East of the Columbia River.
- ❑ **Comp. Plan:** Rural Shoreline Development
- ❑ **Zoning:** Rural Community 1 (RC-1) Zone
- ❑ **Property size:** Approximately 36.31 acres.

SUB 2023-01

DESCRIPTION

- **Request:** Applicant is seeking to divide one parcel into 25 single-family residential lots (averaging one acre). The developer is proposing that the new residential parcels be provided with domestic water from a nearby Group A public water system (Parcel #124-300-373). The Group A public water system will also provide a means of fire suppression across the entire subdivision and all proposed lots to be irrigated by a private system.

SUB 2023-01

VICINITY MAP

SUBJECT AREA



SUB 2023-01

PRELIMINARY PLAT MAP

THE PLATEAU AT RIVER RANCH

A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SEC. 25, TWN. 10, RGE. 28, W.M.
FRANKLIN COUNTY, WASHINGTON



PARCEL AREA TABLE

Parcel #	Area (Acres)	Area (Sq. Ft.)	Total Area (Acres)	Total Area (Sq. Ft.)
1	1.0000	43,560	1.0000	43,560
2	1.0000	43,560	2.0000	87,120
3	1.0000	43,560	3.0000	130,680
4	1.0000	43,560	4.0000	174,240
5	1.0000	43,560	5.0000	217,800
6	1.0000	43,560	6.0000	261,360
7	1.0000	43,560	7.0000	304,920
8	1.0000	43,560	8.0000	348,480
9	1.0000	43,560	9.0000	392,040
10	1.0000	43,560	10.0000	435,600
11	1.0000	43,560	11.0000	479,160
12	1.0000	43,560	12.0000	522,720
13	1.0000	43,560	13.0000	566,280
14	1.0000	43,560	14.0000	609,840
15	1.0000	43,560	15.0000	653,400
16	1.0000	43,560	16.0000	696,960
17	1.0000	43,560	17.0000	740,520
18	1.0000	43,560	18.0000	784,080
19	1.0000	43,560	19.0000	827,640
20	1.0000	43,560	20.0000	871,200
21	1.0000	43,560	21.0000	914,760
22	1.0000	43,560	22.0000	958,320
23	1.0000	43,560	23.0000	1,001,880
24	1.0000	43,560	24.0000	1,045,440
25	1.0000	43,560	25.0000	1,089,000
26	1.0000	43,560	26.0000	1,132,560
27	1.0000	43,560	27.0000	1,176,120
28	1.0000	43,560	28.0000	1,219,680
29	1.0000	43,560	29.0000	1,263,240
30	1.0000	43,560	30.0000	1,306,800
31	1.0000	43,560	31.0000	1,350,360
32	1.0000	43,560	32.0000	1,393,920
33	1.0000	43,560	33.0000	1,437,480
34	1.0000	43,560	34.0000	1,481,040
35	1.0000	43,560	35.0000	1,524,600
36	1.0000	43,560	36.0000	1,568,160
37	1.0000	43,560	37.0000	1,611,720
38	1.0000	43,560	38.0000	1,655,280
39	1.0000	43,560	39.0000	1,698,840
40	1.0000	43,560	40.0000	1,742,400
41	1.0000	43,560	41.0000	1,785,960
42	1.0000	43,560	42.0000	1,829,520
43	1.0000	43,560	43.0000	1,873,080
44	1.0000	43,560	44.0000	1,916,640
45	1.0000	43,560	45.0000	1,960,200
46	1.0000	43,560	46.0000	2,003,760
47	1.0000	43,560	47.0000	2,047,320
48	1.0000	43,560	48.0000	2,090,880
49	1.0000	43,560	49.0000	2,134,440
50	1.0000	43,560	50.0000	2,178,000
51	1.0000	43,560	51.0000	2,221,560
52	1.0000	43,560	52.0000	2,265,120
53	1.0000	43,560	53.0000	2,308,680
54	1.0000	43,560	54.0000	2,352,240
55	1.0000	43,560	55.0000	2,395,800
56	1.0000	43,560	56.0000	2,439,360
57	1.0000	43,560	57.0000	2,482,920
58	1.0000	43,560	58.0000	2,526,480
59	1.0000	43,560	59.0000	2,570,040
60	1.0000	43,560	60.0000	2,613,600
61	1.0000	43,560	61.0000	2,657,160
62	1.0000	43,560	62.0000	2,700,720
63	1.0000	43,560	63.0000	2,744,280
64	1.0000	43,560	64.0000	2,787,840
65	1.0000	43,560	65.0000	2,831,400
66	1.0000	43,560	66.0000	2,874,960
67	1.0000	43,560	67.0000	2,918,520
68	1.0000	43,560	68.0000	2,962,080
69	1.0000	43,560	69.0000	3,005,640
70	1.0000	43,560	70.0000	3,049,200
71	1.0000	43,560	71.0000	3,092,760
72	1.0000	43,560	72.0000	3,136,320
73	1.0000	43,560	73.0000	3,179,880
74	1.0000	43,560	74.0000	3,223,440
75	1.0000	43,560	75.0000	3,267,000
76	1.0000	43,560	76.0000	3,310,560
77	1.0000	43,560	77.0000	3,354,120
78	1.0000	43,560	78.0000	3,397,680
79	1.0000	43,560	79.0000	3,441,240
80	1.0000	43,560	80.0000	3,484,800
81	1.0000	43,560	81.0000	3,528,360
82	1.0000	43,560	82.0000	3,571,920
83	1.0000	43,560	83.0000	3,615,480
84	1.0000	43,560	84.0000	3,659,040
85	1.0000	43,560	85.0000	3,702,600
86	1.0000	43,560	86.0000	3,746,160
87	1.0000	43,560	87.0000	3,789,720
88	1.0000	43,560	88.0000	3,833,280
89	1.0000	43,560	89.0000	3,876,840
90	1.0000	43,560	90.0000	3,920,400
91	1.0000	43,560	91.0000	3,963,960
92	1.0000	43,560	92.0000	4,007,520
93	1.0000	43,560	93.0000	4,051,080
94	1.0000	43,560	94.0000	4,094,640
95	1.0000	43,560	95.0000	4,138,200
96	1.0000	43,560	96.0000	4,181,760
97	1.0000	43,560	97.0000	4,225,320
98	1.0000	43,560	98.0000	4,268,880
99	1.0000	43,560	99.0000	4,312,440
100	1.0000	43,560	100.0000	4,356,000

- GENERAL NOTES**
1. SUBMITTER SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS.
 2. THIS PLAT MAP IS FOR INFORMATION ONLY. IT IS NOT A GUARANTEE OF ANYTHING.
 3. THE SUBMITTER SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS.
 4. THE SUBMITTER SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS.
 5. THE SUBMITTER SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS.
- LEGAL DESCRIPTION**
- FRANKLIN COUNTY, WASHINGTON
- KEY NOTES**
1. THE SUBMITTER SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS.
 2. THE SUBMITTER SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS.
 3. THE SUBMITTER SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS.
 4. THE SUBMITTER SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS.
 5. THE SUBMITTER SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND REGULATORY REQUIREMENTS.
- LEGEND**
- LINE: 1/4 SECTION
- SHADE: 1/4 SECTION

VICINITY MAP

PROJECT INFO

APPLICANT: THE PLATEAU AT RIVER RANCH

PROJECT: THE PLATEAU AT RIVER RANCH

DATE: 10/1/2023

BY: [Signature]

FOR: [Signature]

REVISIONS:

NO.	DESCRIPTION	DATE
1	INITIAL DRAFT	10/1/2023
2	REVISED DRAFT	10/1/2023
3	FINAL DRAFT	10/1/2023

AOTERA ENGINEERING

1000 1st Ave. S.E. Suite 100
Bellevue, WA 98004
Phone: (206) 461-1000
Fax: (206) 461-1001
Email: info@oterah.com

PRELIMINARY PLAT MAP

THE PLATEAU AT RIVER RANCH

PRELIMINARY PLAT
AD 19047-002
FRANKLIN COUNTY

SUB 2023-01

SITE PHOTO(S)



SUB 2023-01

PUBLIC/AGENCY NOTICE

- ❑ On August 31, 2023, staff sent notices to:
 - ❑ Technical agencies
 - ❑ Property owners within one (1) mile
 - ❑ The Franklin County Graphic
 - ❑ Made a SEPA Optional Determination of Non-Significance (O-DNS)
 - SEPA Registry # 202304131
- ❑ Staff also:
 - ❑ Posted a “Pending Land Use Action” sign on the adjacent property on July 21, 2023.

SUB 2023-01

PUBLIC/AGENCY COMMENTS

- ☐ Staff did not receive any public comments during the comment period.
- ☐ Received comments from the following agencies, during the comment period:
 - ☐ Franklin County Assessor
 - ☐ Franklin County Public Works
 - ☐ Franklin County E-911/Addressing
 - ☐ WA Dept. of Archeology and Historic Preservation
 - ☐ WA Dept. of Fish and Wildlife
 - ☐ WA Dept. of Ecology
 - ☐ Colville Confederated Tribes

SUB 2023-01

SEPA MITIGATIONS

- 1) Applicant is required by the Department of Ecology to apply for a Construction Stormwater General Permit.
 - This is based upon comments received by the Department of Ecology dated September 13, 2023.
- 2) Best Management Practices (BMP) to minimize dust during construction shall be used, such as watering the site in accordance with local air quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards.
 - This was concurred based on comments received by the Department of Fish and Wildlife dated September 14, 2023.

SUB 2023-01

SEPA MITIGATIONS

- 3) Professional archeological survey is required before construction can begin.
 - This is based upon comments received by the Department of Archeology & Historic Preservation, and the Colville Confederated Tribes.
- 4) Upon full build-out of the Group A public water system and the installation of operational fire hydrants, which meet fire-flow requirements, the development may follow the setbacks for the Rural Community 1 (RC-1) Zoning District. Until such time, the Franklin County Fire Code, set forth in Chapter 8.40, setbacks shall apply.

SUB 2023-01

SEPA MITIGATIONS

- 5) A drainage system shall be designed to capture and dispose of stormwater runoff onsite.
- 6) A source of irrigation water shall be implemented and provided during the life of the project. If no outside irrigation service is available, then the lots will be required to obtain potable water from an exempt well, a note shall be placed on the plat stating that no more than one-half (1/2) acre of land shall be irrigated from each exempt residential well.

SUB 2023-01

STAFF RECOMMENDATION



The Franklin County Planning Department staff recommends that the Planning Commission forward a **POSITIVE RECOMMENDATION** to the Board of County Commissioners for the application, SUB 2023-01.

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

SUB 2023-01

SUGGESTED FINDINGS OF FACT

1) Adequate provisions **HAVE** been made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds, and other public needs;

2) The proposed subdivision **DOES** contribute to the orderly development and land use patterns in the area and assures for safe walking conditions for students;

SUB 2023-01

SUGGESTED FINDINGS OF FACT

- 3) The public use and interest **WILL** be served by permitting the proposed subdivision;
- 4) The proposed subdivision **DOES** conform to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners, including but not limited to the Comprehensive Plan and its resource land designations, critical area protections, and zoning requirements, including zoning overlays;

SUB 2023-01

SUGGESTED FINDINGS OF FACT



- 5) The proposed subdivision **DOES** conform to the Comprehensive Plan and Zoning requirements;
- 6) The proposed subdivision **DOES** conform to the general purposes of this Chapter (Title 16 – Subdivisions).

SUB 2023-01

CONCLUSIONS OF LAW

1) An application was received for **The Plateau at River Ranch** preliminary long plat on July 17, 2023 and was deemed complete by Planning staff on July 17, 2023.

2) The SEPA process has been completed and a Mitigated Determination of Non-Significance (M-DNS) will be issued after the completion of an open-record public hearing.

SUB 2023-01

CONCLUSIONS OF LAW

- 3) Following an open-record pre-decision hearing on a proposed preliminary long plat, the Planning Commission shall render a recommendation to the Board of County Commissioners as to whether the proposal, based on the findings shall be denied, approved, approved with modifications/conditions, or no recommendation given.
- 4) The review criteria of Franklin County Code Chapter 16.20.070 was used to develop the findings of fact.

SUB 2023-01

SUGGESTED CONDITIONS OF APPROVAL

In addition to the standard language for a preliminary long plat (subdivision), the applicant shall comply with the comments provided by the following agencies:

- 1) Benton-Franklin Health District
- 2) Franklin County Public Works
- 3) Franklin County Planning and Building Department
- 4) WA Department of Archeology & Historic Preservation

SUB 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, the four (**4**) conclusions of law and ten (**10**) conditions of approval, detailed in the staff report, and **approve** case-file

SUB 2023-01 / SEPA 2023-10.

