

COMMISSIONERS RECORD 46  
FRANKLIN COUNTY  
Commissioners' Proceeding for November 14, 2005

The Honorable Board of Franklin County Commissioners met on the above date. Present for the meeting were Frank H. Brock, Chairman; Neva J. Corkrum, Chair Pro Tem; Bob Koch, Member; Fred Bowen, County Administrator; and Mary Withers, Clerk to the Board.

**OFFICE BUSINESS**

Secretary Patricia Shults met with the Board. Also present: Dispatch Superintendent Pat Hogan and Undersheriff Kevin Carle.

Consent Agenda

**Motion** - Mrs. Corkrum: I move for approval of the consent agenda as follows:

1. Approval of **Resolution 2005-473** authorizing Telco Wiring & Repair, Inc., to provide broadband connectivity between the Franklin County Courthouse and TRAC, to be paid from the **2006** Current Expense Information Services Budget, Number 001-000-350, line item 518.80.42.0001 (Telephone), with the first payment due Telco in the amount of \$2,307.00, and subsequent monthly payments in the amount of \$345.00. (Exhibit 1)

Second by Mr. Koch. 3:0 vote in favor.

Dispatch Center

Mr. Brock asked for an explanation of the time differences on the last emergency alert. Lieutenant Hogan said he checked the times on his form. He has talked to a dispatcher who was on duty at the time. The first call had come in to a previous dispatcher but the second dispatcher thought it was already taken care of by the previous dispatcher. A new call came in between 4:00 p.m. and 4:30 p.m. The Dispatch Center notified John Scheer of Emergency Management on his pager.

Mr. Hogan said the priority is 911 calls, not a Hanford emergency contained within the fence. Mr. Brock said if it were a serious event at Hanford, it would be more important than 911 calls because it could affect thousands of people. Mrs. Corkrum said it could also affect our funding.

Mr. Koch asked what the average 911 length of call entails. Mr. Hogan said it depends on the call. He explained how a dispatcher handles two calls at a time.

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Emergency Management will be giving more training to Dispatch. A single form will be prepared that combines emergency procedures for Department of Energy and Energy Northwest.

Mr. Brock expressed his concern about the process of getting Emergency Management notified. Mr. Carle said we need to get with John Scheer and maybe revamp our form to make it easier for the dispatchers to understand, especially considering dispatch turnover. Mr. Carle said we're down two people. Mr. Hogan said four people have been hired since January. No Dispatch training is set until next January.

Mr. Carle said it is Emergency Management's responsibility to train our people. Maybe they need to train more often because of the turnover of employees. Mr. Koch said you need to notify John Scheer when there is a turnover.

Mr. Hogan said there is one form that tells you where to go in which book. Each of the different entities such as Department of Energy and Energy Northwest has a separate book.

The Board asked if you can use speed dial for these type of emergencies. Mr. Hogan asked who would we call? Programming the buttons is no problem but you have to get one of these people before you go to the next group of people.

Mr. Brock said we have a problem that we need to get resolved. Mr. Hogan said we worked with Emergency Management staff last week. We are working on it. Mr. Koch said he talked with John Scheer of Emergency Management and found out the training has been scheduled.

Mrs. Corkrum said we've had two instances since she has been on the Board that this has happened. She thinks we need to be on top of this. Why do you only have two dispatchers on weekends? Mr. Hogan said it is because of meeting qualifications. Mr. Carle said we have a total of 12 spots for dispatchers. Mrs. Corkrum said if you've got more people during the week, it stands to reason you have more problems on the weekends. She would gear up for the weekends, Friday, Saturday and Sunday, and have thinner staffing during the week. Mr. Hogan said he can't dispatch because he is not a dispatcher. He is not a union member.

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Mr. Carle said we need to get more money from the city for dispatching. The volume of calls is increasing because of the increase in the size of the city.

Mr. Hogan said he is working on the problems. He explained how overtime works. Some dispatchers are working 70 hours a week overtime plus their normal shift. Mr. Carle said there is space for four dispatchers at one time. Mrs. Corkrum asked why don't we hire more people in Dispatch? The agencies who use the service can be billed. Mr. Hogan said most people work four 12-hour shifts. Mr. Brock said you have to go through whatever process is necessary to get those extra people.

Mr. Brock asked Mr. Hogan to meet with Emergency Management and return in a week.

Emergency notification

Mr. Koch asked Mr. Hogan if he has found an answer about another emergency notification that should have happened. Mr. Hogan said the hard drive on the recorder was lost back to November 3. He said they are trying to save the disk for me.

**PLANNING AND DEVELOPMENT DEPARTMENT**

Planning Director Jerrod MacPherson and Assistant Director Greg Wendt met with the Board.

