

COMMISSIONERS RECORD 47
FRANKLIN COUNTY
Commissioners' Proceeding for March 15, 2006

The Honorable Board of Franklin County Commissioners met on the above date. Present for the meeting were Neva J. Corkrum, Chairman; Bob Koch, Chair Pro Tem; and Frank H. Brock, Member; and Mary Withers, Clerk to the Board. Fred Bowen, County Administrator, was absent attending the Preservation Action Annual Meeting and Lobby Day in Washington, D.C.

OFFICE BUSINESS

Secretary Patricia Shults met with the Board.

Consent Agenda

Motion - Mr. Koch: I move for approval of the consent agenda as follows:

(Clerk's Note: Item 1 was pulled from the consent agenda.)

1. Approval of **Resolution 2006-___** for the Professional Services Contract between Franklin County and Bob & Joyce Tyrrell to act as Franklin County RV Park host when the office is not staffed, after hours and weekends, for a monthly fee of \$350 per month, effective immediately upon execution by the County and terminating December 31, 2006.
2. Approval of **Resolution 2006-148** authorizing Information Services to purchase two Dell laptop computers, Microsoft Office 2003 Pro and bilingual software for the Elections Department, utilizing funds from 2006 Election Equipment Revolving Fund, Number 104-000-001, line item 594.11.64.0001 (Machinery & Equipment), at a cost not to exceed \$6,500. (Exhibit 1)
3. Approval of **Resolution 2006-149** authorizing the Information Services Department to discontinue inventory control relating to mice, keyboards, and external speakers and authorizing departmental responsibility for procurement and control of digital cameras and USB portable memory sticks. (Exhibit 2)
4. Approval to submit a letter to Governor Gregoire requesting assistance and support in an effort to develop viable solutions for housing temporary workers in Benton and Franklin counties. (Exhibit 3)

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

HEALTH DISTRICT

Bruce Perkins of the Health District met with the Board.

Grocery store in Connell

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Mr. Perkins answered Mr. Koch's questions about the closing of the grocery store in Connell. It was closed due to a collapsed floor. It has reopened but has some restrictions by the City of Connell and the Health District.

Mr. Koch will meet with Connell City Manager Art Tackett regarding a proposal to add Ben Franklin Transit service to Connell.

Smoking Report

The new smoking regulations took effect on December 8. Mr. Perkins gave the Board an update of the Smoking Report he gave at the Board of Health meeting. The Health District is in charge of handling complaints and doing the investigation portion of the work. Mr. Perkins explained the process that is used. It is an unfunded mandate. He told the Board about the budget and staffing impact.

Mrs. Corkrum said the best place to do enforcement would be the State Department of Labor and Industries and/or the Liquor Control Board.

Mr. Koch asked if the Health District can pull an establishment's food license if the smoking law is violated. Mr. Perkins said not right now. He would like to put an addendum to the food code that if a business is in violation of the code, we could pull their food permit.

Mr. Perkins said the new work has cost the Health District over \$10,000 so far based on man-hours. It is a time-consuming issue. If enforcement were added, Mr. Perkins expects it would cost as much as \$50,000 per year. The Health District would have to hire a private attorney.

Vector Program

The vector program includes work related to the West Nile Virus and the avian influenza. West Nile Virus work is part of the vector program. Susan Shelton will be in charge of the vector program this year.

Courthouse Annex

Health District Director Dr. Larry Jecha has received architectural plans for remodeling the Courthouse Annex to serve the Health District.

Computer Web Site

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Mr. Perkins gave the Board a handout showing what the web site will look like. It will become active on May 1 and include food inspection reports. Inspectors on staff are now required to take the national environmental health service food service exam to help ensure that there is uniformity among the inspections that are done.

PLANNING AND DEVELOPMENT DEPARTMENT

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

Public Hearing: Short Plat SP 2006-05 for Coho Farms, Ltd., to short plat 28.77 net acres (52.52 gross acres) into two lots. As proposed the lots are approximately 26.90 acres and 1.87 acres in size respectively. The property is zoned Agricultural Production 20 (AP-20).

Public Hearing convened at 9:36 a.m. Present: Commissioners Corkrum, Koch and Brock; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Dennis Allan.

Mr. Wendt reviewed the information on the Action Summary (Exhibit 4).