PC STAFF REPORT

SUB 2023-01

Plateau at River Ranch

Agenda Item #2

STAFF REPORT

SUB 2023-01

The Plateau at River Ranch

FACT SHEET/STAFF REVIEW

Franklin County Planning Commission

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

Case File: SUB 2023-01 / SEPA 2023-10

Hearing Date: October 03, 2023

Applicant: Peter Harpster, Aqtera Engineering
2815 St. Andrews Loop, Suite C
Pasco, WA 99301

Owner: Randy Mullen, Deep Creek Investment Properties
1601 Richview Drive
Pasco, WA 99301

Location: The property is generally located West of Fraser Road, North of Fanning Road, South of Alta Lane, South and East of Selph Landing Road, and East of the Columbia River.

Parcel Number: 124-300-375

Legal Description: SHORT PLAT 2022-09 LOT 1

Vicinity Map:



Property Size:	The current property size is approximately 36.31 acres
Comp. Plan Use:	Rural Shoreline Development
Zoning:	Rural Community 1 (RC-1)
SEPA Determination:	The applicant provided a SEPA checklist. Staff made some additions/corrections to the checklist. The County has issued an Optional Determination of Non-Significance (O-DNS) under WAC 197-11-355. A final SEPA Determination of DNS or MDNS will be issued after the conclusion of an open-record public hearing.
Suggested Recommendation:	Positive recommendation with six (6) suggested findings of fact, conclusions of law, and ten (10) conditions of approval.

APPLICATION DESCRIPTION:

The proposal is for a Preliminary Long Plat (Subdivision) to divide one parcel (total of 34.09 acres in size, into twenty-five (25) single-family residential lots (averaging one acre) in the Rural Community 1 (RC-1) Zoning District. The County's Comprehensive Plan designates the subject parcel as Rural Shoreline Development.

The developer is proposing for the new parcels to be served by a Group A public water system (on Parcel #124-300-373) for potable water. The Group A public water system will also provide a means for fire suppression across the entire subdivision and all proposed lots all be irrigated by a private system. The proposed plat is located within the Big Bend Electrical Cooperative (BBEC) service area for electrical / power service. The Pasco School District serves the area in the plat.

The proposed plat will not remove any existing roads, as the roads in the proposed plat have already been built to a County standard as a result of Short Plat 2022-09. If any improvements are needed to the existing road infrastructure, the developer shall work with the Franklin County Public Works department to ensure that the proper road improvements have been made.

Preliminary long plat approval, if granted, will allow the applicant five (5) years to complete and record the final subdivision plat.

STAFF ANALYSIS:

The application is a proposal to develop a twenty-five (25) residential lot subdivision. The property of the proposed subdivision is located approximately three-quarters (3/4) of a mile from the City of Pasco's Urban Growth Boundary and carried a Rural Shoreline Development Comprehensive Plan Land Use Designation. The zoning for the proposed subdivision is Rural Community 1 (RC-1) with a zoning density of one (1) dwelling unit per acre. Both the zoning district and the comprehensive plan land use designation, allow for the approval of the subdivision.

According to Franklin County Code (FCC) 17.18.010, the purpose of the RC-1 Zoning District: *"...to provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended rural residential environment."* The subdivision meets the standard as listed within the RC-1 zone purpose statement, with one-acre minimum sized lots for residential use.

Additionally, according to the Franklin County Comprehensive Plan, the Rural Shoreline Development Land Use Designation description states, “...characterized by a mixture of half acre to five acre residential developments, scattered single family residences, small farms, and places where residential developments are expected to continue to occur. The existing developments were created through traditional County Subdivision and Short Plat guidelines and the maximum residential density for this area ranges from one dwelling unit per acre to one dwelling unit per five acres. This designation provides for the infill, development and redevelopment of lands with the intention that this area be exclusively residential in nature.” The subdivision also meets the Rural Shoreline Development land use designation, with one-acre minimum sized lots that are exclusively residential in nature.

Normally, the maximum amount of lots allowed for a subdivision using exempt wells is twenty-one (21) lots, due to limitations associated with meeting the exempt well requirements listed in RCW 90.44.050. Developer is proposing twenty-five (25) lots based upon the approval of a Group “A” water system. A note will be placed on the plat and in the conditions of approval articulating lot configuration approval based upon the need for a Group “A” water system and that lot configuration to meet RCW 90.44.050 would be required if said water system was not approved.

PUBLIC NOTICE:

- A SEPA Optional DNS notice was distributed and posted to the online SEPA Register under **SEPA #202304131** on **August 31, 2023.**
- The Planning staff emailed technical review requests to Technical Agencies on **August 31, 2023.**
- The Planning staff mailed notices to Property Owners within one (1) mile on **August 31, 2023.**
- A joint Public Hearing Notice and SEPA Notice of Application was published in the *Franklin County Graphic* on **August 31, 2023.**
- A sign was posted adjacent to the property on **July 21, 2023.**

APPLICABLE STANDARDS/CODES:

- 1) Title 14 – Development Code Administration
- 2) Title 16 – Subdivisions (Ord #01-2023)
- 3) Title 17 – Zoning Code
 - a. Chapter 17.18 – RC-1 Rural Community 1 Zoning District
- 4) Title 18 – Environment
 - a. Chapter 18.04 – State Environmental Policy Act Guidelines
 - b. Chapter 18.08 – Critical Areas / Resource Area Protection Standards
- 5) 2018 Franklin County Comprehensive Plan

SEPA ENVIRONMENTAL REVIEW:

The proposal was not exempt from SEPA, as the number of lots proposed, more than 4, and the volume of grading, over 500 cubic yards, triggered the requirement for environmental review.

Based on findings, the SEPA responsible official determined the following mitigation measures for the proposal, which apply to the plat and are in addition to any Preliminary Long Plat conditions determined by the Board of County Commissioners.

- 1) Applicant is required by the Department of Ecology to apply for a Construction Stormwater General Permit. This is based upon comments received by the Department of Ecology dated September 13, 2023. For more information, please see the 3-page agency letter contained in the agency comment section.
- 2) Best Management Practices (BMP) to minimized dust during construction shall be used, such as watering the site in accordance with local air quality requirements. Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading. Dust control shall comply with applicable local standards. This was concurred based on comments received by the Department of Fish and Wildlife (WDFW) dated September 14, 2023. For more information, please see the agency letter contained in the agency comment section.
- 3) Professional archeological survey is required before construction can begin. This is based upon comments received by the Department of Archeology & Historic Preservation (DAHP) dated September 06, 2023 and the Colville Confederated Tribes dated September 20, 2023. For more information, please see agency letters contained within the agency comment section.
- 4) Upon build-out of the Group A public water system and the installation of operational fire hydrants, which meet fire-flow requirements, the development may follow the setbacks for the Rural Community 1 (RC-1) Zoning District. Until such time, the Franklin County Fire Code, set forth in Chapter 8.40, setbacks shall apply.
- 5) A drainage system shall be designed to capture and dispose of stormwater runoff onsite.
- 6) A source of irrigation water shall be implemented and provided during the life of the project. If no outside irrigation service is available, and the lots is required to obtain potable water from an exempt well, a note shall be placed on the plat stating that no more than one-half (1/2) acre of land shall be irrigated from each exempt residential well.

PUBLIC COMMENTS

The public was notified of this proposal in accordance with all guidelines and requirements. The Planning Department received **NO COMMENTS** in favor or in opposition of this proposed development.

AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

- 1) **Pasco School District #1:**
 - No comments received by the end of the comment period.
- 2) **City of Pasco:**
 - No comments received by the end of the comment period.
- 3) **Benton-Franklin Council of Governments:**
 - No comments received by the end of the comment period.
- 4) **Nez Perce Tribe:**
 - No comments received by the end of the comment period.

5) Confederated Tribes and Bands of the Yakama Nation:

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

6) Confederated Tribes of the Colville Reservation: *Comment received on September 20, 2023.*

- See attached comment in the “Agency Comment” section for more information.

7) WA Department of Archeology and Historic Preservation (DAHP): *Comment received on September 6, 2023.*

- See attached 2-page letter in the “Agency Comment” section for more information.

8) WA Department of Ecology: *Comment received on September 13, 2023.*

- See attached 3-page letter in the “Agency Comment” section for more information.

9) WA Department of Fish and Wildlife (WDFW): *Comment received on September 14, 2023.*

- See attached 1-page letter in the “Agency Comment” section for more information.

10) US Bureau of Reclamation:

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

11) South Columbia Basin Irrigation District:

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

12) Big Bend Electric Cooperative:

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

13) Benton-Franklin Health District:

- See attached 3-page review letter dated June 28, 2023 in the “Agency Comment” section for more information.

14) Franklin County Fire District #3:

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

15) Franklin County Assessor: *Comment received on September 19, 2023.*

- There is not enough information for me to review this, I will need a copy of the final plat to review.

16) Franklin County GIS/E-911 Addressing: *Comment received on August 31, 2023.*

- The eastern segment of *John Mullen Trail* that serves Lots 6-17 (excluding Lot 9) should use a different road name, because prior address planning (for Short Plat 2022-09) set the point of beginning for John Mullen Trail at the southernmost curve corner (east line of Parcel #124-300-112). A change of address (1

John Mullen Trail) was made for this parcel, formerly addressed 1611 Richview Drive (access by a long driveway along a canal outfall). This new road name can be another road with road type “Trail”, and should follow county rules for new street naming that does not exactly duplicate an existing road name in the unincorporated county or the city of Pasco (as part of the Pasco zip code / delivery area). Addressing on this segment can increase from east to west (also north to south) as a “westerly trending” road, which will be indicated in an upcoming address plan.

Also, there is an access easement on the north and west side of the parent parcel (AFN 900469794) that is shown on an amended boundary adjustment survey in September 2021 (AFN 1947657) but not on the amended short plat 2022-09 (AFN 1956837 recorded February 2022). I also do not see it as part of this proposed subdivision, although there is a note (1) to remove a gravel driveway through Lots 1-2. Would this easement have been vacated or removed at some time between these two times?

17) Franklin County Public Works Department: *Comment received on September 14, 2023. Revised comments received on September 18, 2023.*

- The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance.
- The following notes are required on the final plat:
 - i. All new approaches to County Roads will require an approach permit at the time of building permit application.
 - ii. No lot within this subdivision shall have direct access to Fraser Road.
 - iii. Lot owners shall agree to participate in any future L.I.D. / R.I.D.’s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers.
 - iv. Lot owners shall be responsible for the maintenance of drainage ditches or swales per the design as shown on the road construction plans for this development, unless they are no longer necessary due to an alternate drainage system being installed.
 - v. Lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel, or other traditional residential landscaping material. Maintenance of the landscaping is a requirement of each individual lot owner. Installed landscaping shall not reduce or eliminate drainage storage capacity.
- All utilities serving the subdivision must be installed underground.
- Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
- Reference primary survey control points to section corners and monuments conforming to Franklin County Code Section 16.28.100(B).
- Per Franklin County Code Section 16.28.100(H), every lot corner, beginnings and endings of curves, and angle points shall be marked in accordance with RCW 58.09.120.

- Prior to final plat approval, all roads must be constructed to county standards.
- This development shall comply with the Franklin County Comprehensive Parking Ordinance, as defined in Franklin County Code Section 10.12, except that provisions for “on-street parking on one side of County roads” will not be permitted.
- The developer shall provide landscape fabric and river rock, basalt rock, gravel (less than three inches in diameter), or other residential landscaping material within the unimproved portion of the right-of-way between the property line/estate wall and the edge of pavement and/or curb to assist in weed control along future Fraser Road.
- Per the Engineers Report dated 4/18/2016, titled Dent Road Future Extension, a full width roadway is to be constructed to current county standards for Fraser Road.
- A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.

18) Franklin County Planning and Building Department: Staff has determined the following suggested findings and recommended conditions for the application request.

- The application is to subdivide one (1) parcel, totaling approximately 34.09 acres into twenty-five (25) single-family residential lots.
- The developer is proposing that the development will be served by septic systems and that each lot will be eligible for an on-site sewage system.
- The developer is proposing that potable water and fire suppression methods will be served by an adjacent Group “A” public water system. If the proposed Group “A” public water system does not receive approval, then the plat will need to be revised to comply with RCW 90.44.050.
- The developer is proposing that irrigation water will be served by private irrigation system.
- Developer will need to submit a geotechnical report at the time of grading permit submittal.
- Future development on the site will be subject to the standards and requirement in effect at the time that building permits are applied for. Currently, the following applies, among other requirements, included in Title 17 – Zoning:
 - i. FCC 17.66.150 – Outdoor Residential Lighting Standards;
 - ii. FCC 17.66.180 – Residential Design Standards – Urban Growth Areas and Rural Shoreline Areas;
 - iii. FCC 17.74.050 – Landscape and Screening Design Standards.
- The developer shall comply with the setback standards of the Franklin County Fire Code, Chapter 8.40, until such time as the Group A public water system can provide and meet fire flow requirements. Once

fire hydrants are operational and meet fire flow requirements, the development may follow the setback standards of the Rural Community 1 (RC-1) Zoning District.