Final Approval Short Plat SP 2005-10

**Motion** – Mrs. Corkrum: I move that Weber Development Short Plat 2005-10 be approved for final adoption. This is Resolution 2005-474. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 2)

Public Meeting: Conditional Use Permit CUP 2005-10, a conditional use permit for applicant Jay Brantingham to operate a farm machinery/heavy machinery service business in the Agricultural-Production (A-P) Zoning District.

Public Meeting convened at 9:30 a.m. Present: Commissioners Brock, Corkrum and Koch; County Administrator Fred Bowen; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. No one was present in the audience.

Mr. Wendt reviewed the information on the Action Summary (Exhibit 3).

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Mr. MacPherson showed aerial parcel maps with overlays. The conditional use permit would be used to build a shop for use as an on-site business of repairing and welding of farm machinery. Most of the business will still be done on farm sites as a mobile operation.

Mrs. Corkrum asked about approaches to the property. Mr. MacPherson said the applicant hopes to have a circular approach with two entrances/exits from Columbia River Road. The map was reviewed. He said GMA guidelines encourage accessory uses in the ag zone under the section about innovative zoning techniques. Mr. Brock said he thinks Block 1 will have to be looked at differently in the future because the farm units are smaller than other irrigation blocks.

Mr. Wendt reviewed the conditions of approval.

Mr. Brock said his only comment is on the parking. There should be a setback so no one can park within a specified area. He is concerned about people parking on the edge of the road with a semi-truck and trailer. Mrs. Corkrum said condition 5 addresses that concern. Mr. Wendt said the driveway loop area will be asphalted. Mr. Brock said he is speaking of short-term parking. He said it causes a hazard. He sees no problem with ingress and egress. Mr. Wendt said when the building plans are submitted, they can talk to the owner about this concern. Mr. Koch said there could be No Parking signs put on Columbia River Road. Mr. Brock said as long as the parking is off the right-of-way it should be okay. Mr. Wendt read a portion of condition #5: "Temporary customer parking should be located away from Columbia River Road and adjacent to the shop (a designated location shall be determined)." Mr. Koch read from condition #4. "Applicant shall provide adequate parking spaces for the activities to occur internally at the site. Farm/heavy machinery and equipment shall not be parked along Columbia River Road. All parking shall be on site." Mr. MacPherson said we can tie it to his permit.

**Motion** – Mr. Koch: I move we grant approval to CUP application 2005-10, subject to the six findings of fact and 15 conditions. This is Resolution 2005-475. Second by Mrs. Corkrum. 3:0 vote in favor. (Exhibit 4)

**PUBLIC WORKS**

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Engineer Tim Fife met with the Board.

Bid Opening: New Pup Trailer

Bid Opening convened at 9:48 a.m. Present: Commissioners Brock, Corkrum and Koch; County Administrator Fred Bowen; Engineer Tim Fife; and Clerk to the Board Mary Withers. Present in audience: Rod Fleming with Kenworth Sales Co.

Mr. Fife said in the past we have accepted bids as long as they have been postdated prior to the bid opening. It was a holiday on Friday so there was no mail delivery. Mr. Brock said if there are other bids received, they will be opened on Wednesday.

Two bids were opened:

Kenworth Sales of Spokane Total net bid price \$34,006.20, sales tax included

Freedom Truck of Spokane Total net bid price \$34,774.25, sales tax included

Mr. Fife is aware that there is one more bid in the mail.

Call for Bids: One new motor grader

Motion – Mrs. Corkrum: I move we have a call for bids for a new motor grader at 9:45 a.m. Wednesday, December 7, in the Commissioners Meeting Room. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 5)

New Gas Tax

Mrs. Corkrum asked if there is any way we can separate the new gas tax receipts from what we received before. Mr. Fife will ask the state. When the tax is fully implemented, the new money for a full year for the county will be \$288,000. The first three cents was collected beginning in July 2005 (counties get ½ cent). Another three cents will be collected beginning July 2006 (the counties get another ½ cent), and then the full amount will be collected from then on. We won't have a full year collection until then. The last 3-1/2 cents does not come back to the counties. It's a total of 9-1/2 cents increase.

Mr. Fife said payments on one county road loan will be completed in 2010. The payment is about \$160,000 per year now.

**2/10ths OF 1% TAX PROPOSAL**

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The Board discussed the need for additional sales tax. It failed in the election this month.

**Recessed** at 10:00 a.m.

**Reconvened** at 10:14 a.m.

**WASHINGTON RURAL COUNTIES INSURANCE PROGRAM (WRCIP)**

WRCIP Manager Scott Davis of Canfield & Associates, Bob Vanderbilt of Ed Poe Insurance Agency and Prosecutor Steve Lowe met with the Board. Present in audience: Franklin County Chief Civil Deputy Prosecutor Ryan Verhulp, Jennifer Peterson of the Prosecutor's Office, and Judge Robert Swisher.