Mr. MacPherson showed a copy of the plat submitted by the applicant. The property is located on the north and south side of Fir Road. The majority of the farm is located on the south side of Fir Road. A detail drawing of Lot #1 was reviewed. He reviewed the conditions of approval.

Mrs. Corkrum asked three times if anyone in the audience would like to oppose the short plat. There was no response.

Mrs. Corkrum asked if anyone in the audience would like to speak in favor of the short plat.

Dennis Allan spoke in favor. He is the owner. He said we've applied for two short plats. We have sold the farm. Our plan is to stay in the house. He said the paperwork should have the word "Limited" instead of "Incorporated."

Motion – Mr. Brock: I move we grant preliminary approval of Short Plat 2006-05, subject to the seven findings of fact and eight conditions of approval. This is Resolution 2006-150. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 5)

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Public Hearing: Short Plat SP 2006-06 for Coho Farms, Inc., to short plat 109.54 acres (115.46 gross acres) into two lots. As proposed the lots are approximately 107.31 and 2.23 acres in size respectively. The property is zoned Agricultural Production 20 (AP-20).

Public Hearing convened at 9:42 a.m. Present: Commissioners Corkrum, Koch and Brock; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Dennis Allan.

Mr. Wendt reviewed the Action Summary (Exhibit 6).

Mr. MacPherson showed a copy of the plat submitted by the applicant. He reviewed the conditions of approval.

Mrs. Corkrum dispensed with asking for those opposed as no one was present in the audience except Mr. Allan.

Mrs. Corkrum asked if anyone would like to speak in favor.

Dennis Allan spoke in favor.

Hearing was closed to public comment.

Mr. Brock asked about the home that has to be removed from one of the plats. Mr. MacPherson said one of two homes has to be removed because only one home is allowed on the plat. Mr. Allan said it is a mobile home.

Mrs. Corkrum asked if the dedication of Gum Road is just a dedication with no improvements required at this time. Mr. MacPherson said yes.

Motion – Mr. Brock: I move we grant preliminary approval of Short Plat 2006-06 subject to the seven findings of fact and eight conditions of approval. This is Resolution 2006-151. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 7)

Prison at Connell

Mr. MacPherson gave the Board some preliminary two-year budget figures for handling the prison building work at Connell. The Board wants the prison building work to be separated in the budget from the overall Planning Department budget. They asked Mr. MacPherson to work with the Auditor's Office to set up the budget.

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Mr. MacPherson has talked with Engineer Tim Fife about a county vehicle being used by building inspectors at the Connell prison building project rather than paying mileage to employees. A vehicle may need to be worked into the county system anyway for the future.

Mr. MacPherson said the Department of Corrections plans to handle the project in a design-build fashion. The footings will be designed. While they are being built, the walls will be designed, and so forth. Each portion of the project will involve building permits.

The Board wants to see a separate budget under the Planning Department. The budget will be within the Current Expense budget. The Treasurer needs to keep the revenue from the prison work separate from the other Building Department budget. If there are funds at the end of a year, they will be rolled over into the following year.

EMERGENCY MANAGEMENT (EM)

EM Director John Scheer met with the Board.

Pandemic Flu

EM does not currently have a plan for handling a pandemic flu outbreak. EM is meeting constantly with Public Health and the Health Department and others. Mr. Scheer will be attending a state meeting on April 14 in Tacoma with all the other emergency management directors. There is a radiological exercise scheduled on May 9. Mr. Scheer told the Board about plans for the upcoming exercises.

He told the Board about preparation of a plan for a flu outbreak involving many different people. Once the plan is completed, it will be shared with citizens. A media release will also be prepared.

Recessed at 10:24 a.m.

Reconvened at 10:29 a.m.

PUBLIC WORKS

Engineer Tim Fife met with the Board.

Resolution: Sagehill Pond Easement

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Mr. Fife asked for approval of an access easement around Sagehill Road pond from the county to a property owner. The access easement that was part of the plat did not show up before the county built the pond.