- Developer will need to vacate Auditor File Number (AFN) 469794, record it with the Assessor's Office, and provide a copy of the recorded document to the Planning Department.
 - i. AFN 469794 was recorded in 1990 and was never properly vacated during the short plat process of SP 2022-09. The AFN runs along the northern and eastern portions of Parcel #124-300-375. This AFN was modified in 2023 (as AFN 1976036) so that the legal access for Parcel #124-300-376, #124-300-379, and #124-300-112 shifted from AFN 469794 to John Mullen Trail and Shorthorn Drive.

RECOMMENDATION:

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

- Shall render a written recommendation to the Board of County Commissioners as to whether the proposal, based on the findings, shall be denied, approved, approved with modifications and/or conditions, or no recommendation given.

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

- 1) Adequate provisions are made for the public health, safety and general welfare and for open spaces, drainage ways (stormwater retention and detention), road, alleys, sidewalks, other public ways, potable water supplies, sanitary wastes, parks, playgrounds and recreation, and other public needs;
- 2) The proposed subdivision contributes to the orderly development and land use patterns in the area and assures for safe walking conditions for students;
- 3) The public use and interest will be served by permitting the proposed subdivision;
- 4) The propose subdivision conforms to the general purposes of any applicable policies or plans, which have been adopted by the Board of County Commissioners, including but not limited to, the Comprehensive Plan and its resource land designations, critical area protections, and zoning requirements, including zoning overlays;
- 5) The proposed subdivision conforms to the Comprehensive Plan and Zoning requirements;
- 6) The proposed subdivision conforms to the general purposes of this chapter (FCC Chapter 16.20).

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 SUB 2023-01/SEPA 2023-10, with the following suggested findings of fact, conclusions of law, and suggested conditions of approval:

Suggested Findings of Fact:

- 1) Adequate provision **HAVE** been made for the public health, safety and general welfare and for open spaces, drainage ways (stormwater retention and detention), roads, alleys, sidewalks, other public ways, potable water supplies, sanitary wastes, parks, playgrounds and recreation, and other public needs;

- a. *Comprehensive Plan:* The application is in compliance with the Franklin County Comprehensive Plan.
 - i. The property is zoned Rural Community 1 (RC-1).
 - ii. The Comprehensive Plan Land Use Designation for the property is Rural Shoreline Development.
 - iii. The property is located outside of the City of Pasco Urban Growth Area.
- b. *Health:*
 - i. The public health will not be negatively impacted by this proposal as current State requirements require compliance with septic standards.
- c. *Potable Water Supplies:*
 - i. The applicant has stated that the proposed subdivision will be served by a Group A public water system.
 - ii. The development of the domestic water system must be performed in accordance with the provisions of WAC 246-290. Approval for both development and final installation will be necessary prior to final plat approval. Review and approval of Group A water systems fall under the jurisdiction of the Washington Department of Health. *(Comment from Benton-Franklin Health District dated June 28, 2023)*
 - iii. If the proposed Group "A" public water system does not receive approval, then the plat will need to be revised to comply with RCW 90.44.050.
- d. *Roads/Access:*
 - i. The property is located West of Fraser Road and East of the Columbia River.
 - ii. The proposed subdivision will be accessed via Fraser Road located along the east boundary of the property and internal public/private roads.
- e. *Septic System:*
 - i. The applicant is required to comply with Benton-Franklin Health standards as it relates to the sanitary wastes (i.e. septic systems).
 - ii. The Benton-Franklin Health District has determined the following findings, and set forth conditions for the use of on-site septic systems.
 - There are 26 proposed lots.
 - Proposed land use is for single family dwellings.
 - All lots are proposed to be served by a Group A Community Public Well (see c. Potable Water Supplies, Subsection ii, above).

- Soil logs excavated throughout the property found predominately Type 3 soils (medium sand) with varying depths of Type 2 (course sand) and Type 4 (fine sandy loam).
- Slopes are variable throughout the property with some lots in excess of 30% slope.
- Proposed Lots 4, 14 and 15 appear to have a significant amount of fill (5 feet or greater).
- Proposed Lots 11 – 16 are bordered by the Irrigation Wasteway.
- All lots must maintain a minimum gross land area of ½ acre, and 18,000 sq. ft. of usable land area after all easements and encumbrances are subtracted. Usable land in this case would be any land that does not contain more than 2-ft of fill material, land 100-ft away from irrigation wasteway, and land with less than 20% slope. This may be an issue for proposed lots 4, 14, & 15.
- All wells, onsite sewage disposal systems, irrigation lines, canals, and surface waters within 150ft of the plat are shown on the plat map.
- The following statement is to be placed on the final plat:

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

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

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

- Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.

f. School/School grounds:

i. The proposed development is located within the Pasco School District boundaries.

- Appropriate provisions for schools/school grounds are provided through public approved levies and general obligation bond measures. These funding mechanisms fund property acquisitions, fulfill maintenance and operation obligations, and fund new school construction. Washington state capital construction funds are commonly available on a match basis for school related construction.

ii. No school impact fees have been implemented by Franklin County.

g. *Stormwater:*

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

h. *Fire Protection:*

- i. The proposed development is located within the boundaries of Franklin County Fire District #3.
- ii. The Plat will utilize fire hydrants and the Group A public water system to maintain year-round full storage. The developer shall comply with the setback standards of the Franklin County Fire Code, Chapter 8.40, until such time as the Group A public water system can provide and meet fire flow requirements. Once fire hydrants are operational and meet fire flow requirements, the development may follow the setback standards of the Rural Community 1 (RC-1) Zoning District.
- iii. The County has adopted the 2018 International Fire Code.
- iv. Fire District #3 is the reviewing agency during the subdivision review and processing to ensure compliance with fire protection standards.

2) The proposed subdivision **DOES** contribute to the orderly development and land use patterns in the area and assures for safe walking conditions for students;

- a. The property is zoned Rural Community 1 (RC-1), on which the development is consistent with the surrounding land use patterns in the area.
- b. The Franklin County Comprehensive Plan designated the area for Rural Shoreline Development.
- c. All lots comply with the required width/depth and lot frontage standards for new lots.
- d. The proposed subdivision will assure safe walking conditions for students by having a dedicated sixty (60) foot public right-of-way for all proposed or existing roads.

3) The public use and interest **WILL** be served by permitting the proposed subdivision;

- a. The development, as conditioned, complies with the County Development Regulations.
- b. Payment of park dedication fees benefit the public use and interest of this area.

4) The proposed subdivision **DOES** conform to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners, including but not limited to the Comprehensive Plan and its resource land designations, critical area protections, and zoning requirements, including zoning overlays;

- a. The proposed subdivision conforms to the minimum lot size requirements of the Franklin County Zoning Ordinance.
- b. The proposed subdivision conforms to the requirements of the Franklin County Subdivision Ordinance (01-2023), including the minimum lot dimensions, lot requirements, and width/depth standards.

- c. A State Environmental Policy Act (SEPA) review has been completed for this development.
- 5) The proposed subdivision **DOES** conform to the Comprehensive Plan and Zoning requirements;
- a. The Franklin County Comprehensive Plan designates this area for Rural Shoreline Development.
 - b. The average lot size in the new development is approximately 51,666 square feet, which meets the minimum lot size requirement of this zoning district (RC-1).
 - c. The development conforms to both the current zoning designation (RC-1) and the Comprehensive Plan.
- 6) The proposed subdivision **DOES** conform to the general purposes of this Chapter.
- a. This development does comply with the purpose of the County Subdivision code. The purpose of the code is to regulate the division of land within unincorporated Franklin County and to implement the goals, objective, and policies of the Franklin County Comprehensive Plan. The Subdivision code is also to further the purpose of promoting health, safety, convenience, comfort, prosperity, and general welfare of the present and future inhabitants of Franklin County, and to:
 - i. Prevent the overcrowding of land;
 - The smallest lot in the development is 43,665 square feet, which is greater than the minimum lot size of 43,520 square feet or one (1) acre.
 - The development complies with the Zoning Ordinance and Comprehensive Plan.
 - ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;
 - The proposal effectively adds twenty-five (25) new residential homes to the development potential of the site, which will produce additional trips on the road system, but will not result in detrimental effects that cannot be mitigated.
 - iii. Promote the effective use of land;
 - The development utilizes the existing landscape and fulfills the intent of the County Zoning code.
 - iv. Provide for adequate light and air;
 - The proposed sizes of the new lots in the development are of a size to provide adequate light and air to new homes and the surrounding lands.
 - v. Facilitate adequate provision for water, sewerage, drainage, parks and recreational trails, and other public requirements;
 - Adequate provision are being proposed and required for this development as it relates to water, sewerage, parks and recreational trails, and other public requirements.
 - These provisions are addressed specifically in Findings of Fact #1.
 - vi. Provide for proper ingress and egress;
 - Proper ingress and egress are provided for this development.

- The Franklin County Public Works department has reviewed the proposal for proper ingress and egress and has determined that a limitation on direct road access to Fraser Road is necessary for public safety purposes.
- vii. Provide for the expeditious review and approval of proposed land divisions which comply with this title, the Franklin County zoning standards, other County plans, policies, and land use controls, and Chapter 58.17 RCW.
 - The land development process for this project complies with all applicable County Ordinances, R.C.W.'s, and associated timelines for development review.
- viii. Adequately provide for the housing, commercial, and industrial needs of the citizens of the State and County;
 - This twenty-five (25) lot development is located in an area that is zone Rural Community 1 (RC-1), which has a rural residential environment intent.
- ix. Require uniform monumenting and land divisions and conveyance by accurate legal descriptions;
 - The development proposal complies with the provisions of the County Subdivision Ordinance as it related to monumenting and legal description development.
- x. Permit flexibility that will encourage a more creative approach in the development of land, while ensuring the retention and use of the County's open spaces and farmlands;
 - The Franklin County Comprehensive Plan designates this property as Rural Shoreline Development.
 - The proposed development proposes an average lot size of 51,666 square feet, is in compliance and consistent with local land use controls, and is compatible with the surrounding residential area.
- xi. Provide a means for County residents to participate fairly and equitably in the land use decision-making process and contribute to the preservation and enhancement of the environment;
 - The public was notified of the proposed preliminary long plat open-record public hearing date for additional comment, and were invited to provide comments on the proposal.
- xii. Provide incentives to landowners who wish to protect and preserve certain identified lands;
 - Applicant has stated that there is a steep slope and an existing boat launch to the west that will not be impacted by the proposed development.
 - Applicant stated that existing riparian buffers and drainage ways will not be impacted by the proposed development.
- xiii. Provide opportunities and incentives to help both large and small farm owners to continue their farm operations;
 - The development is located within the Rural Shoreline Development Limited Area of More Intensive Rural Development (LAMIRD), and will not reduce the amount of designated agricultural resource lands.

- xiv. Permit a broad range of development design opportunities with flexibility to encourage more creativity in balancing the needs of environmental protection with the accommodation of future growth;
 - The applicant has stated that the proposed development will have potable water and a fire suppression system served by a Group A public water system on an adjacent property.
 - The Group A public water system is slated to serve multiple future developments along the North/South corridor of Fraser Road.
- xv. Provide predictability so that landowners can make appropriate and reasonable use of their land;
 - The proposed development is in the Rural Community 1 (RC-1) Zoning District. All proposed lots meet the minimum lot size of one (1) acre, which is consistent with other recent subdivisions within the Rural Shoreline Development LAMIRD.
- xvi. Protect the County's environmental resources;
 - The property is not classified as an Agricultural Lands of Long-Term Commercial Significance (ALLTCS), nor designated mineral lands. Franklin County does not have designated forestry resource lands. The County's agricultural environmental resource will not be reduced or harmed by this proposed development.
- xvii. Ensure that archeological resources are protected as required by State statutes, the County's Comprehensive Plan, and the implementation of development regulations.
 - The Department of Archaeological and Historic Preservation (DAHP), along with the Colville Confederated Tribes, have recommended that a cultural resource survey be conducted prior to any further ground disturbance.

Suggested Conclusions of Law:

- 1) An application was received for **The Plateau at River Ranch** preliminary long plat on July 17, 2023 and was deemed complete by Planning staff on July 17, 2023.
- 2) The SEPA process has been completed and a Mitigated Determination of Non-Significance will be issued after the completion of an open-record public hearing.
- 3) Following an open-record pre-decision hearing on a proposed preliminary long plat, the Planning Commission shall render a recommendation to the Board of County Commissioners as to whether the proposal, based on the findings shall be denied, approved, approved with modifications/conditions, or no recommendation given.
- 4) The review criteria of Franklin County Code Chapter 16.20.070 was used to develop the finding of facts.