Insurance Proposal Presentation

Mr. Davis told the Board about an insurance proposal. Canfield & Associates is a third party administrator located in Ephrata, Washington. We ensure about 650 entities in the state. Everything we do is done in-house. The policies are written on St. Paul Traveler's. Risk management is what makes the program unique. Training is provided for all aspects, such as using a driving simulator.

The final page of the proposal was prepared without some information available. We need to see the loss history. This quote is with a \$1000 deductible. Mrs. Corkrum said the county currently has a \$25,000 deductible. Mr. Lowe said the deductible amount depends on the coverage. It is different for some different items.

Shannon Jones of the Juvenile Justice Center joined the audience.

Mr. Lowe said we can provide the amounts that we pay for insurance. Mr. Davis is willing to do a line-by-line comparison with current insurance coverage.

JJC Director Sharon Paradis and Superior Court Administrator Pat Austin joined the audience.

Mr. Brock asked the other Board members for input. Mr. Lowe recommended getting the figures and policies to Mr. Davis and then comparing them.

Mrs. Corkrum is happy with what we have now. She does not mean to be disrespectful. Mr. Koch said he thinks we need to compare apples to apples. Mr. Brock said we would like to see a line-by-line comparison and evaluation of the policy.

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Mrs. Corkrum said we have until March to decide. Mr. Davis said his policies go from September 1 to September 1. Mr. Davis said if you can get me a complete list of property coverage, liability and detailed loss runs, he can provide a line-by-line comparison in a month. He needs an updated loss history. Mr. Bowen thought it had already been provided. Mr. Davis said it wasn't a complete copy. Mr. Bowen will check for the correct information.

Mr. Davis said if the county chooses to use his company, once the pricing is finalized, the Board would pass a resolution and sign an interlocal agreement. He will provide the Board with a copy of the interlocal agreement, the bylaws and a sample resolution. Mr. Davis said Bridgette Scott has been my contact. He expressed appreciation for the work she has done.

#### **PROSECUTOR**

##### Mosquito Control Board

Ryan Verhulp told the Board that they can appoint people to the Mosquito Control Board of Directors without going out for applications. A resolution has been prepared for Wednesday to replace Rick Dawson. Mrs. Corkrum would also like to reappoint Dick Britton.

#### **SUPERIOR COURT**

Superior Court Judge Robert Swisher, Juvenile Justice Center Director Sharon Paradis, Superior Court Administrator Pat Austin, and Shannon Jones of JJC met with the Board.

##### 2006 Budgets

Ms. Austin said Benton County has approved bailiff and case manager positions. Benton County will be able to recoup funds for the case manager through the new arbitration program. Franklin County will be short about \$2400 of recouping its costs. It may even out because of the increase in case filing fees. The Clerk's proposed budget does not currently have the amounts for the case manager position included. The bailiff's position was requested when the sixth judge was put in place. Franklin County approved

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the position at the time but Benton County did not. The Benton County 2006 budget now includes that figure.

Mr. Bowen asked for the Board's position on the bailiff and case manager position. The total amount for Franklin County is about \$10,000 with a net increase of \$2500. Mrs. Corkrum and Mr. Koch both think the positions should be included in the budget. Mr. Brock agreed.

Mrs. Corkrum asked about capital costs for the two employees. Ms. Austin said we have everything available for the case manager. It will cost \$241 for equipment for the bailiff, which is included in the budget. An extra desk is available.

Juvenile Justice Center (JJC)

2006 Budget. Ms. Paradis said the Board had suggested including in the budget in addition to baseline costs the fuel costs, utility costs, and the costs of doing polygraph and psychological evaluations, which was \$5000. Fuel costs for Franklin County would have been \$54.40 and utility costs \$1249. Benton County said they will not include fuel and utility increases at this point in time until we know what Franklin County will do with their budget. Benton County will consider a supplement next year if Franklin County approves this. While she would like to suggest you include those increases in your budget, she said I think instead we will have to come back with a supplement because they have already gone to public hearing with their budget.

Computer Support. There is an increase of \$377 percentage-wise to Franklin County for computer support. We have a charge-back system in Benton County for computer support. The amount of support that the systems administrator gives to each department is based on the number of computers that they have. The support figure was based on projected computer purchases across all departments and then split. Benton County didn't approve all those purchases so by eliminating some of them, the new figure for the split increased our amount by \$1500. The increased baseline to Franklin County was \$377 that we had not anticipated.

Drug Court. Benton County approved one-time sustained funds for Drug Court for a year. We are working with our legislators to try to get a change in some statutory



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language that eliminates some supplanting language that would provide 50% of funding from the state. Ms. Paradis asked Franklin County to consider approving 50% of the cost of sustaining the Drug Court with the anticipation we would work with the state. That cost would be \$15,233 to Franklin County.

Mr. Brock said he knows the tremendous need for Drug Court. He thinks we have to look at our budget to see where we stand.

