

FRANKLIN COUNTY ORDINANCE 04-2025

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

PRELIMINARY APPROVAL OF THE “UNDERWOOD PLANNED UNIT DEVELOPMENT”

WHEREAS, Franklin County Code at Chapter 17.58 sets out standards and guidelines for Planned Unit Developments (PUD) which afford an opportunity for innovation, creativity and flexibility in land development, encouraging the use of new techniques and technology resulting in a more creative approach to development of land to realize economies of scale and permit flexibility; and PUDs can additionally provide for aesthetic diversification of site layout and spatial arrangements between geographic features, structures, circulation patterns, utilities, and open space; and

WHEREAS, Franklin County Code at Chapter 16.20 sets out the process for preliminary plat review for the division of lands including review criteria at FCC 16.20.070; and

WHEREAS, Peter Harpster of Harpster Land Development, on behalf of Richard Underwood, 5804 Road 90, Suite C, Pasco, WA 99301, has applied to seek preliminary development approval for a single-family residential planned unit development (PUD), and staff assigned file #PUD 2024-01 to the application; and

WHEREAS, a planned unit development (PUD) is a combination rezone and subdivision; and

WHEREAS, the application is for land zoned Rural Community 1 (RC-1) and which has a Comprehensive Plan Land Use Designation of Rural Shoreline Development and which is comprised of two (2) parcels (Parcel #126-210-022 and #126-210-028 as described in Exhibit A attached hereto), totaling approximately 151.99 acres; and

WHEREAS, the applicant is seeking: (1) a change from RC-1 zoning to a PUD district and (2) preliminary plat approval to develop the site as a residential planned unit development (PUD) subdivision, with up to one hundred twenty-three (123) residential lots with an average lot size of 0.86 acres and which will contain a minimum of 15% common Open Space tracts walking trails, park benches and contain native landscaping as well as undeveloped open space areas; and

WHEREAS, the applicant indicates that potable water and fire suppression methods will be served by a community well under a Group “A” public water system; and

WHEREAS, the application materials identify that the PUD zoning is requested for the purposes of allowing development to occur with resulting lot sizes which will be smaller than the minimum lot size required in the County’s RC-1 zoning district; no other changes or deviations for development standards or allowed uses was requested; and

WHEREAS, upon determination that the application was complete, County Staff issued a notice of

application, requested comments on the application, and issued a notice of SEPA Consultation under the State Environmental Policy Act (SEPA); and

WHEREAS, after initial comments on the SEPA Consultation the applicant withdrew the original preliminary plat map and re-submitted a revised preliminary plat map with all lots outside the shoreline jurisdiction; and

WHEREAS, on March 20, 2025 a SEPA Determination of Non-Significance (DNS) was issued with eight (8) conditions of approval; and

WHEREAS, the County Planning Commission held a duly noticed open record public hearing on April 8, 2025 in consideration of PUD 2024-01 with the associated SEPA Threshold Determination SEPA 2024-24 and did recommend approval of the PUD Overlay Zoning and preliminary plat approval with four (4) findings of fact and ten (10) conditions of approval in addition to the eight (8) State Environmental Policy Act (SEPA) mitigation measures; and

WHEREAS, there was a timely appeal filed On April 17, 2025, regarding the SEPA condition #2 for a professional limited archeological survey made by the Responsible Official on March 20, 2025 and in bullet #5 under recommendation # 3 of the Planning Commission; and

WHEREAS, on May 14, 2025, the Board of Franklin County Commissioners conducted a combined closed record appeal and closed record hearing to consider both the appeal (file number Appeal 2025-01) and the positive recommendation of the Franklin County Planning Commission to approve the Planned Unit Development under file SEPA 2024-24 / PUD 2024-01; and

WHEREAS, the Board of County Commissioner took testimony on the appeal and closed the testimony to deliberate on May 14, 2025 and after some deliberation and agreement from the appellant did move and approve to continue the closed record appeal and hearing to deliberate on the merits at their May 21, 2025 meeting; and

WHEREAS, The Board did reconvene the appeal and hearing for the Underwood PUD on May 21, 2025; and

WHEREAS, it appears to be in the public use and interest to approve the Planned Unit Development.