Suggested Conditions of Approval:

- 1) Comply with the requirements of the **Benton-Franklin Health District** letter, dated June 28, 2023.
- 2) Comply with the requirements of the **Franklin County Public Works Department**:
 - The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance.

- The following notes are required on the final plat:
 - i. All new approaches to County Roads will require an approach permit at the time of building permit application.
 - ii. No lot within this subdivision shall have direct access to Fraser Road.
 - iii. Lot owners shall agree to participate in any future L.I.D. / R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers.
 - iv. Lot owners shall be responsible for the maintenance of drainage ditches or swales per the design as shown on the road construction plans for this development, unless they are no longer necessary due to an alternate drainage system being installed.
 - v. Lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel, or other traditional residential landscaping material. Maintenance of the landscaping is a requirement of each individual lot owner. Installed landscaping shall not reduce or eliminate drainage storage capacity.
- All utilities serving the subdivision must be installed underground.
- Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
- Reference primary survey control points to section corners and monuments conforming to Franklin County Code Section 16.28.100(B).
- Per Franklin County Code Section 16.28.100(H), every lot corner, beginnings and endings of curves, and angle points shall be marked in accordance with RCW 58.09.120.
- Prior to final plat approval, all roads must be constructed to county standards.
- This development shall comply with the Franklin County Comprehensive Parking Ordinance, as defined in Franklin County Code Section 10.12, except that provisions for "on-street parking on one side of County roads" will not be permitted.
- The developer shall provide landscape fabric and river rock, basalt rock, gravel (less than three inches in diameter), or other residential landscaping material within the unimproved portion of the right-of-way between the property line/estate wall and the edge of pavement and/or curb to assist in weed control along future Fraser Road.
- Per the Engineers Report dated 4/18/2016, titled Dent Road Future Extension, a full width roadway is to be constructed to current county standards for Fraser Road.
- A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.

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

- The application is to subdivide one (1) parcel, totaling approximately 34.09 acres into twenty-five (25) single-family residential lots.
- The developer is proposing that the development will be served by septic systems and that each lot will be eligible for an on-site sewage system.
- The developer is proposing that potable water and fire suppression methods will be served by an adjacent proposed Group “A” public water system. If the proposed Group “A” public water system does not receive approval, then the plat will need to be revised to comply with RCW 90.44.050.
- The developer is proposing that irrigation water will be served by a private water system.
- Developer will need to submit a geotechnical report at time of grading permit submittal.
- Future development on the site will be subject to the standards and requirement in effect at the time that building permits are applied for. Currently, the following applies, among other requirements, included in Title 17 – Zoning:
 - FCC 17.66.150 – Outdoor Residential Lighting Standards;
 - FCC 17.66.180 – Residential Design Standards – Urban Growth Areas and Rural Shoreline Areas;
 - FCC 17.74.050 – Landscape and Screening Design Standards.
- The developer shall comply with the setback standards of the Franklin County Fire Code, Chapter 8.40, until such time as the Group A public water system can provide and meet fire flow requirements. Once fire hydrants are operational and meet fire flow requirements, the development may follow the setback standards of the Rural Community 1 (RC-1) Zoning District.
- Developer will need to vacate Auditor File Number (AFN) 469794 , record it with the Assessor’s Office, and provide a copy of the recorded document to the Planning Department.
 - AFN 469794 was recorded in 1990 and was never properly vacated during the short plat process of SP 2022-09. The AFN runs along the northern and eastern portions of Parcel #124-300-375. This AFN was modified in 2023 (as AFN 1976036) so that the legal access for Parcel #124-300-376, #124-300-379, and #124-300-112 shifted from AFN 469794 to John Mullen Trail and Shorthorn Drive.
- **The following language shall be listed on the final plat under “Franklin County Notes,”** in addition to the setback standards as stated above and the park dedication fees notes (unless the park dedication fees have been pre-paid):
 - Irrigation Requirements: “An outside and/or dedicated irrigation system shall be provided to each lot for the life of this development.”

- “This plat is based on assumption of lots being served by a proposed Group “A” water system. In the event that the Group “A” water system is not approved, then lot configuration shall be revised to comply with RCW 90.44.050.”
 - “During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures, including an adequate water supply shall be provided.”
 - “**Franklin County is a Right to Farm area.** The Franklin County Right to Farm Ordinance, as amended, shall apply to activities in this area.
- 4) All of the statements that are required to be on the face of the plat shall be either: **1)** recorded as a restrictive covenant on each applicable parcel with the County Auditor; **or 2)** described in detail in the developer’s covenants that is recorded and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.
- 5) The applicant shall coordinate with the Planning and Building Department and the County E-911/GIS coordinator for the designation of **addresses** and **road names** for the development. **Both addresses and road names shall be shown on the final plat.**
- 6) The applicant shall coordinate with the **United States Post Office** regarding centralized box unit (CBU) locations for the development.
- 7) Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
- 8) As proposed by the applicant, this project will occur in one (1) phase and is not a phased development.
- 9) Prior to obtaining the County Treasurer’s Signature on the final plat, the applicant shall visit the County **Assessor’s Office** to receive a Treasurer’s Verification Form for the property.

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

10) The Final Long Plat:

- The Final Long Plat shall be developed by a WA state licensed Surveyor.
- The Final Long Plat shall be developed in accordance with the County Subdivision Ordinance 01-2023, Chapter 16.24 – Final Long Plat.
- The Final Long Plat Signature Blocks shall be provided for the following:
 - Chairperson, Board of County Commissioners;
 - Planning Director;
 - County Engineer;
 - Big Bend Electric Co-Operative;
 - South Columbia Basin Irrigation District;
 - Benton-Franklin Health District;

- County Assessor;
 - County Treasurer;
 - County Auditor.
-
- The final five (5) signatures (for final long plat approval) to be obtained by the applicant are:
 - #5 – County Assessor;
 - #4 – County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040);
 - #3 – County Planning Director;
 - #2 – Chairman of the Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date);
 - #1 – County Auditor (Recording of the final plat).

 - After final long plat recording, one (1) paper copy and one (1) electronic copy (PDF file) of the recorded plat shall be distributed to the Planning Director and to the County Assessor. If available, CAD (DXF) file shall also be included.

Agenda Item #2

PUBLIC NOTICE
AGENCY/PUBLIC COMMENT

SUB 2023-01

The Plateau at River Ranch



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 **Aqtera Engineering**, on behalf of Randy Mullen, 2815 Saint Andrews Loop, Suite C, Pasco, WA 99301 seeking to develop a single-family residential subdivision, file # **SUB 2023-01/SEPA 2023-10**.

SEPA Comment Period Deadline: September 14, 2023

Proposal: Said application is to allow for the development of a single-family residential subdivision, comprising one (1) parcel, totaling approximately 34.09 acres, and creating twenty-six (26), minimum 1-acre sized lots. The area where the project is proposed has a current zoning designation of Rural Community 1 Zone (RC-1) and has an underlying comprehensive plan land use designation of Rural Shoreline Development.

Location: The property is generally located: East of the Columbia River, West of Fraser Drive, North of Fanning Road, South of Alta Lane, and South of Selph Landing Road (Parcel Numbers: 124-300-375). Please visit www.franklincountywa.gov/gis and select "Franklin County Base Map" for a physical map location of the parcel.

Public Comment Period: SEPA comments must be submitted to the Franklin County Planning & Building Department by **4:30 PM on September 14, 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 September 25, 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.

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 **October 3, 2023 at 6:30 pm**, in the Commissioner's Room at the Franklin County Courthouse at 1016 N. 4th 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 2023-10** has been assigned to this proposal. The SEPA comment period will end on **September 14, 2023**. It is probable that a Determination of Non-Significance or Mitigated Determination of Non-Significance will be 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.

Preliminary Determination of Regulations Used for Project Mitigation:

- The provisions contained in the Franklin County Code and the land use policies of the Franklin County Comprehensive Plan.
- Regulations of the Washington State Department of Fish and Wildlife, Washington State Department of Ecology, and other state agencies.
- Other required agency evaluations, approvals, permits, and mitigations as necessary.

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.

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

November 29, 2023 BoCC Meeting

WWW.FRANKLINCOUNTYWA.GOV

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FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

Estimated Date of the Determination: DNS or MDNS will be issued following the close of the public hearing on the item on **October 3, 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.

Prepared August 24, 2023 by: Ryan Nelson, Planner I, 502 W. Boeing St., Pasco, WA 99301, (509) 545-3521.



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

AGENCY REVIEW NOTICE

(SUB 2023-01/SEPA 2023-10, Aqtera Engineering)

DATE: August 31, 2023

RE: SUB 2023-01/SEPA 2023-10

TO: County Engineer Irrigation District: SCBID X FCID
County Assessor/GIS Electric Utility: BBEC X FPUD
County E-911 Benton-Franklin Health District
Fire District # 3 U.S. Bureau of Reclamation
Pasco School District City of Pasco Benton-Franklin Council of Governments
Nez Perce Tribe Confederated Tribes and Bands of the Yakama Nation
Confederated Tribes of the Umatilla Indian Reservation
Confederated Tribes of the Colville Reservation
Washington State Dept. of Archaeology and Historic Preservation (DAHP)
Washington State Dept. of Ecology
Washington State Dept. of Fish and Wildlife (WDFW)

FROM: Ryan Nelson, Planner I

CC: Derrick Braaten, Aaron Gunderson, Rebeca Gilley

Agency Representative:

Enclosed is a copy of a proposed single-family residential subdivision application. This is an application to allow for the development of a single-family subdivision, comprising one parcel, totaling 34.09 acres (Parcel Number 124-300-375) and is for the development of twenty-six (26), one (1) acre minimum, residential lots with the public roads to be dedicated to Franklin County.

The zoning of the parcel is currently Rural Community 1 (RC-1) and the Comprehensive Plan Land Use Designation is classified as Rural Shoreline Development.

We would appreciate your review and comments **within ten (10) working days of the above listed date** (September 14).

If your agency needs longer to review the proposal, please contact our office at (509) 545-3521.

See attachments for additional information.

REPLY:

Signed: _____ **Title:** _____ **Date:** _____



Planning & Building Department
502 W. Boeing Street
Pasco, WA 99301

****PUBLIC NOTICE****

This is a public notice notifying nearby property owners of a pending land use action requiring a public hearing of the Planning Commission.

Public Hearing Date: October 3, 2023 at 6:30pm

Location: Commissioner's Room, Franklin County
Courthouse, 1016 N. 4th Ave, Pasco.

Mailing Label



Planning & Building Department
502 W. Boeing Street
Pasco, WA 99301

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Mailing Label

NOTICE OF PENDING SUBDIVISION

LAND USE ACTION APPROVAL (Optional DNS Process)

PLEASE TAKE NOTICE that Aqtera Engineering, on behalf of Randy Mullen, 2815 Saint Andrews Loop, Suite C, Pasco, WA 99301 is seeking approval for a preliminary long plat (subdivision), file #SUB 2023-01, SEPA 2023-10.

Application is to allow for the development of a single-family subdivision, comprising of one (1) parcel (#124-300-375), approximately 34.09 acres, into twenty-six (26) new lots, minimum one (1) acre sized lots.

SEPA Comment Deadline: September 14, 2023.

A DNS or MDNS will be issued after 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 SEPA related decisions.

If you have any questions, or need more information on the proposed preliminary long plat (subdivision) application, please call (509) 545-3521 or email planninginquiry@franklincountywa.gov



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If you have any questions, or need more information on the proposed preliminary long plat (subdivision) application, please call (509) 545-3521 or email planninginquiry@franklincountywa.gov



AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON

SS:

COUNTY OF FRANKLIN

Katherine Trowbridge being first duly sworn on oath deposes and says that she is the manager of the FRANKLIN COUNTY GRAPHIC, a weekly newspaper. That said newspaper is a legal newspaper approved by the Superior Court of the State of Washington, in and for Franklin County, under order made and entered on the 11th day of January, 1955, and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language continually as a weekly newspaper, in Connell, Franklin County, Washington, and that the annexed is a true copy of

FRANKLIN COUNTY PLANNING

NOTICE OF PUBLIC HEARING AND SEPA DETERMINATION

SUB 2023-01

as it was published in regular issue (and not in supplemental form) of said newspaper, once each week for a period of one week to-wit, commencing on the 31st day of August, 2023, and that such newspaper was regularly distributed to its subscribers during all of said period, that the full amount of \$139.50 has not been paid in full at the legal rate.

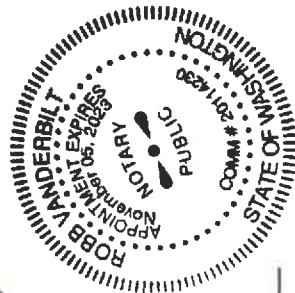
Katherine Trowbridge
Manager

Subscribed and sworn to before me this 31st day of

August, 2023

Robb Vanderbilt

Notary Public in and for the
State of Washington, residing in Connell.