Ms. Paradis said the \$112,000 is for a full year to sustain Juvenile Drug Court over and above the half-time probation counselor and the \$24,000 that was included in the budget that is backfill that was received because the state increased their support for our civil panel. Our cost would be \$15,233 for six months or 50%.

Mr. Brock said we can put that as one of the things we will consider in our budget.

Parent Pay Program. Mr. Brock said the parent pay program came up recently. At the time it was invoked, it took care of the costs and a little money came back. Not every parent fits in the parent pay program because some are indigent. Ms. Paradis said we do that assessment based on a sliding scale. The top fee is \$100 per day right now when the child is incarcerated. We will be back to see you before Thanksgiving to ask to increase to \$150 per day based on our increased costs.

Judges Association Dinner. Judge Swisher said the judges are going to sponsor a dinner at TRAC with our legislators. Judges from Walla Walla, Adams, Whitman, Columbia, Asotin and Garfield County will be included. The Chairman of the Board will also be invited. The purpose is to ask legislators to bring financial relief to the counties. Ms. Austin said the dinner is funded by the judges' association.

#### COUNTY ADMINISTRATOR

County Administrator Fred Bowen met with the Board.

#### Courthouse Restoration

The color selection of the mosaic tile in the entryways and upstairs does not match the existing tiles. A stop installation order has been issued. The contractor needs an answer today. One choice is to stop tiling, get new tile expected to cost \$15,000 to

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\$20,000. Another choice is to take tile work out of this contract completely, then go out to bid for tile.

County Clerk

The County Clerk would like to replace a broken chair using funds out of the Contingency budget.

**Motion** – Mr. Koch: So moved. Second by Mrs. Corkrum. 3:0 vote in favor.

Mr. Bowen will ask the clerk for prices. The Board said the clerk can have a chair but we want to approve the price.

Binding Site Plan

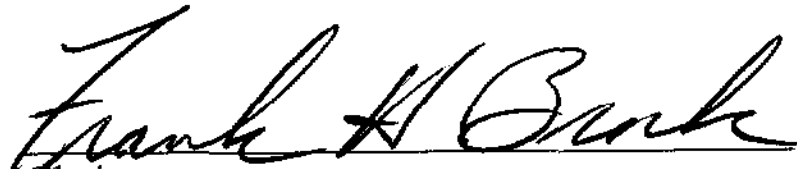
Mr. Bowen showed a copy of binding site plan of commercial property near TRAC. Cousins Restaurant is required to put access on the east side of their property, which is the west side of county property. They are expected to ask if the county wants to participate in constructing the other half of the road. It would be beneficial to us because when it goes to auction, it will provide access to other properties. Mr. Brock said we need to know the cost.

**Adjourned at 11:26 a.m.**

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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until November 16, 2005.

BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON

  
Chairman

  
Chairman Pro Tem

  
Member

Attest:

  
Clerk to the Board

Approved and signed November 23, 2005.

**FRANKLIN COUNTY RESOLUTION NO. 2005 473**

BEFORE THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, WASHINGTON

**RE: AUTHORIZING TELCO WIRING & REPAIR, INC., TO PROVIDE BROADBAND CONNECTIVITY BETWEEN THE FRANKLIN COUNTY COURTHOUSE AND TRAC**

**WHEREAS**, the current data connection between TRAC and the Franklin County Courthouse (a T1 circuit provided by Qwest) is too slow to adequately conduct reliable business with both voice and data traffic being routed through the same connection; and

**WHEREAS**, Telco Wiring & Repair, Inc., has agreed to install a 2 megabit connection for data, and replace the existing T1 circuit previously provided by Qwest for one provided by Telco, to be billed at a lesser rate and used for voice communications; and

**WHEREAS**, the first payment to Telco will be due January 2006 in the amount of \$2,307.00, with subsequent payments in the amount of \$345.00 per month (tax inclusive), to be paid from the 2006 Current Expense Information Services Budget, Number 001-000-350, line item 518.80.42.0001 (Telephone); and

**WHEREAS**, the Board of County Commissioners constitutes the legislative authority of Franklin County and agrees that this would be in the best interest of Franklin County;

**NOW, THEREFORE, BE IT RESOLVED** the Franklin County Board of Commissioners hereby authorizes Telco Wiring & Repair, Inc., to provide broadband connectivity between the Franklin County Courthouse and TRAC, to be paid from the 2006 Current Expense Information Services Budget, Number 001-000-350, line item 518.80.42.0001 (Telephone), with the first payment due Telco in the amount of \$2,307.00, and subsequent monthly payments in the amount of \$345.00.