NOW, THEREFORE, BE IT ORDAINED that the appeal was found for the appellant based on the fact that development was highly disturbed by farming for over fifty (50) years, that the undisturbed areas are unlikely to be developed due to their steepness, and that the Private Road will only require fill to be completed; and

BE IT FURTHER ORDAINED that SEPA condition #2 and Bullet #5 of condition #3 will read “An Inadvertent Discovery Protocol shall be in place during all construction”; and

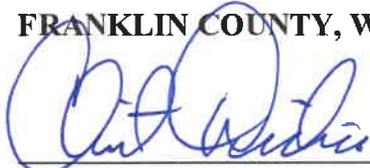
BE IT FURTHER ORDAINED that preliminary plat approval for the “Underwood PUD” filed under PUD 2024-01 is hereby granted in accordance with the provisions of the Franklin County Development Regulations and as recommended by the Planning Commission with the four (4) findings of fact and ten (10) conditions of approval and the eight (8) SEPA Mitigation measures as modified and per Appendix B attached to this resolution; and

BE IT FURTHER ORDAINED that the County's Planning and Building Department is directed to affix the new zoning designation to the official zoning map and that the final development shall substantially conform to the layout and configuration shown in Exhibit C.

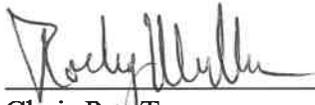
BE IT FURTHER ORDAINED that this Ordinance becomes effective after signature, posting of the SEPA DNS as modified and any publication required by law.

APPROVED this 21st day of May, 2025, and signed on May 28, 2025.

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



Chair



Chair Pro Tem



Member

Attest:



Clerk of the Board

APPENDIX "A"

LEGAL DESCRIPTIONS

PARCEL# 126210022

A PORTION OF FARM UNITS 17 AND 18, COLUMBIA BASIN PROJECT, BLOCK 1, LYING IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS; BEGINNING AT BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24, FROM WHICH A BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 24 BEARS NORTH 00°10'55" EAST, 2667.88 FEET; THENCE SOUTH 89°04'41" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 30.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FRASER DRIVE, SAID POINT BEING 30.00 FEET WESTERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID FARM UNIT 18; THENCE CONTINUING SOUTH 89°04'41" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND THE SOUTH LINE OF SAID FARM UNIT 18, 674.98 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 89°04'41" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND THE SOUTH LINE OF SAID FARM UNIT 18, 1935.66 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID FARM UNIT 18; THENCE NORTH 00°10'55" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND THE WEST LINE OF SAID FARM UNIT 18, 1334.18 FEET TO THE NORTHWEST CORNER OF SAID FARM UNIT 18 AND THE SOUTHWEST CORNER OF SAID FARM UNIT 17; THENCE CONTINUING NORTH 00°10'55" EAST ALONG THE WEST LINE OF SAID FARM UNIT 17, 1334.18 FEET TO AN ALUMINUM CAP MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 89°05'19" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2153.85 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COLUMBIA RIVER ROAD, SAID POINT BEING 30.00 FEET SOUTHWESTERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE SOUTH 38°11'00" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID COLUMBIA RIVER ROAD, 735.81 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID FRASER DRIVE; THENCE SOUTH 00°10'55" WEST ALONG THE WESTERLY RIGHT-OF-WAY OF SAID FRASER DRIVE, 447.73 FEET; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID FRASER DRIVE, NORTH 89°49'05" WEST, 682.00 FEET; THENCE SOUTH 00°10'55" WEST, 313.65 FEET TO THE COMMON LINE BETWEEN SAID FARM UNITS 17 AND 18; THENCE CONTINUING

SOUTH 00°10'55" WEST, 962.93 FEET; THENCE SOUTH 00°55'19" EAST, 371.00 FEET TO THE TRUE POINT OF BEGINNING AND END OF THIS PARCEL DESCRIPTION.