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 Antera Engineering, on behalf of Ryan Nelson, 2815 Saint Andrews Loop, Suite C, Pasco, WA 99301, seeking to develop a single-family residential subdivision, file # 505 2023-01/SEPA 2023-10.
SEPA Comment Period Deadline: September 14, 2023
Proposal: Said application is to allow for the development of a single-family residential subdivision, comprising one (1) parcel, totaling approximately 34.09 acres, and creating twenty-six (26) minimum 1-acre sized lots. The area where the project is proposed has a current zoning designation of Rural Community 1 Zone (RC-1) and has an underlying comprehensive plan land use designation of Rural Shoreline Development.
Location: The property is generally located: East of the Columbia River, West of Fraser Drive, North of Fanning Road, South of Alta Lane and South of Selph Landing Road (Parcel Numbers: 124-300-375). Please visit www.franklincountywa.gov/gis and select "Franklin County Base Map" for a physical map location of the parcel.
Public Comment Period: SEPA comment must be submitted by **4:30 PM on September 14, 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 September 25, 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 planning@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 **October 3, 2023 at 6:30 pm**, in the Commissioner's Room at the Franklin County Courthouse at 1016 N. 4th 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.
Application Documents and/or Studies Applicable to this Application: Environmental Determination No. SEPA 2023-10 has been assigned to this proposal. The SEPA comment period will end on **September 14, 2023**. It is probable that a Determination of Non-Significance or Mitigated Determination will be 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 to appeal any State Environmental Policy Act related decision. A copy of the subsequent threshold determination and any information concerning this action may be obtained by contacting the Franklin County Planning & Building Department.
Preliminary Determination of Regulations Used for Project Mitigation:
• The provisions contained in the Franklin County Code and the land use policies of the Franklin County Comprehensive Plan.
• Regulations of the Washington State Department of Ecology and Wildlife, Washington State Department of Ecology, and other state agencies.
• Other required agency evaluations, approvals, permits, and mitigations as necessary.
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/PlanningCommission2>. To participate on the agenda, more information will be posted to the agenda page, by the Franklin County Planning & Building Department. Estimated Date of the Determination: DNS or MDNS will be issued following the close of the public hearing on the **October 3, 2023**.
To Receive Notification of the Environmental Determination: Contact the Franklin County Planning Department at the address or telephone number listed 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.
Prepared August 24, 2023 by: Ryan Nelson, Planner 1 502 W. Boeing St., Pasco, WA 99301, (509) 545-3521.
(Published August 31, 2023 in the Franklin County Graphic).

From: Robin Moug
Sent: Tuesday, September 19, 2023 8:13 AM
To: Ryan Nelson
Subject: RE: Request for Review and Comment of Optional DNS (SUB 2023-01/SEPA 2023-10)

There is not enough information for me to review this, I will need a copy of the final plat to review.

Robin

From: Ryan Nelson <ryann@franklincountywa.gov>
Sent: Thursday, August 31, 2023 9:23 AM
To: Craig Erdman <cerdman@franklincountywa.gov>; John Christensen <jchristensen@franklincountywa.gov>; Michael Morgan <mmorgan@franklincountywa.gov>; Robin Moug <rmoug@franklincountywa.gov>; Deana Chiodo <deanac@bfhd.wa.gov>; mharris@fcfd3.org; Eric Dixon <edixon@scbid.org>; Tyson Poe <tpoe@scbid.org>; Brian Scott <bscott@scbid.org>; Zach Underhill <zunderhill@bbec.org>; mmyers@bbec.org; mhay@bbec.org; bor-sha-cca-sepaplats@usbr.gov; bor-efo-mailroom@usbr.gov; gbates@usbr.gov; Porter, Michele E <mporter@usbr.gov>; cnelson@usbr.gov; dkurtz@usbr.gov; gonzalezjb@pasco-wa.gov; adamsj@pasco-wa.gov; barragani@pasco-wa.gov; ebraich@bfcog.us; rnunamaker@psd1.org; sthornton@psd1.org; mpost@psd1.org; sepa@dahp.wa.gov; 2moon@nezperce.org; keithb@nezperce.org; ashleymorton@ctuir.org; careymiller@ctuir.org; casey_barney@yakama.com; barh@yakamafish-nsn.gov; jerry_meninick@yakama.com; robert.sloma@colvilletribes.com; guy.moura@colvilletribes.com; sepadesk@dfw.wa.gov; Nikki Morgan <nmorgan@franklincountywa.gov>
Cc: Derrick Braaten <dbraaten@franklincountywa.gov>; Aaron Gunderson <agunderson@franklincountywa.gov>; Rebeca Gilley <rgilley@franklincountywa.gov>
Subject: Request for Review and Comment of Optional DNS (SUB 2023-01/SEPA 2023-10)

Good Morning,

NOTICE OF APPLICATION / REQUEST FOR REVIEW AND COMMENTS

Below is a link to the SEPA Record page on a proposed Subdivision (SUB 2023-01).

[SEPA record number 202304131, "The Plateau at River Ranch".](#)

NOTICE OF SEPA OPTIONAL DNS

A SEPA Optional DNS notice of application has been issued for the proposal. (Franklin County File #SEPA 2023-10)

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 September 14, 2023.

Thank you and have a good day,

Ryan Nelson

Planner I

Franklin County, WA Planning & Building Department

(509) 545-3521

Website: <http://www.franklincountywa.gov>



From: Robert Sloma <robert.sloma@colvilletribes.com>
Sent: Wednesday, September 20, 2023 8:47 AM
To: Ryan Nelson
Cc: Hanson, Sydney (DAHP); Guy Moura (HSY); Arrow Coyote; David Moore
Subject: [EXTERNAL] Re: Request for Review and Comment of Optional DNS (SUB 2023-01/SEPA 2023-10)
Attachments: [image001.png](#)

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

Ryan,

The Confederated Tribes of the Colville Reservation (aka, Colville Confederated Tribes [CCT]) do not concur with issuance of this permit. The subject parcel contains the archaeological site FR00019 and is partly within the Hanford South Archaeological District. In fact, grading which has already occurred, extends into where the Hanford South Archaeological District is mapped.

The CCT recommends completion of a cultural resource survey.

On Thu, Aug 31, 2023 at 9:22 AM Ryan Nelson <ryann@franklincountywa.gov> wrote:

Good Morning,

NOTICE OF APPLICATION / REQUEST FOR REVIEW AND COMMENTS

Below is a link to the SEPA Record page on a proposed Subdivision (SUB 2023-01).

[SEPA record number 202304131, "The Plateau at River Ranch"](#).

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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 September 14, 2023.

Thank you and have a good day,

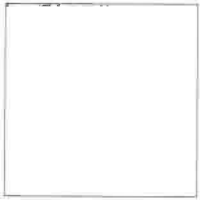
Ryan Nelson

Planner I

Franklin County, WA Planning & Building Department

(509) 545-3521

Website: <http://www.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





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

September 6, 2023

Ryan Nelson
Planner I
Franklin County
502 W Boeing Street
Pasco, WA 99301

In future correspondence please refer to:

Project Tracking Code: 2023-09-05521

Property: Franklin County_The Plateau at River Ranch Subdivision (SUB 2023-01/SEPA 2023-10)

Re: Survey Highly Advised; Permit Potentially Required

Dear Ryan Nelson:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

DAHP is concerned that grading for road construction has already taken place within this project area due to the high probability of encountering archaeological sites. An archaeological site (45FR19) intersects the western portion of the project area, and this site may indeed extend into the area slated for construction. We highly advise that the project area be surveyed by a professional archaeologist prior to further ground disturbance. The archaeologist should produce a report that meets DAHP's [Standards for Cultural Resource Reporting](#). If work within the site boundary of 45FR19 cannot be avoided by construction, a permit from our agency is required. Please contact James Macrae, Assistant State Archaeologist, for more information on archaeological permitting: James.Macrae@dahp.wa.gov.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any

State of Washington • Department of Archaeology & Historic Preservation
P.O. Box 48343 • Olympia, Washington 98504-8343 • (360) 586-3065
www.dahp.wa.gov



communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,



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





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 329-3400

September 13, 2023

Ryan Nelson
Planner I
Franklin County Planning and Building Department
502 W. Boeing St.
Pasco, WA 99301

Re: The Plateau at River Ranch
File: SUB 2023-01/SEPA 2023-10

Dear Ryan Nelson:

Thank you for the opportunity to comment on the Notice of Application and anticipated Determination of Nonsignificance regarding The Plateau at River Ranch project (Proponent: Deep Creek Investment Properties, Inc). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Hazardous Waste and Toxics Reduction Program

Please keep in mind that during the construction activities associated with The Plateau at River Ranch project, some construction-related wastes produced may qualify as dangerous wastes in Washington State. Some of these wastes include:

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

You may find a more comprehensive list, as well as a link to identify and designate your wastes. This can be found online at: <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>.

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

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste.

For more information and technical assistance, contact Alexandra Berg at (509) 385-5539 or via email at Alex.Berg@ecy.wa.gov.

Water Quality Program

Operators of construction sites that disturb one acre or more total area and has or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's Construction Stormwater General Permit.

If soil or ground water contamination is known at the site, additional information will be required. The applicant will be required to submit additional studies and reports including, but not limited to, temporary erosion and sediment control plans, a stormwater pollution prevention plan, a site map depicting sample locations, a list of known contaminants with concentrations and depths found and other information about the contaminants.

Application should be made at least 60 days prior to commencement of construction activities. A permit application and related documents are available online at <http://www.ecy.wa.gov/programs/wq/stormwater/construction>.

For more information or technical assistance, please contact Suman Paudel at (509) 601-2124 or via email at suman.paudel@ecy.wa.gov.

Water Resources Program

Any ground water development proposal that withdraws 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 requires a permit from the Department of Ecology.

For more information or technical assistance, please contact Herm Spangle at (509) 209-3421 or via email at 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.

Ryan Nelson
September 13, 2023
Page 3

For 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: 202304131)

Ec: Peter Harpster, Aqtera Engineering (for Deep Creek Investment Properties, Inc.)

From: Michael Morgan
Sent: Thursday, August 31, 2023 2:31 PM
To: Ryan Nelson; Craig Erdman; John Christensen
Cc: Derrick Braaten; Aaron Gunderson; Rebeca Gilley; Robin Moug; Nikki Morgan
Subject: RE: Request for Review and Comment of Optional DNS (SUB 2023-01/SEPA 2023-10)

The eastern segment of *John Mullen Trail* that serves Lots 6-17 (excluding Lot 9) should use a different road name, because prior address planning (for Short Plat 2022-09) set the point of beginning for John Mullen Trail at the southernmost curve corner (east line of Parcel #124-300-112). A change of address (*John Mullen Trail*) was made for this parcel, formerly addressed as *1611 Richview Drive* (accessed by a long driveway along a canal outfall). This new road name can be another road with road type "Trail", and should follow county rules for new street naming that does not exactly duplicate an existing road name in the unincorporated county or the city of Pasco (as part of the Pasco zip code / delivery area). Addressing on this segment can increase from east to west (also north to south) as a "westerly trending" road, which will be indicated in an upcoming address plan.

Also, there is an access easement on the north and west side of the parent parcel (AFN 900469794) that is shown on an amended boundary adjustment survey in September 2021 (AFN 1947657) but not on the amended short plat 2022-09 (AFN 1956837 recorded February 2022). I also do not see it as part of this proposed subdivision, although there is a note (1) to remove a gravel driveway through Lots 1-3. Would this easement have been vacated or removed at some time between these two times?

Michael Morgan

Geographic Information Systems (GIS) Manager
Franklin County, WA
509-545-3585

Web maps: <http://franklingis.org>

Please note new address: mmorgan@franklincountywa.gov

From: Ryan Nelson <ryann@franklincountywa.gov>
Sent: Thursday, August 31, 2023 9:23 AM
To: Craig Erdman <cerdman@franklincountywa.gov>; John Christensen <jchristensen@franklincountywa.gov>; Michael Morgan <mmorgan@franklincountywa.gov>; Robin Moug <rmoug@franklincountywa.gov>; Deana Chiodo <deanac@bfhd.wa.gov>; mharris@fcfd3.org; Eric Dixon <edixon@scbid.org>; Tyson Poe <tpoe@scbid.org>; Brian Scott <bscott@scbid.org>; Zach Underhill <zunderhill@bbec.org>; mmyers@bbec.org; mhay@bbec.org; bor-sha-cca-sepaplats@usbr.gov; bor-efo-mailroom@usbr.gov; gbates@usbr.gov; Porter, Michele E <mporter@usbr.gov>; cnelson@usbr.gov; dkurtz@usbr.gov; gonzalezjb@pasco-wa.gov; adamsj@pasco-wa.gov; barragani@pasco-wa.gov; ebraich@bfcog.us; rnamaker@psd1.org; sthornton@psd1.org; mpost@psd1.org; sepa@dahp.wa.gov; 2moon@nezperce.org; keithb@nezperce.org; ashleymorton@ctuir.org; careymiller@ctuir.org; casey_barney@yakama.com; barh@yakamafish-nsn.gov; jerry_meninick@yakama.com; robert.sloma@colvilletribes.com; guy.moura@colvilletribes.com; sepadesk@dfw.wa.gov; Nikki Morgan

<nmorgan@franklincountywa.gov>

Cc: Derrick Braaten <dbraaten@franklincountywa.gov>; Aaron Gunderson

<agunderson@franklincountywa.gov>; Rebeca Gilley <rgilley@franklincountywa.gov>

Subject: Request for Review and Comment of Optional DNS (SUB 2023-01/SEPA 2023-10)

Good Morning,

NOTICE OF APPLICATION / REQUEST FOR REVIEW AND COMMENTS

Below is a link to the SEPA Record page on a proposed Subdivision (SUB 2023-01).