**APPROVED** this 14<sup>th</sup> day of November 2005.

BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON

  
Frank H. Brock, Chairman

  
Neva J. Corkrum, Chair Pro Tem

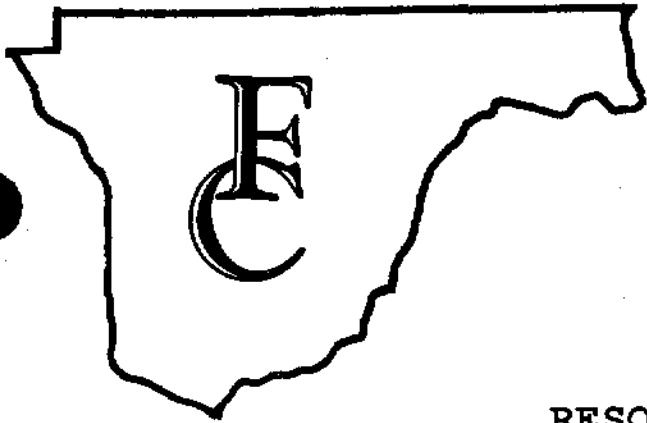
  
Robert E. Koch, Member

Attest:

  
Clerk to the Board

Originals: Auditor  
Minutes  
Information Services

cc: TRAC  
Telco Wiring & Repair, Inc.



# FRANKLIN COUNTY

## COMMISSIONERS

Courthouse - 1016 North 4th

Pasco, Washington 99301

RESOLUTION NUMBER 2005 474 (509) 545-3535

BEFORE THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, WASHINGTON:  
IN THE MATTER OF COUNTY PLANNING

RE: Final Approval for SP 2005-10

WHEREAS, this Board did hold a public hearing on **August 22, 2005** to consider the short plat of Weber Development; and

WHEREAS, the Board of County Commissioners have determined the following:

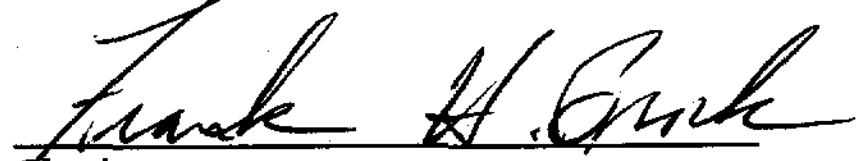
1. The conditions imposed when the preliminary short plat was approved have been met,
2. The requirements of the state law and County Subdivision Ordinance #3-2000 have been complied with,
3. The short plat conforms with the general purposes of the Comprehensive Plan and the Zoning Ordinance, and

WHEREAS, the public use and interest will be served by approving the short plat of Weber Development for recording,

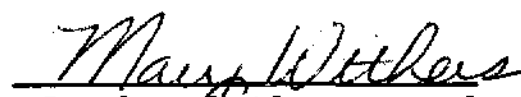
NOW, THEREFORE, BE IT RESOLVED that the short plat of Weber Development be approved and the chairman so indicate by signing the final short plat.


SIGNED AND DATED THIS 14<sup>th</sup> DAY OF NOVEMBER 2005.


BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON

  
Chairman

Attest:

  
Clerk of the Board

  
Chair Pro Tem

  
Member

## FRANKLIN COUNTY ACTION SUMMARY

Agenda Item: Jay Brantingham	<u>TYPE OF ACTION NEEDED</u> Execute Contract  Pass Resolution <b>X</b>  Pass Ordinance  Pass Motion <b>X</b>  Other	Consent Agenda
Meeting Date: November 14, 2005		Public Hearing
Subject: CUP 2005-10, a conditional use permit application to operate a farm machinery/heavy machinery service business in the Agricultural-Production (A-P) Zoning District.		1st Discussion
		2nd Discussion
Prepared By: Greg Wendt		Other: <b>Public Meeting</b>
Reviewed By: Jerrod MacPherson		

**BACKGROUND INFORMATION**

The applicant has requested a conditional use permit to operate a farm machinery/heavy machinery service business in the Agricultural-Production (A-P) Zoning District. The applicant is proposing a new building (80' x 55') to accommodate the farm machinery and welding business.

The land is located north of the City of Pasco, south of Selph Landing Road, north of Fanning Road, along the east side of Columbia River Road near site address 4540 Columbia River Road (124-301-077).

**SUMMARY**

The Planning Commission held a public hearing on November 1, 2005 and recommended **APPROVAL** (unanimous vote) with the following six (6) findings of fact and fifteen (15) conditions:

***Findings of Fact:***

1. The construction of an accessory building **IS** in accordance with the goals and policies of the County Development Regulations (Zoning) and the County Comprehensive Plan.
2. The proposal **WILL NOT** 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 site design **WILL NOT** 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 NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.