PARCEL# 126210028

A PORTION OF FARM UNITS 17 AND 18, IRRIGATION BLOCK 1, COLUMBIA BASIN PROJECT LYING IN A PORTION OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., FRANKLIN COUNTY, WASHINGTON DESCRIBED AS FOLLOWS; BEGINNING AT THE BRASS CAP MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24, FROM WHICH A BRASS CAP MARKING THE NE CORNER OF SAID SECTION 24 BEARS NORTH 00°10'55" EAST, 2667.88 FEET; THENCE SOUTH 89°04'41" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 30.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF FRASER DRIVE, SAID POINT BEING 30.00 FEET WESTERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE CONTINUING SOUTH 89° 04'41" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND THE SOUTH LINE OF SAID FARM UNIT 18, 674.98 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE CONTINUING SOUTH 89° 04'41" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND THE SOUTHLINE OF SAID FARM UNIT 18, 1935.66 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID FARM UNIT 18; THENCE NORTH 00° 10'55" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24 AND THE WEST LINE OF SAID FARM UNIT 18, 1334.18 FEET TO THE NORTHWEST CORNER OF SAID FARM UNIT 18 AND THE SOUTHWEST CORNER OF SAID FARM UNIT 17; THENCE CONTINUING NORTH 00°10'55" EAST ALONG THE WEST LINE OF SAID FARM UNIT 17, 1334.18 FEET TO AN ALUMINUM CAP MARKING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 89°05'19" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, 2153.85 FEET TO THE SOUTHWESTERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE SOUTH 38°11'00" EAST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID COLUMBIA RIVER ROAD, 735.81 FEET TO THE WESTERLY RIGHT-OF-WAY OF SAID FRASER DRIVE; THENCE SOUTH 00°10'55' WEST ALONG THE WESTERLY RIGHT-OF-WAY OF SAID FRASER DRIVE, 447.73 FEET; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID FRASER DRIVE, NORTH 89°49'05" WEST, 682.00 FEET; THENCE SOUTH 00°55'19" EAST, 371.00 FEET TO THE TRUE POINT OF BEGINNING AND THE END OF THIS PARCEL DESCRIPTION CONTAINING 131.14 ACRES, MORE OR LESS TOGETHER WITH THE SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RSTRICIONS APPARENT OR OF RECORD.

APPENDIX “B”

The following Planned Unit Development is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissions on May 21, 2025.

APPLICANT: Peter Harpster, Harpster Land Development 5804 Road 90 Unit C (note - new address)
Pasco, WA 99301

OWNER: Richard Underwood PO Box 3140 Pasco, WA 99301

NON-LEGAL DESCRIPTION: A portion of the north half of Section 24, Township 10 North, Range 28 East, WM. The property is generally located west of the intersection of Columbia River Road and Fraser Road and bounded to the west by the Columbia River. Parcel Numbers: 126-210-022, 126-210-028. The size of both properties is approximately 151.99 acres.

SEPA REVIEW: A SEPA Checklist was submitted with the PUD application. Planning Staff [*Lead Agency Responsible Official*] reviewed the checklist and issued a Determination of Non-Significance (DNS) with eight (8) mitigation conditions on March 20, 2025, under WAC 197-11-340(2). SEPA comment and appeal period ended April 3, 2025. There was an appeal of the DNS filed on April 14, 2025. A Closed Record Appeal Hearing was held on May 14, 2025 and continued until May 21, 2025 at which time the BOCC changed Mitigation measure #2 to: “An Inadvertent Discovery Protocol shall be in place during all construction.”

PLANNED UNIT DEVELOPMENT DESCRIPTION: The application is for a Planned Unit Development (PUD) to divide two parcels (Parcel #126-210-022 and #126-210-028) comprising a total of 151.99 acres in size, into 123 single-family residential lots (average lot size of approximately 36,071 sq. ft., with the smallest lot proposed being 21,788 sq. ft.) in the Rural Community 1 (RC-1) Zoning district. The County’s Comprehensive Plan designates the subject parcel as Rural Shoreline Development. The applicant is requested a PUD in order to reduce the minimum lot size for the majority of the lots within the development.