[SEPA record number 202304131, "The Plateau at River Ranch".](#)

NOTICE OF SEPA OPTIONAL DNS

A SEPA Optional DNS notice of application has been issued for the proposal. (Franklin County File #SEPA 2023-10)

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 September 14, 2023.

Thank you and have a good day,

Ryan Nelson

Planner I

Franklin County, WA Planning & Building Department

(509) 545-3521

Website: <http://www.franklincountywa.gov>



Memo



Public Works Department

To: Derrick Braaten, Planning & Building Director
From: John Christensen
cc: Craig Erdman, Director / County Engineer
Date: September 12, 2023
Re: SUB 2023-01

Derrick,

We have reviewed the above referenced preliminary subdivision and find the following:

- 1 The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance.
- 2 The following notes are required on the final plat:
 - a. All new approaches to County Roads will require an approach permit at the time of building permit application.
 - b. No lot within this subdivision shall have direct access to Fraser Road.
 - c. Lot owners shall agree to participate in any future L.I.D. / R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers.
 - d. Lot owners shall be responsible for the maintenance of drainage ditches or swales per the design as shown on the road construction plans for this development, unless they are no longer necessary due to an alternate drainage system being installed.
 - e. Lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel or other traditional residential landscaping material. Maintenance of the landscaping is the requirement of each individual lot owner. Installed landscaping shall not reduce or eliminate drainage storage capacity.

- 3 All utilities serving the subdivision must be installed underground.
- 4 Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
- 5 Reference primary survey control points to section corners and monuments conforming to Franklin County Code Section 16.28.100(B).
- 6 Per Franklin County Code Section 16.28.100(H), every lot corner, beginnings and endings of curves, and angle points shall be marked in accordance with RCW 58.09.120.
- 7 Prior to final plat approval, all roads must be completed to county standards.
- 8 This development shall comply with the Franklin County Comprehensive Parking Ordinance, as defined in Franklin County Code Section 10.12, except that provisions for "on-street parking on one side of County roads" will not be permitted.
- 9 The developer shall provide landscape fabric and river rock, basalt rock, gravel (less than three inches in diameter), or other traditional residential landscaping material within the unimproved portion of the right-of-way between the property line/estate wall and the edge of pavement and/or curb to assist in weed control along future Fraser Road.
- 10 Per the Engineers Report dated 4/18/2016, titled Dent Road Future Extension, a full width roadway is to be constructed to current county standards for Fraser Road.
- 11 A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.

If you have any questions or concerns please let me know.



State of Washington
Department of Fish and Wildlife
2620 North Commercial Avenue, Pasco, WA 99301
Phone: (509) 312-8117, E-mail: Troy.Maikis@dfw.wa.gov

September 14, 2023

Ryan Nelson
Planner I
Franklin County, Planning and Building Department
502 W. Boeing St, Pasco, WA 99301

Re: The Plateau at River Ranch DNS (SUB 2023-01/SEPA 2023-10)

The Washington Department of Fish and Wildlife (WDFW) has reviewed relevant maps and documents for the proposed Plateau at River Ranch DNS (SUB 2023-01/SEPA 2023-10). WDFW conducted a site visit on September 13, 2023. During this site visit it was noted that gravel roads and street signs had been installed, building sites had already been graded, and electrical wiring was being placed for the new parcels. In the future, please contact WDFW prior to construction activities so that we may be able to work together to prevent any potential fish and wildlife concerns before any impacts may occur.

The portion on the Columbia River directly below the proposed development is an important spawning area for fall chinook salmon and WDFW is concerned with sediment leaving the site impacting the redding areas. Even a small amount of sediment entering this area for a short period of time has the potential to suffocate eggs. Any construction should employ effective best management practices (BMPs) for erosion control throughout the entirety of the project, especially during rain and snow events. In addition to standard BMPs for sediment containment, WDFW recommends the following actions occur:

1. No work for the current project or future development on the properties occur within 200 feet of shorelines of the state. Fencing or other markers may be effective in accomplishing this action.
2. Bolster the sediment capture potential of the slope near the Columbia River by seeding with deep rooted upland vegetation, such as native bunchgrasses and shrubs.

WDFW looks forward to working with Franklin County on this project to ensure the best outcome for The County, its residents, and our local wildlife.

Sincerely,

Troy Maikis
Area Habitat Biologist; Benton and Franklin Counties
Washington Department of Fish & Wildlife
2620 Commercial Ave, Pasco, WA 99301
(509) 312-8117 Troy.Maikis@dfw.wa.gov

cc: Elizabeth Torrey, WDFW Assistant Habitat Program Manager, Region 3, Ellensburg

Agenda Item #2

APPLICATION/SEPA CHECKLIST

SUB 2023-01

The Plateau at River Ranch

PLANNING AND BUILDING DEPARTMENT

Current Zoning:	Parent Lot/Parcel Size (Gross Acreage):
RC-1	34.09 Acres
Proposed Subdivision Name: The Plateau at River Ranch	
Are any of the following features (natural or man-made) located on the property? (Check all that apply and include on the site plan)	
<input type="checkbox"/> Ponds <input type="checkbox"/> Lakes <input type="checkbox"/> Streams/Rivers <input type="checkbox"/> Wetlands <input type="checkbox"/> Floodplains <input type="checkbox"/> Floodway <input checked="" type="checkbox"/> Irrigation Ditches <input type="checkbox"/> Canals <input checked="" type="checkbox"/> Steep Slopes (Greater than 15%)	
Irrigation Source:	<input type="checkbox"/> SCBID <input type="checkbox"/> FCID <input checked="" type="checkbox"/> Private <input type="checkbox"/> None
Domestic Water Supply:	<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): Well ID # TBD, located on parcel 124300373
Sewage Disposal:	<input checked="" type="checkbox"/> On-Site Septic <input type="checkbox"/> City Sewer
List Existing or Proposed Utility Providers:	
Power: Big Bend	Cable/Broadband: Charter, Pocket-I-Net
Natural Gas: N/A	Landline Phone (if applicable): N/A
Sanitary Waste Disposal: Basin Disposal	Other (if not listed):
Present use of the land and structures, if any:	
No structures on site. Property was formerly in agricultural use.	
Is the property located within a floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is the property located within an Airport Safety Overlay? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Are you proposing to phase the development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
• If yes, how many phases are you proposing and how many years until the development will be fully built-out?	
Total number of proposed lots: 25	
Total number of proposed dwelling units: 25	
Types of buildings to be constructed: single family (Ex. single family, duplex, commercial, etc.)	
Do you propose the on-site roadway(s) to be public or private?	
Public	
Describe how stormwater drainage will be handled:	
On-site infiltration	



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

Describe any homeowners (or maintenance) association that maintains any existing private roads:

N/A

Are you proposing sidewalks?

☐ Yes

☒ No

Are you proposing to include designated open spaces, parks, or recreational areas?

☐ Yes

☒ No

- If yes, describe types and acreage:

Describe the proposed method of fire prevention/suppression:

Fire hydrants supplied by the domestic group A water system. Design of fire suppression system to be compliant with Franklin Country Code and Standards.

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.**

Randi Mullen

Owner (signature)

P Harpster

Applicant/Representative (signature)

Randi Mullen for Randy Mullen

Print Name

Peter Harpster

Print Name

July 12th

2023

Date signed

July 12th

2023

Date signed



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY	FILE #:	<i>S T A M P H E R E</i>
	Total Fees:	Date deemed complete:
	Receipt #:	Pre-App Meeting Date:
	Reviewed By:	Hearing Date:

CHECK ALL THAT APPLY AND ATTACH SUPPLEMENTAL FORM(S):	<input type="checkbox"/> Alteration/Vacation of Easement	<input checked="" type="checkbox"/> SEPA – Environmental Checklist
	<input type="checkbox"/> Appeal (File # of item appealed: _____)	<input type="checkbox"/> Shoreline Permit
	<input 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 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 checked="" 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: Deep Creek Investment Properties

Mailing Address:

1601 Richview Drive, Pasco, WA 99301

Phone Number: 509.531.7383

E-mail Address: rrmx3@aol.com



Applicant/Agent/Contractor (if different)

Contact Name: Peter Harpster

Business Name: Aqtera Engineering

Phone Number: 509.212.9596

Business Address:

2815, Ste C, St. Andrews Loop, Pasco 99301

E-mail Address: pharpster@aqtera.com



Surveyor/Engineer

Contact Name: John Becker

Business Name: AHBL, Inc.

Phone Number: 509.380.5883

Business Address:

5804 Shaw Road 90, Suite H, Pasco, WA 99301

E-mail Address: jbecker@ahbl.com



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

PROPERTY INFORMATION

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

124300375

Legal Description of Property:

Lot 1 of Short Plat #2202-09

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

No address

BRIEF DESCRIPTION OF PROJECT OR REQUEST

Subdivision of 34.09 acres into 26 residential lots with public roads to be dedicated to the County

- 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.

<u>Randi Mullen</u>	<u>7/12/2023</u>	<u></u>	<u>7/12/2023</u>
Owner (Signature)	Date	Applicant/Representative (Signature)	Date
<u>Randi Mullen for Randy Mullen</u>	<u>07/12/2023</u>	<u>Peter Harpster</u>	<u>07/12/2023</u>
Owner (Print Name)	Date	Applicant/Representative (Print Name)	Date

June 28, 2023

Deep Creek Investments Properties, Inc.
Attn: Randy Mullen
1601 Richview Dr.
Pasco, WA 99301

RE: Preliminary Review of Proposed: The Plateau at River Ranch Located off Fraser Rd;
Parcel #124-300-375.

Dear Mr. Mullen:

This office has finished its preliminary review of the above proposed long plat in accordance with our current land development policies and requirements for new subdivisions. Our findings are listed below:

1. There are 26 proposed lots.
2. Proposed land use is for single family dwellings.
3. All lots are proposed to be served by a Group A Community Public Well (see #2 below).
4. Soil logs excavated throughout the property found predominately Type 3 soils (medium sand) with varying depths of Type 2 (coarse sand) and Type 4 (fine sandy loam).
5. Slopes are variable throughout the property with some lots in excess of 30% slope.
6. Proposed Lots 4, 14 and 15 appear to have a significant amount of fill (5 feet or greater).
7. Proposed Lots 11-16 are bordered by the Irrigation Wasteway.

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

1. All lots must maintain a minimum gross land area of $\frac{1}{2}$ acre, and 18,000 sq ft of usable land area after all easements and encumbrances are subtracted. Usable land in this case would be any land that does not contain more than 2-ft of fill material, land 100-ft away from irrigation wasteway, and land with less than 20% slope. This may be an issue for proposed lots 4, 14 & 15.
2. The development of the domestic water system must be performed in accordance with the provisions of WAC 246-290. Approval for both development and final installation will be necessary prior to final plat approval. Review and approval of Group A water systems fall under the jurisdiction of the Washington Department of Health.
3. All wells, onsite sewage disposal systems, irrigation lines, canals, and surface waters within 150ft of the plat are shown on the plat map.
4. The following statement is to be placed on the final plat:

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

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

“The lots within this short plat may have specific limitations and/or restrictions for the placement of on-site sewage disposal systems. The Benton-Franklin Health Department should be contacted for further information.”
5. The following items must be placed on the plat:
 - a. The irrigation wasteway and the associated 100-ft setback.
 - b. Fill areas in excess of 2-ft.
 - c. All slopes in excess of 20%.
6. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.

7. Prior to final approval, a long plat final review fee (Code 54.37 for \$200) must be submitted to this office for the final walk through review of the plat for compliance with Benton-Franklin Health Department Rules and Regulations No. 2, and WAC 246-272A, and for the issuance of appropriate comments to the Franklin County Planning Department.
8. It is recommended that some provision be made to facilitate future connection to a municipal sewer utility at such time as said utility becomes available.

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

The preceding comments shall be valid for a period not to exceed 12 months from the date of this letter and will be deemed null and void should this proposal not be developed by this time.