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

*Conditions of Approval:*

1. Approval grants the applicant the ability to operate a farm machinery/heavy equipment service business in the Agricultural Production Zone. As proposed, the applicant is proposing a new building (80' x 55') to accommodate the farm machinery and welding business. A home and shop is currently located on the 9.95 acres.
2. One (1) on-premise sign is allowed for the approved business activity at the site. The County sign code does not permit off premise signs. Applicant shall meet the requirements of the building division for any proposed signs.
3. The operation of a heavy equipment/farm machinery equipment service business in the Agricultural-Production Zoning District is permitted with the approval of a Conditional Use Permit.
4. Applicant shall provide adequate parking spaces for the activities to occur internally at the site. Farm/heavy machinery and equipment shall not be parked along Columbia River Road. All parking shall be on site.
5. Temporary customer parking should be located away from Columbia River Road and adjacent to the shop (a designated location shall be determined). Equipment to be serviced at the site should be stored in the shop to the greatest extent possible. If additional parking and storage is necessary, an area on the north side of the Shop (out of view from Columbia River Road) should be established. No more than **10 pieces of heavy/farm equipment** shall accumulate in this parking area at one time so as to not become a nuisance or junkyard. All parking areas for the business operation should, at a minimum, be graveled.
6. The County Zoning Ordinance does not allow commercial auto repair and service to occur at the site. Only heavy/farm machinery service. Non-operable vehicles that are non-farm machinery related shall not be stored on the site.
7. Approach permits are required for any new approaches onto County Roads.
8. The property shall remain free of any fire hazards, **including but not limited to** weeds, debris, new or used tires, discarded vehicle parts, hazardous waste, fuel or oil storage.
9. A clear area of 20' shall be maintained around the building for a fire-break.

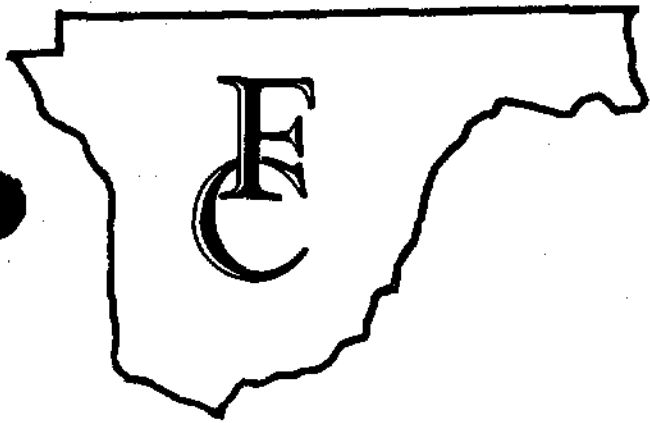
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10. Applicant shall work with the Fire Code Official/Building Inspectors to determine the occupancy of the proposed building. If the building is determined to be a S-1 Occupancy and if 2,000 s.f. or less of the building is for welding activities, then fire extinguishers and fire wall requirements may be used. The amount of combustible supplies and equipment used on site may require more stringent fire code standards depending on the Occupancy determination of the building.
11. Applicant to submit WA State Engineered Building Plans including foundation. Plans to also meet ADA requirements. If the building is to be heated or has an office, a NREC report is required for Energy Code Compliance by licensed personnel. Applicant to include building application, plot plan, access permit, septic permit, and water availability notifications. Applicant also to comply with Fire Code Official standards.
12. The applicant shall comply with all Health Department standards. The applicant is required to ensure the following have been completed:
  - i. The business is served by an approved public water supply in accordance with WAC 246-291.
  - ii. The business will be served by an on-site sewage disposal system that is permitted and approved in accordance with Benton-Franklin District Board of Health Rules and Regulations No.2.
13. The Conditional Use Permit shall be commenced within one (1) year of County Commissioner approval.
14. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
15. This permit applies to the described lands and shall be for the above named individual and/or his heirs and or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning Department or the permit will be cancelled. It cannot be transferred to another site.

**MOTION**

Grant approval to Conditional Use Permit Application CUP-2005-10, subject to the six (6) findings of fact and fifteen (15) conditions.





# FRANKLIN COUNTY

## COMMISSIONERS

Courthouse - 1016 North 4th  
Pasco, Washington 99301  
(509) 545-3535

RESOLUTION NUMBER 2005 475

### BEFORE THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, WASHINGTON IN THE MATTER OF COUNTY PLANNING

RE: A Conditional Use Permit (CUP 2005-10) application to operate a farm machinery/heavy machinery service business in the Agricultural-Production (A-P) Zoning District.