The applicant proposes the new parcels to be served by a Group A public water system for potable water. The Group A public water system will also provide a means for fire suppression across the development. The Benton-Franking Health District reviewed the request and determined the property generally meets requirements for on-site sewage disposal and a group A community public well water system, and the district would review a final plat before recording to ensure all requirements are met. Current estimates for when the system would be available for residential connections is in the Summer of 2025. Irrigation will be provided by the South Columbia Basin Irrigation District (SCBID) and power by Big Bend Electric Cooperative.

15 percent of the proposed PUD land area will be dedicated to "...open space which will consist of native landscaping, walking trails, and a few park benches" and the open space areas will be maintained by a homeowners' association. Materials there will be over 23 acres of open space.

A 20 percent density bonus will be used.

The anticipated starting construction date is in the spring of 2025, with no specific completion date, as the lots will be developed with custom homes as they are purchased over time.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

- 1) The PUD district development will be compatible with nearby developments and uses;
 - a. There are three residential subdivisions within a one-mile radius of the subject property, including two along the Columbia River and one abutting the site to the southeast. These subdivisions range in size from 22 to 36 lots, with lot sizes ranging from 0.47 acres to 1.37 acres.
 - b. The property is bordered to the north and south by land in the RC-1 and RC-5 districts.
- 2) Peripheral treatment ensures proper transition between PUD uses and nearby external uses and developments;
 - a. The subdivision will take access from Columbia River Road and Frasier Road, both of which serve to separate the project site from agricultural uses across these roads. b. Walls will be constructed along the property lines shared with current agricultural uses.
- 3) The development will be consistent with the comprehensive plan and the purposes of the PUD district; and
 - a. The property will provide more flexibility than standard zoning districts to allow for open space, including two interconnected parks. Additionally, the project treats environmental features sensitively by excluding the Columbia River shoreline from the boundaries of private residential lots.
 - b. The proposed development features amenities and a design that warrants a 20 percent density increase.
- 4) The public health, safety, and welfare have been served.
 - a. The property would be served by a group A water system. Additionally, adequate emergency vehicle access to the subdivision is provided through three proposed roadway connections to Columbia River Road and Fraser Drive; pedestrian access to the two parks

is provided by sidewalks and an interconnecting pathway; and facilities adequate to direct and manage stormwater to prevent flooding ensures the public health, safety, and welfare have been served.

SEPA MITIGATION MEASURES:

1. 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.
2. An Inadvertent Discovery Protocol shall be in place during all construction.
3. Group A public water system and the installation of operational fire hydrants, which meet fire-flow requirements, will be required before the proposed lots can sold to other parties.
4. A drainage system shall be designed to capture and dispose of stormwater runoff onsite.
5. Best Management Practices (BMP) shall be utilized to control dust and erosion, such as watering the site or applying a vegetative cover or tackifier. Franklin County’s Clean Air and Dust control ordinances shall be followed.
6. The project shall follow the recommendations of the geotechnical report, as may be reviewed, approved and/or modified.
7. 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 Fraser Drive and Columbia River Road.
8. If the proposed potable water and fire suppression methods to be served by an adjacent Group “A” public water system does not receive approval, then the plat will need to be revised to comply with RCW 90.44.050, which will start the platting process over.

CONDITIONS OF APPROVAL:

- 1) Comply with the requirements of the Benton-Franklin Health District letter, dated October 8, 2024.
- 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 Code Section 16.28.100(C)(4) for the subdivision boundary and all lots.
 - Fraser Road shall be renamed to correspond with the alignment of Fraser Drive.

- The following notes are required on the final plat:
 - All new approaches to County Roads will require an approach permit at the time of building permit application. A mitigation fee is required and will be collected at the time of road approach permit issuance.
 - Lots 20 – 24 within this subdivision shall not have direct access to Columbia River Road or Fraser Drive. [*this shall be updated to reflect final numbering]
 - 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.
 - 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.
 - Lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel (less than three inches in diameter), or other traditional residential landscaping material. Maintenance of the landscaping is the responsibility of each individual lot owner.
- All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
- 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.
- Cul-de-sacs shall be designed with a 47-foot minimum radius, per Franklin County Design Standards, Division 1-03.4. The cul-de-sac shall be of a hard surface, per Franklin County Code Section 16.12.020(D)(2). The minimum right-of-way shall be 55 feet or wider to accommodate the hard surface and allow for proper drainage ditches or swales.
- 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 completed 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 traditional residential landscaping material within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb to assist in weed control along Fraser Drive and Columbia River Road.
- This development is within the Columbia River Road Mitigation Fee area from mile post 2.54 to 5.78. A per lot mitigation fee of \$500 has been set and will be required for all lots.
- As a Planned Unit Development with reduced right of way, the County will restrict any utilities being installed parallel to the road, within County right of way, this will not include road crossings. Additionally, all road crossings will need to be clearly marked and identified in the field.