If you have any questions, please contact the Kennewick office, 460-4316.

Sincerely,



Deana Chiodo
Environmental Health Specialist II

cc: Peter Harpster of Aqtera Engineering
Franklin County Planning Department

SUBDIVISION

Issued By: COMMONWEALTH LAND TITLE INSURANCE COMPANY
by its agent:



Guarantee/Certificate Number:

472323605

**Revision 1 - Add
Exception 25 / Taxes
Paid**

COMMONWEALTH LAND TITLE INSURANCE COMPANY, a corporation, herein called the Company,

GUARANTEES

Deep Creek Investment Properties, Inc., a Washington corporation and Aqtera

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Ticor Title Company
8101 W Grandridge Blvd., Suite 110
Kennewick, WA 99336

Countersigned By:

A handwritten signature in black ink, appearing to read 'Dylan Strait'.

Dylan Strait
Authorized Officer or Agent



**Commonwealth Land Title Insurance
Company**

By:

A handwritten signature in black ink, appearing to read 'Michael J. Nolan'.

Michael J. Nolan, President

Attest:

A handwritten signature in black ink, appearing to read 'Marjorie Nemzura'.

Marjorie Nemzura, Secretary

**COMMONWEALTH LAND TITLE INSURANCE
COMPANY**

**GUARANTEE/CERTIFICATE NO. 472323605
REVISION 1 - Add Exception 25 / Taxes Paid**

ISSUING OFFICE: Title Officer: Adam Dyer Ticor Title Company 8101 W Grandridge Blvd., Suite 110 Kennewick, WA 99336 Phone: 509-579-7028 Fax: 844-894-6828 Main Phone: (509)579-7020 Email: Adam.Dyer@TitleGroup.FNTG.Com
--

SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.45

Effective Date: June 30, 2023 at 12:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

For APN/Parcel ID(s): 124-300-375

[Lot 1, Short Plat 2022-09](#), recorded February 25, 2022, under Instrument No. 1956837, records of Franklin County, Washington. Said Short Plat being an amendment to [Short Plat 2021-25](#), recorded November 16, 2021, under Instrument No. 1951135, records of Franklin County, Washington.

Title to said real property is vested in:

[Deep Creek Investment Properties, Inc.](#), a Washington corporation

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

SCHEDULE B

SPECIAL EXCEPTIONS

1. Paid general and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2023
Tax Account No.: [124-300-375](#)
Levy Code: 106
Assessed Value-Land: \$1,874,800.00
Assessed Value-Improvements: \$0.00

General and Special Taxes:

Billed: \$1,123.72
Paid: \$1,123.72
Unpaid: \$0.00

The property herein described is carried on the tax rolls as partially exempt under an Open Space Classification:

Levy Code: 106

Estimated amount of tax without exemption, including special taxes and charges: \$17,370.50

2. Terms, covenants and conditions contained in application for Current Use Classification, entered into pursuant to RCW 84.34 (including potential liability for future applicable taxes, special benefit assessments levied by local governments, penalties and interest upon breach of, or withdrawal from, said classification); notice of approval being recorded February 1, 1980, under Auditor's File No. [398800](#):
Classification: Farm and agricultural

NOTE: Partial removal of Open Space recorded under Auditor's File No. [1932860](#)

3. Any assessments levied by South Columbia Basin Irrigation District for the year 2023, amounts of which are unavailable at this time.
4. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$2,700,000.00
Dated: October 28, 2021
Trustor/Grantor: Deep Creek Investment Properties, Inc., a Washington corporation
Trustee: Cascade Title Company
Beneficiary: Seventh Heaven Properties LLC, a Washington limited liability company
Recording Date: October 29, 2021
Recording No.: [1949999](#)
Affects: Said premises and includes other property

5. This land is included within the South Columbia Basin Irrigation District and is subject to laws of the United States and the State of Washington relative to the said irrigation project.

SCHEDULE B
(continued)

6. Rights-of-way for pipelines, ditches, canals, flumes, if any cross said premises, together with the right to enter thereon for the purpose of repair and maintenance thereof.
7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
8. Rights of way as delineated on the face of the recorded plat of Irrigation Block Farm Unit 47 of Irrigation Block 1, and revisions thereto.
9. Easement for all necessary rights of ways for the canals, laterals, and other irrigation works constructed or to be constructed under the Columbia Basin Project granted by Northern Pacific Railway Company to USA by instrument record under Auditor's File No. [108994](#).
10. Reservations contained in Patent
Executed by: The United States of America
Recorded: August 12, 1911
Recording No.: [21572](#) in Book 25 of Deeds, Page 601
As Follows: There is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Big Bend Electric Cooperative Inc.
Purpose: Electrical Power Agreement and Right of Way Easement
Recording Date: March 9, 1990
Recording No.: [470298](#)
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Big Bend Electric Cooperative Inc.
Purpose: Electrical Power Agreement and Right-of-Way Easement
Recording Date: April 1, 1992
Recording No.: [486425](#)
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Owners of Record
Purpose: Fire access and ingress and egress
Recording Date: November 15, 2013
Recording No.: [1808549](#)

SCHEDULE B
(continued)

14. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 96-07:

Recording No: [529330](#)

15. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 2021-25:

Recording No: [1951135](#)

16. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 2022-09:

Recording No: [1956837](#)

17. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment Survey:

Recording No: [1839801](#)

18. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment Survey:

Recording No: [1924250](#)

SCHEDULE B
(continued)

19. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Owners of Record
Purpose: Access Easement
Recording Date: October 29, 2021
Recording No.: [1949953](#)

NOTE: Said instrument is a re-recording of Auditor's File No. [1924210](#).

20. Agreement for Permanent Release of Water Allotment Easement including the terms, covenants and provisions therein:

Between: South Columbia Basin Irrigation District and Seventh Heaven Properties LLC
Recorded: June 17, 2021
Recording No.: [1941146](#)

21. Memorandum of Agreement for Paved Road Crossings including the terms, covenants and provisions therein:
Between: South Columbia Basin Irrigation District and Seventh Heaven Properties LLC

Recorded: January 31, 2022
Recording No.: [1955427](#)

22. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance by the corporation named below:

Name of Corporation: Deep Creek Investment Properties Inc.

- a) A Copy of the corporation By-laws and Articles of Incorporation
- b) An original or certified copy of a resolution authorizing the transaction contemplated herein
- c) If the Articles and/or By-laws require approval by a 'parent' organization, a copy of the Articles and By-laws of the parent
- d) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

23. Note: The Public Records indicate that the address of the improvement located on said Land is as follows:

NKA
Pasco, WA 99301

SCHEDULE B
(continued)

24. Note: FOR INFORMATIONAL PURPOSES ONLY:

The following may be used as an abbreviated legal description on the documents to be recorded, per Amended RCW 65.04.045. Said abbreviated legal description is not a substitute for a complete legal description within the body of the document:

Lot 1, Short Plat 2022-09
Tax Account No.: 124-300-375

25. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Owners of Record
Purpose: Non-exclusive easement for access including ingress and egress and utilities including but not limited to electrical, telecommunications, irrigation and water
Recording Date: July 6, 2023
Recording No.: [1976036](#)

END OF SCHEDULE B

SEPA ENVIRONMENTAL CHECKLIST

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.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

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 [Find help answering background questions](#)

1. Name of proposed project, if applicable:

The Plateau at River Ranch

2. Name of applicant:

Deep Creek Investment Properties, Inc.

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

1601 Ridgeview Drive, Pasco, WA 99301/ (509) 212-9596

Peter Harpster

4. Date checklist prepared:

July 11, 2023

5. Agency requesting checklist:

Franklin County Planning & Building

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

Construction of the project would commence upon approval granted by Franklin County, and after/during construction of the Group A water system.

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. **FCP (7/28/2023): See next page for answer**

Geotechnical Report, Storm Drainage Report, and Benton-Franklin Health District approval letter.

FCP (7/28/2023): Completed SEPA Checklist

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

Transfer of Water Rights (Department of Ecology), Approval of Group A Water System Plan (Department of Health).

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

Approval of preliminary plat application (Franklin County), Transfer of Water Rights (Department of Ecology), Approval of Group A Water System Plan (Department of Health).

- 12. Give a 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.)**

Subdivision of 34.09 acres into 25 residential lots, including construction of roads and required utilities. Roads to be dedicated to Franklin County.

- 13. 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.**

Property generally located east of Columbia River, south of Selph Landing Road, north of Fanning Road and west of Fraser Road. Assessor Parcel #124300375

B. Environmental Elements

1. Earth [Find help answering earth questions](#)

a. General description of the site:

The majority of the site is level. The western portion of the site is on a steep slope rising up from the Columbia River.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

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

Approximately 35 – 39% (along western boundary)

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 soils – Chedehap & Winchester soil classification, per NRCS soils map.

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

No indications of erosion or unstable soils on-site.

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.

Grading of site for road construction has already been completed. Level ground will require only minimal grading for future home construction. Additional road and lot pad grading as necessary to meet Benton Franklin Health District requirements.

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

As development of the site will take place on level portions of site, not on steep slopes, there is limited potential for erosion.

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

Less than 30%.

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

Future storm drainage facilities to be constructed in accordance with County standards. Construction plans will provide temporary erosion and sediment control measures.

2. Air [Find help answering air questions](#)

- 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.

Emissions would be typical of residential construction and road building. Following construction, emissions would be created by vehicle trips, barbeque grills and gas-powered lawn mowers, and similar residential activities.

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

None known.

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

No mitigation measures are proposed.

3. Water [Find help answering water questions](#)

- a. Surface Water: [Find help answering surface water questions](#)

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Columbia River is located west of the site. An existing irrigation wasteway runs along the southeastern property boundary of the site.

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 work will occur within 200 feet of the Columbia River. Some residential lots would be adjacent to the irrigation wasteway.

- 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.**

No fill would be placed or removed from surface waters.

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No.

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

No. FCP (7/28/2023): According to FEMA FIRM Panel #530044-0680B (5/1/1980), the project location is "Zone C," which is "Areas of minimal flooding (No shading)."

- 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 discharge of waste materials into surface waters would occur.

b. Ground Water: [Find help answering ground water questions](#)

- 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 a general description, purpose, and approximate quantities if known.**

A Group A water system would be constructed for the use of the 25 residential lots included within the proposed subdivision.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

Each of the 25 lots within the subdivision would have its own individual on-site septic system.

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.**

Storm run-off water generated from the public roads within the subdivision would be collected and infiltrated into the ground.

FCP (7/28/2023): Storm water run-off will be infiltrated on-site via roadside swales and other infiltration methods.

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

No other waste materials would be anticipated to enter into surface or ground waters.

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

Existing drainage patterns will not be altered.

4. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

Individual septic systems will be built in accordance with Benton Franklin Health District standards. Storm run-off systems will be built in accordance with Franklin County Public Works standards.

4. **Plants** [Find help answering plants questions](#)

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

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

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

Existing vegetation would be removed from the site as development occurs. Native vegetation has been removed from the site years ago.

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

None known to exist on or near the site.

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**
Landscaping typical of residential development would be planted as homes are developed on each lot.

- e. **List all noxious weeds and invasive species known to be on or near the site.**
None are known to exist on or near the site.

5. **Animals** [Find help answering animal questions](#)

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- **Birds:** *hawk*, heron, eagle, *songbirds*, other:
- **Mammals:** deer, bear, elk, beaver, other: *rodents*
- **Fish:** bass, salmon, trout, herring, shellfish, other:

- b. **List any threatened and endangered species known to be on or near the site.**
Salmon species are known to inhabit the Columbia River, which is west of the site.
FCP (7/28/2023): According to WDFW Priority Habitat and Species GIS, Ferruginous hawk is listed as a threatened species in the proposed project area.
- c. **Is the site part of a migration route? If so, explain.**
Franklin County is part of the Pacific Flyway.

- d. **Proposed measures to preserve or enhance wildlife, if any.**
None are proposed.

- e. **List any invasive animal species known to be on or near the site.**
None are known to exist on or near the site.

6. **Energy and Natural Resources** [Find help answering energy and natural resource questions](#)

- 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.**
Residential energy needs will be met primarily through the use of electricity. Some wood stoves or other alternative heating methods may also be used at the discretion of individual homeowners.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**
No impacts to adjacent properties would be anticipated to occur.

- 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.

All new home construction is required to meet the provisions of the Washington State Energy Code.

FCP (7/28/2023): Shall also meet the requirements of the currently adopted International Residential and/or Building Code standards.

7. Environmental Health [Find help with answering environmental health questions](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.
Typical residential construction does not result in significant risks of exposure to toxic chemicals, explosions, or spills of hazardous waste. Construction of buildings on-site will nominally increase risk of fire.

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

No sources of contamination are known to exist on-site.

- a. 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.

No hazardous conditions known to exist on-site.

- b. 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.

Residential use does not normally include storage of toxic or hazardous materials in significant quantities.