WHEREAS, on November 14, 2005, the Clerk of the Board did set a public meeting for Conditional Use Permit 2005-10 to consider the recommendation of the Franklin County Planning Commission in regards to the application by Jay Brantingham, and

WHEREAS, at the public meeting the Board has found as follows:

1. Notice of public meeting was given in accordance with statute;
2. The Planning Commission after public hearing and consideration on November 1, 2005, did recommend **APPROVAL** of said application;
3. The conditions imposed on the application have been accepted by the Planning Commission and the applicant; and

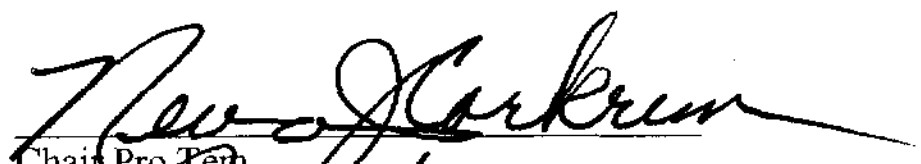
WHEREAS, the public use and interest will be served by **APPROVING** the above-mentioned application and the authority is hereby granted to the Board of County Commissioners Chairman to give signature approval to said conditional use permit contract **CUP-2005-10**.

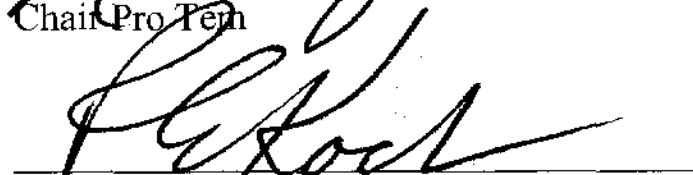
**NOW THEREFORE, BE IT RESOLVED** that the above-mentioned application be **APPROVED** in accordance with the provisions of the Franklin County Development Regulations and as recommended by the Planning Commission.

**SIGNED AND DATED THIS 14<sup>th</sup> DAY OF NOVEMBER 2005.**

BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON

  
Chairman

  
Chair Pro Tem

  
Member

Attest:

  
Clerk of the Board

**FRANKLIN COUNTY COMMISSIONERS  
CONDITIONAL USE PERMIT NO. 2005-10**

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**Resolution Number 2005 475**

The following Conditional Use Permit is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissioners on November 14, 2005.

**APPLICANT:**

Jay Brantingham, 4540 Columbia River Road, Pasco, WA 99301.

**FOR THE FOLLOWING DESCRIBED PROPERTY (LEGAL DESCRIPTION):**

**LEGAL DESCRIPTION:** TR-7 PTN FARM UNIT 104, IRR BK 1.

**NON-LEGAL DESCRIPTION:** The land is located north of the City of Pasco, south of Selph Landing Road, north of Fanning Road, along the east side of Columbia River Road near site address 4540 Columbia River Road (124-301-077).

**CONDITIONAL USE:**

A Conditional Use Permit to operate a farm machinery/heavy machinery service business in the Agricultural-Production (A-P) Zoning District.

**FINDINGS OF FACT AND CONDITIONS OF APPROVAL (IF ANY):**

**Findings of Fact:**

1. The construction of an accessory building **IS** in accordance with the goals and policies of the County Development Regulations (Zoning) and the County Comprehensive Plan.
2. The proposal **WILL NOT** 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 site design **WILL NOT** 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 NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.

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

**Conditions of Approval:**

1. Approval grants the applicant the ability to operate a farm machinery/heavy equipment service business in the Agricultural Production Zone. As proposed, the applicant is proposing a new building (80' x 55') to accommodate the farm machinery and welding business. A home and shop is currently located on the 9.95 acres.
2. One (1) on-premise sign is allowed for the approved business activity at the site. The County sign code does not permit off premise signs. Applicant shall meet the requirements of the building division for any proposed signs.
3. The operation of a heavy equipment/farm machinery equipment service business in the Agricultural-Production Zoning District is permitted with the approval of a Conditional Use Permit.
4. Applicant shall provide adequate parking spaces for the activities to occur internally at the site. Farm/heavy machinery and equipment shall not be parked along Columbia River Road. All parking shall be on site.
5. Temporary customer parking should be located away from Columbia River Road and adjacent to the shop (a designated location shall be determined). Equipment to be serviced at the site should be stored in the shop to the greatest extent possible. If additional parking and storage is necessary, an area on the north side of the Shop (out of view from Columbia River Road) should be established. No more than **10 pieces of heavy/farm equipment** shall accumulate in this parking area at one time so as to not become a nuisance or junkyard. All parking areas for the business operation should, at a minimum, be graveled.
6. The County Zoning Ordinance does not allow commercial auto repair and service to occur at the site. Only heavy/farm machinery service. Non-operable vehicles that are non-farm machinery related shall not be stored on the site.
7. Approach permits are required for any new approaches onto County Roads.