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

- Division is of two (2) parcels, totaling approximately 151.99 acres into up to 123 singlefamily residential lots, which may be completed in phases.
- The development will be served by septic systems, provided that each lot will be found to be suitable for an on-site sewage system.
- The applicant 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 must be revised to comply with RCW 90.44.050.
- Irrigation water will be provided by a private irrigation system.
- An Inadvertent Discovery Protocol shall be in place during all construction.
- 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 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: A) recorded as a restrictive covenant on each applicable parcel with the County Auditor; or B) 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 E911/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.

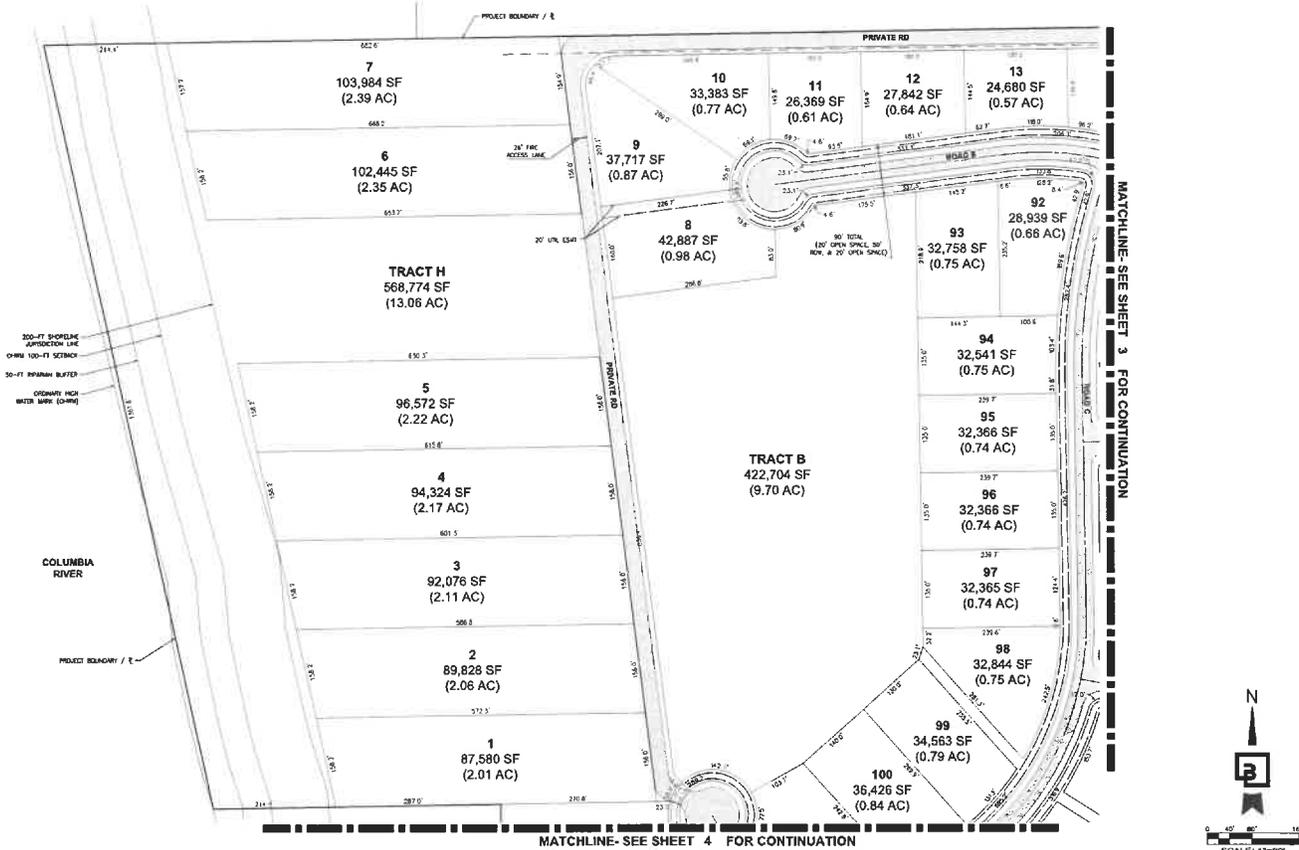
- The Final Long Plat shall be developed in accordance with the County Subdivision Ordinance 01-2023, Chapter 16.24 – Final Long Plat.
- The Final Long Plat Signature Blocks shall be provided for the following:
 - Chairperson, Board of County Commissioners;
 - ♣ Planning Director;
 - ♣ County Engineer;
 - ♣ Big Bend Electrical Cooperative;
 - ♣ US Bureau of Reclamation
 - ♣ South Columbia Basin Irrigation District;
 - ♣ Benton-Franklin Health District;
 - ♣ County Assessor;
 - ♣ County Treasurer;
 - ♣ County Auditor.
- 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.
- 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.