- c. Describe special emergency services that might be required.

No special emergency services are required.

- d. Proposed measures to reduce or control environmental health hazards, if any.

No mitigation measures are proposed.

b. Noise

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

Existing noise sources include single family residences and agricultural use.

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)?

During construction of roads within the subdivision and home construction, motorized equipment and construction activities would generate noise. Following construction, noise sources would be limited to residential use and vehicle movements into and out of the site.

3. Proposed measures to reduce or control noise impacts, if any.

During construction, activities would typically be limited to normal working hours in accordance with County standards. Following construction, no mitigation measures are required.

8. Land and Shoreline Use [Find help answering land and shoreline use questions](#)

- 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.

The site is vacant and has been previously used for commercial agriculture. Adjacent properties to north and south are single family residences and commercial agriculture to the east and northeast.

- 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 because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site, in its entirety was formally used as working farmland, although none of the site was designated as agricultural land of long-term significance.

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

Development of the site will not impact existing agricultural operations, as adjacent agricultural lands are protected by the County's Right to Farm ordinance.

c. Describe any structures on the site.

No structures on site.

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

Not applicable.

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

RC-1 Rural Community.

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

Rural Shoreline Development LAMIRD Type I

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

Shoreline Residential

FCP (7/28/2023): Applies only to Lots 1, 2, and 3 of the proposed subdivision, as shown in the applicant's preliminary long plat survey map.

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

The steep slopes along the western portion of the site are steep enough to be classified as a geologic hazardous area.

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

Twenty five (25) single family homes would provide housing for roughly 80 persons (based on average household size of 3.2 persons)

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

Zero.

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

No mitigation measures are required.

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

The proposed development is consistent with the County Shoreline Master Program, the County Comprehensive Plan, the County Zoning and Subdivision regulations.

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

The County's Right to Farm Ordinance will protect adjacent farmers from any impacts associated with development of the proposed subdivision.

9. Housing [Find help answering housing questions](#)

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

Twenty-five (25) single family middle to high income homes would be provided.

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

No housing units would be eliminated.

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

No mitigation measures are required.

10. Aesthetics [Find help answering aesthetics questions](#)

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

The RC-1 zoning permits buildings up to 40 feet in height.

FCP (7/28/2023): The maximum building height for a primary structure in the RC-1 zone is thirty-five (35) feet in height.

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

Territorial views from the adjoining properties will be altered.

- c. Proposed measures to reduce or control aesthetic impacts, if any.**

The low density of the development will help to mitigate any impacts to existing views.

11. Light and Glare [Find help answering light and glare questions](#)

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

Light and glare typical of residential development would occur during night time hours.

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

Given the low density of the development and the distance from nearby residents, the likelihood of safety hazards or glare from the development is low.

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

Existing residential homes in the vicinity may produce some minimal light and glare.

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

No mitigation measures are proposed.

FCP (7/28/2023): The project area shall comply with the standards set forth in FCC Chapter 17.66.150 Outdoor Residential Lighting.

12. Recreation [Find help answering recreation questions](#)

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

The Selph Landing Road boat launching facility and the Columbia River shoreline are adjacent to and west of the site.

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

The proposed development would not cause any impacts to existing recreational uses.

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

No mitigation measures are proposed.

13. Historic and Cultural Preservation [Find help answering historic and cultural preservation questions](#)

- 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 structures on site.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No landmarks or features present on-site. The site, having been used for commercial agriculture in the past, has been completely disturbed.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The Department of Archaeology and Historic Preservation WISAARD mapping system was consulted, which indicated that there is a high potential for cultural resources in the area, as is typical of all locations adjoining the Columbia River.

- 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.

An inadvertent discovery protocol will be implemented during construction. Upon discovery of potential or known archaeological resources at the site during construction, construction activities shall cease, the resource shall be protected from outside intrusion and Franklin County will be notified within 24 hours of discovery.

FCP (7/28/2023): Affected Tribes (Yakama Nation, Umatilla, Colville, and Nez Perce) shall also be notified within 24 hours of any discovery.

14. Transportation [Find help with answering transportation questions](#)

- 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.

Access to the proposed subdivision would be provided from Fraser Road and from John Mullen Trail.

FCP (7/28/2023): Access will be provided from Fraser Road, Shorthorn Road, and John Mullen Trail.

- 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 public transit is available. The nearest transit stop is several miles to the south in the City of Pasco.

FCP (7/28/2023): The nearest transit stop is approximately three (3) linear miles away (on Sandifur Parkway) and is served by Ben Franklin Transit (BFT) Routes 67 and 225, according to the BFT system map.

- c. 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).

An interior road system will be built to serve the subdivision. Roads will be built to county rural road standards and dedicated to the County after construction is completed.

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

No.

- e. 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?

At full build-out, the project would generate approximately 250 average daily trips. (Estimate based on average trips per single family residence as determined by the Institute of Traffic Engineers.) Peak volumes would occur in the AM between 7:00-9:00 and in the PM between 4:00-6:00.

- f. 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.

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

No mitigation measures are proposed.

15. Public Services [Find help answering public service questions](#)

- 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.

Residential development will increase the need for public services including fire protection, police protection and schools, as is typical of residential development.

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

Property taxes levied against residential lots and homes will significantly increase county tax revenues and will provide funding to enable the County to absorb the increased cost of providing services.

FCP (7/28/2023): Design and development will occur per the County Public Works and Planning Departments applicable standards.

16. Utilities [Find help answering utilities questions](#)

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.

Sewer: On-site septic systems; Water: Group A water system; Power: Big Bend Electrical Cooperative; Communication: Charter & Pocket-I-Net; Irrigation: Private system.

C. Signature [Find help about who should sign](#)

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.



SEPA Responsible Official

Type name of signee: Peter Harpster

Position and agency/organization: Project Manager, Aqtera Engineering

Date submitted: 07/12/2023

D. Supplemental sheet for non-project actions [Find help for the nonproject actions worksheet](#)

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

- Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

Agenda Item #2

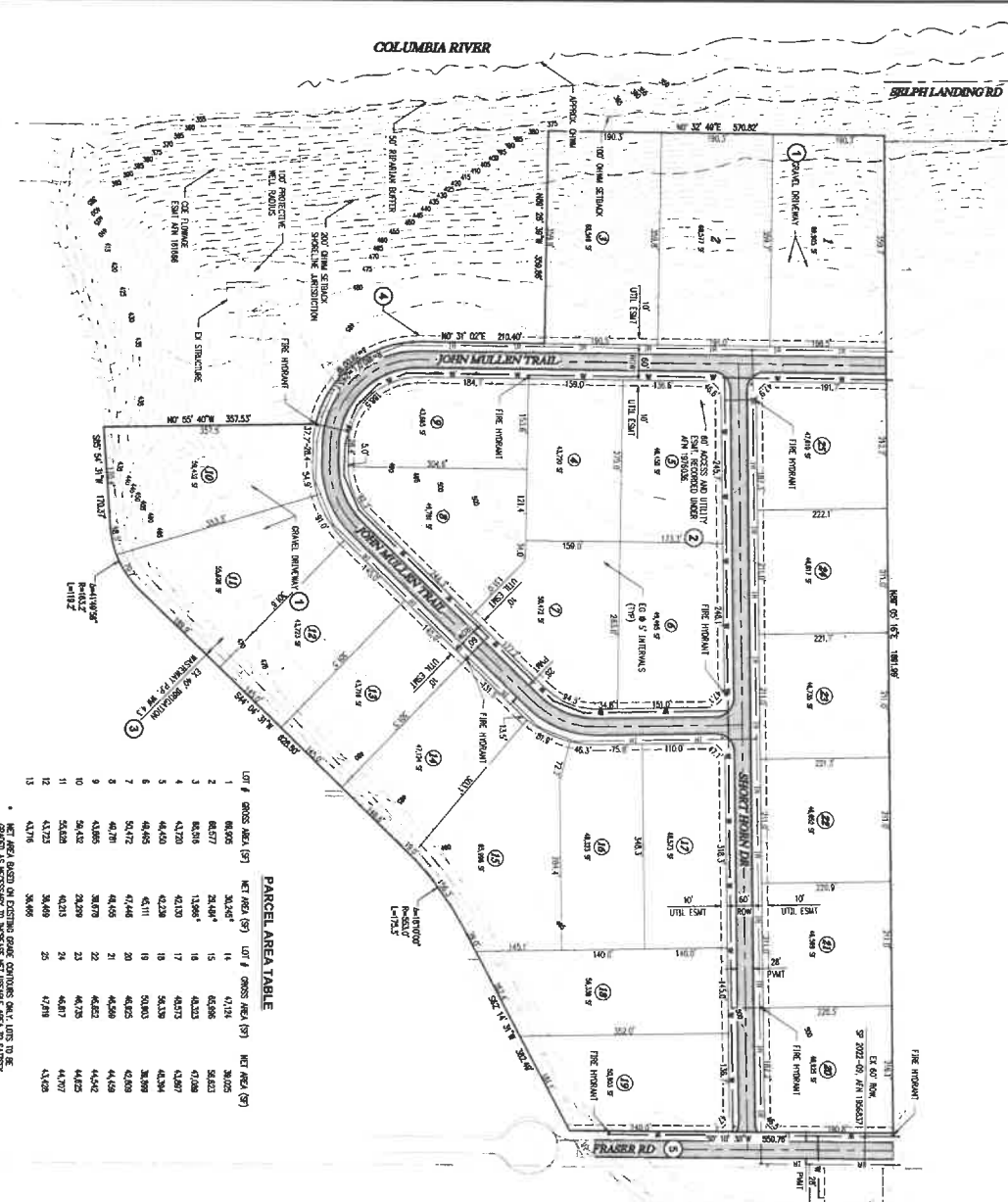
MAPS & SITE PHOTOS

SUB 2023-01

The Plateau at River Ranch

THE PLATEAU AT RIVER RANCH

A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SEC. 25, TWN. 10, RGE. 28, W.M.
FRANKLIN COUNTY, WASHINGTON



PARCEL AREA TABLE

LOT #	ORIG. AREA (SQ. FT.)	NET AREA (SQ. FT.)	LOT #	ORIG. AREA (SQ. FT.)	NET AREA (SQ. FT.)
1	68,005	32,484	16	4,174	38,025
2	68,077	32,484	17	6,036	34,623
3	68,036	12,994	18	42,333	47,086
4	42,720	42,720	19	42,373	42,387
5	46,420	42,238	20	36,135	42,394
6	46,465	42,111	21	30,803	36,789
7	52,172	47,446	22	46,325	44,459
8	46,781	46,455	23	44,569	44,452
9	43,885	38,679	24	46,735	44,825
10	54,838	42,313	25	44,707	44,707
11	43,723	38,449	26	47,719	43,426
12	43,716	38,446			

* NET AREA BASED ON EXISTING GRADE SURFACES. NET AREA MAY BE ADJUSTED AS NECESSARY TO MAINTAIN EXISTING UTILITY LOCATIONS. SURVEYOR HAS REVIEWED THE EXISTING UTILITY SYSTEMS.

GENERAL NOTES

1. SURVEYOR WILL BE STATIONED BY A PRIVATE SURVEYING SYSTEM.
2. STATION WILL BE STATIONED BY A PRIVATE SURVEYING SYSTEM.
3. FINAL LOCATIONS TO BE DETERMINED AT FIELDING POINT.
4. STATION SHOWN TO BE COLLECTED AND PRELIMINARY DATE.
5. DOMESTIC WATER AND FIRE SUPPRESSION FOR THE SURVEYOR WILL BE SERVED BY A 1000' A' WATER SYSTEM.

LEGAL DESCRIPTION

PARCEL (FRANKLIN COUNTY PLAT 2023-08 LOT 1, 100' W. 100' N. 100' E.)

KEY NOTES

1. GRAVEL EASEMENT TO BE REMOVED/RELOCATED.
2. FIRE EASEMENT TO BE REMOVED/RELOCATED.
3. EASEMENT TO BE REMOVED/RELOCATED.
4. EASEMENT TO BE REMOVED/RELOCATED.
5. EASEMENT TO BE REMOVED/RELOCATED.

LEGEND

- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING EASEMENT
- EXISTING EASEMENT
- EXISTING EASEMENT

VICINITY MAP



PROJECT INFO

APPLICANT: THE PLATEAU AT RIVER RANCH, INC.
PROJECT: THE PLATEAU AT RIVER RANCH, INC.
PROJECT: THE PLATEAU AT RIVER RANCH, INC.
PROJECT: THE PLATEAU AT RIVER RANCH, INC.
PROJECT: THE PLATEAU AT RIVER RANCH, INC.

REVISIONS

NO.	DATE	DESCRIPTION

PRELIMINARY PLAT MAP

THE PLATEAU AT RIVER RANCH
PRELIMINARY PLAT
AQ #8047-002
FRANKLIN COUNTY