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8. The property shall remain free of any fire hazards, including but not limited to weeds, debris, new or used tires, discarded vehicle parts, hazardous waste, fuel or oil storage.
9. A clear area of 20' shall be maintained around the building for a fire-break.
10. Applicant shall work with the Fire Code Official/Building Inspectors to determine the occupancy of the proposed building. If the building is determined to be a S-1 Occupancy and if 2,000 s.f. or less of the building is for welding activities, then fire extinguishers and fire wall requirements may be used. The amount of combustible supplies and equipment used on site may require more stringent fire code standards depending on the Occupancy determination of the building.
11. Applicant to submit WA State Engineered Building Plans including foundation. Plans to also meet ADA requirements. If the building is to be heated or has an office, a NREC report is required for Energy Code Compliance by licensed personnel. Applicant to include building application, plot plan, access permit, septic permit, and water availability notifications. Applicant also to comply with Fire Code Official standards.
12. The applicant shall comply with all Health Department standards. The applicant is required to ensure the following have been completed:
  - i. The business is served by an approved public water supply in accordance with WAC 246-291.
  - ii. The business will be served by an on-site sewage disposal system that is permitted and approved in accordance with Benton-Franklin District Board of Health Rules and Regulations No.2.
13. The Conditional Use Permit shall be commenced within one (1) year of County Commissioner approval.
14. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
15. This permit applies to the described lands and shall be for the above named individual and/or his heirs and or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning Department or the permit will be cancelled. It cannot be transferred to another site.

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CONDITIONAL USE PERMIT NO. 2005-10**

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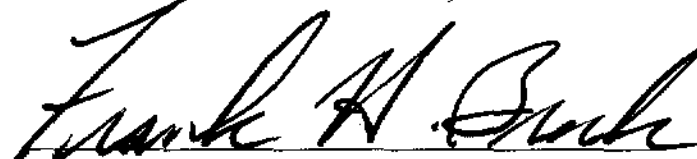
**NOTE:** Failure to fulfill the above stated conditions will result in cancellation of the Conditional Use Permit:

NOTHING IN THIS PERMIT SHALL BE CONSTRUED AS EXCUSING THE APPLICANT FROM COMPLIANCE WITH ANY FEDERAL, STATE, OR LOCAL STATUTES, ORDINANCES, OR REGULATIONS APPLICABLE TO THIS PROJECT OTHER THAN THE PERMIT REQUIREMENTS OF THE CONDITIONAL USE PERMIT OF FRANKLIN COUNTY. THIS PERMIT APPLIES TO THE ABOVE DESCRIBED LAND AND SHALL BE FOR THE ABOVE NAMED INDIVIDUAL AND/OR CORPORATION, HIS HEIRS AND/OR ASSIGNS. IT CANNOT BE TRANSFERRED TO ANOTHER SITE.

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**This Conditional Use Permit issued this 14<sup>th</sup> day of November 2005.**

**BOARD OF COMMISSIONERS  
FRANKLIN COUNTY, WA**

  
**CHAIRMAN**

**ATTEST:**

  
**CLERK OF THE BOARD**

Original to file  
Duplicate to Applicant  
Duplicate to County Commissioners  
Duplicate to be recorded with Auditor

**CALL FOR BIDS  
FRANKLIN COUNTY  
NEW MOTOR GRADER**

**NOTICE IS HEREBY GIVEN**, by the Board of Commissioners, Franklin County, Washington, convened in regular session in the Franklin County Annex, 412 W. Clark, Pasco, Washington, that sealed bids will be received until 9:45 a.m., on Wednesday, December 7, 2005, at which time they will be opened and read for the purchase of the following:

**ONE (1) NEW MOTOR GRADER**

Specifications and additional information may be received at the Franklin County Public Works Office located at 3416 Stearman Avenue, Pasco, Washington. Bids must be on the forms provided by the Public Works Office and be attached to the County Specifications.

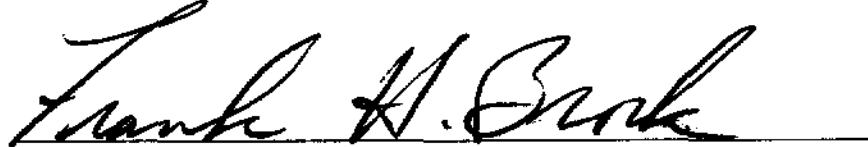
Bidders shall also furnish information for the evaluation of the bid.

Bidders shall submit bids in separate sealed envelopes addressed to Franklin County Board of Commissioner, Franklin County Annex, 412 W. Clark, Pasco, Washington 99301.

The Board of County Commissioners reserve the right to reject any or all bids and to select the bid deemed most advantageous to the County.

Signed this 14 day of November, 2005.

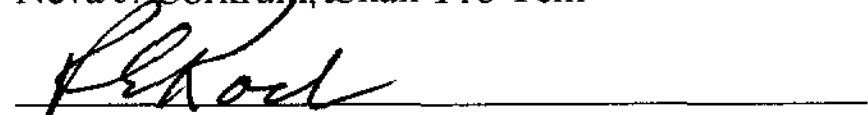
BOARD OF COUNTY COMMISSIONERS  
Franklin County, Washington



Frank H. Brock, Chair



Neva J. Corkrum, Chair Pro Tem



Robert Koch, Member

Attest:

  
Clerk of the Board