APPENDIX "C"

Preliminary Plat and Site



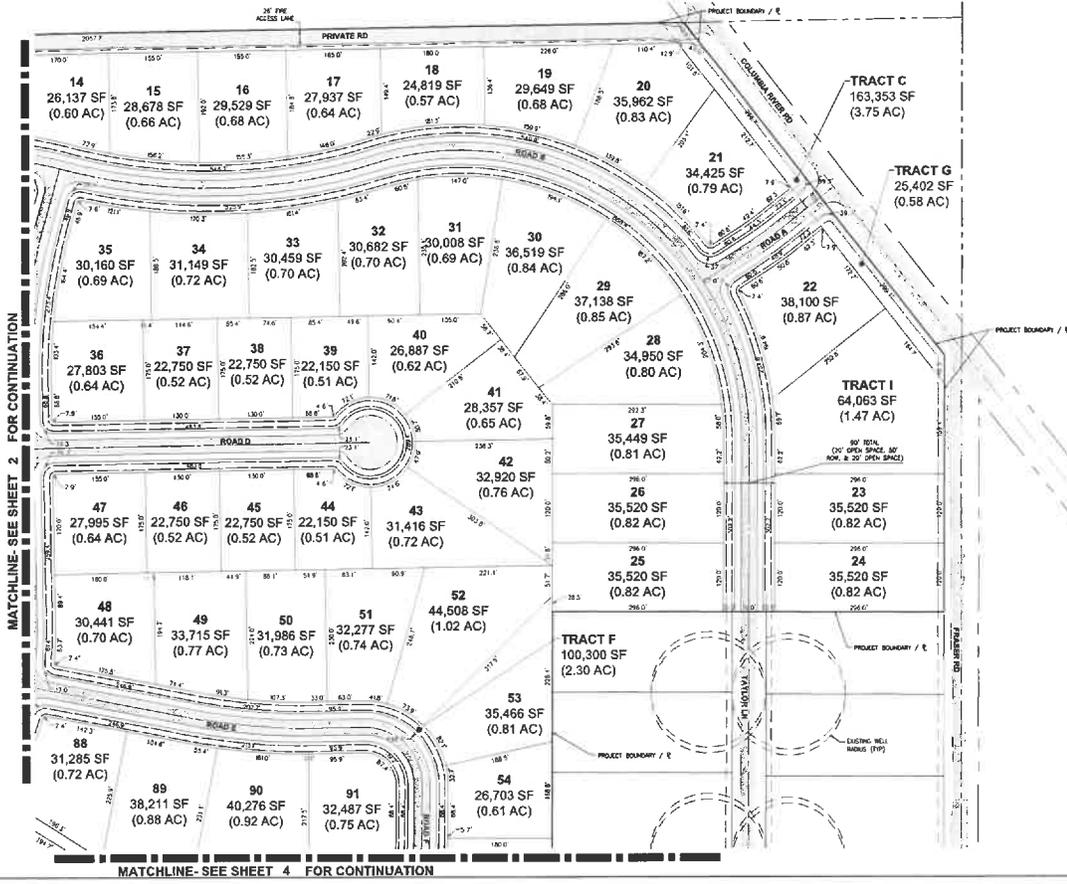
LOT LAYOUT - NW
FOR
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT OF "UNDERWOOD PUD"
 A PORTION OF THE N 1/2 OF SEC. 24, TWN. 10 N, RGE. 28 E, W.M.
 FRANKLIN COUNTY, WASHINGTON



App. Number	23348
Sheet	2 of 6
For	RICHARD UNDERWOOD P.O. BOX 3140 PASCO, WA 99301
By	
Project No.	1102572nd Avenue South Pasco, WA 99303 425-251-6222 berghausen.com
Project Date	12/20/20
Project Title	LOT LAYOUT - NW UNDERWOOD PUD PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT

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LOT LAYOUT - NE
FOR
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT OF "UNDERWOOD PUD"
 A PORTION OF THE N 1/2 OF SEC. 24, TWN. 10 N, RGE. 28 E, W.M.
 FRANKLIN COUNTY, WASHINGTON



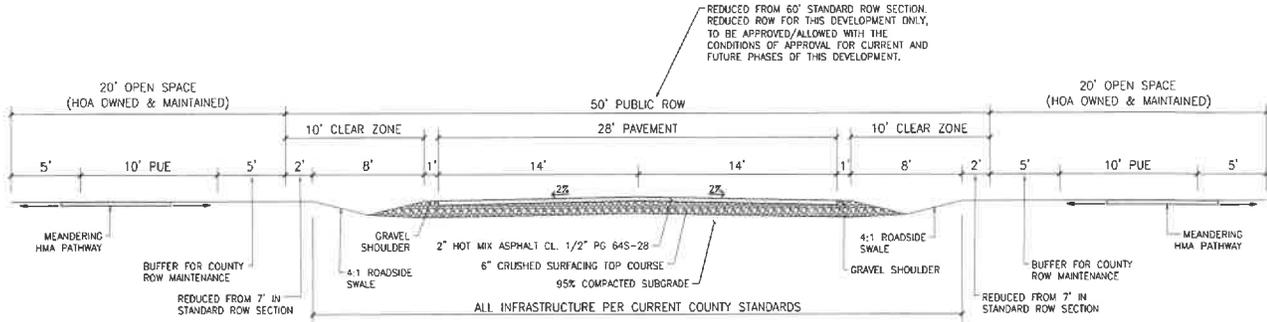
MATCHLINE - SEE SHEET 2 FOR CONTINUATION

MATCHLINE - SEE SHEET 4 FOR CONTINUATION

<p>LOT LAYOUT - NE UNDERWOOD PUD PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT</p>
<p>From RICHARD UNDERWOOD P.O. BOX 3140 PASCO, WA 99301</p>
<p>Survey Richard Underwood 1717 W. 1st St. Pasco, WA 99301</p>
<p>Prepared by Richard Underwood 11/28/2012</p>
<p>Checked by Richard Underwood 11/28/2012</p>
<p> Barghausen Consulting Engineers, L.L.C. 11228 77th Avenue South Kent, WA 98032 253-251-0022 barghausen.com</p>
<p>Job Number 23348</p>
<p>Scale 3" = 60'</p>

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ALTERNATE ROW SECTION
 FOR
PLANNED UNIT DEVELOPMENT AND PRELIMINARY PLAT OF "UNDERWOOD PUD"
 A PORTION OF THE N 1/2 OF SEC. 24, T2N. 10 N, R2E. 28 E, W.M.
 FRANKLIN COUNTY, WASHINGTON



ALTERNATE ROW SECTION
 UNDERWOOD PUD
 PLANNED UNIT DEVELOPMENT
 AND PRELIMINARY PLAT

For RICHARD UNDERWOOD
 P.O. BOX 3140
 PASCO, WA 99301

Project No. 23348
 Date: 12/22/21

Barghausen Consulting Engineers, Inc.
 1028 77th Avenue South
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