Motion – Mr. Koch: I move that we accept the easement around the Franklin County pond on Sagehill Road. This is Resolution 2006-153. Second by Mr. Brock. 3:0 vote in favor. (Exhibit 8)

Public Works Organizational Chart

Motion – Mr. Brock: I move for approval of the Franklin County Public Works Organization Chart as listed. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 9)

PROSECUTOR

Chief Civil Deputy Prosecutor Ryan Verhulp met with the Board. Present in audience: Pasco City Manager Gary Crutchfield.

Executive Session at 10:43 a.m. regarding potential litigation expected to last approximately 10 minutes.

Open Session at 10:59 a.m.

Mr. Crutchfield left the meeting.

Auction of County Property

Mr. Koch said he expects the Board members will be invited to attend and observe a multi-par auction soon. Mr. Verhulp said it is not a county meeting if the Board members do not discuss county business.

OFFICE BUSINESS

Secretary Patricia Shults met with the Board.

Resolution Correction

The cost for a Kodak digital camera is \$376. Ms. Shults asked for approval of a resolution to replace Resolution 2006-141 which had a lesser amount.

Motion – Mr. Brock: I move for approval of Resolution 2006-154. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 10)

Vouchers/Warrants

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Motion – Mr. Koch: I move that we accept the expenditure for Current Expense, warrant 49946, for \$363.13. Second by Mr. Brock. 3:0 vote in favor. (Exhibit 11)

AUDITOR

Auditor Zona Lenhart met with the Board. Present in audience: Troy Woody, Maureen Vincent, Tom Hewitt, Barry Johnson, and Chanda Tebay.

Ballot Tabulating Remodeling

Ms. Lenhart has received an estimate for \$91,000 for remodeling the ballot tabulating area. HAVA grant funds will be used to pay for the remodeling project. The roof also needs repair or replacement. The remodeling includes a 15% contingency fee amounting to about \$8000. The HAVA grant can cover the portion of the roof that affects the ballot tabulating area. The county will have to provide a portion of the cost for the roof. Ms. Lenhart has been told the county offices will not move back to the Courthouse until June. The people doing the remodeling are anxious to have the space vacated so they can begin their work.

Courthouse Renovation

Ms. Lenhart will be conducting a tour this afternoon for the committee from the Historical Society that is preparing to lead courthouse tours prior to the rededication. Mr. Koch would like to have people self-tour the Courthouse with staff or museum people in each area to answer questions. Ms. Lenhart said the committee has planned to have guided tours.

Licensing Department

Ms. Lenhart said she needs to purchase four chairs for the Licensing Department. Two chairs have been there since 1985.

TRAC

TRAC Manager Troy Woody met with the Board.

Recent Events

The Bull Bash and Hispanic Dance were held on the same night and had good attendance. The Irish Games went very well with increased attendance over last year.

February Budget Figures

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February TRAC budget figures were reviewed.

February RV Park budget figures were reviewed.

February Franklin County and City of Pasco Subsidies Report was reviewed. It is a new report that will be used by TRAC staff.

Horse Barn Update

The horse barns are being put in place. Mr. Brock asked if there would have been an advantage to put the barns on blacktop. Mr. Woody said blacktop would be easier to clean but the cost would have been very expensive. He thinks mats will solve the cleaning problem. They will be purchased gradually using capital funds.

Information

Mr. Woody has signed a deal to build a new web site which is being paid for by Ranch and Home and BDI. TRAC will be the lead sponsors on the web site.

Mr. Woody is signing a deal with a ticketing company. As soon as the web site is up, people can buy the ticket at home and print out on their own computer or go to Ranch and Home to buy the ticket. This will eliminate a lot of problems. The company charges a transaction fee to the user. It will not cost TRAC any money.

The Blues and Brews Festival will be at TRAC on May 13, 2006. It will be the same weekend as a quarter horse show. Mr. Woody listed some other upcoming events.

Some TRAC employees will be sent to training so they can use the county-owned sweeper to clean areas. Mr. Woody has coordinated with Engineer Tim Fife for the training.

The Board asked Mr. Woody to obtain a price for a street sweeper.

TRAC Staff

TRAC staff members Barry Johnson, Tom Hewitt, Chanda Tebay and Maureen Vincent visited with the Board about TRAC work.

AUDITOR (continuing)

Auditor Zona Lenhart returned to meet with the Board.

Chairs

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Ms. Lenhart said the four chairs will cost \$189 each. She will get the paperwork to County Administrator Fred Bowen so a resolution can be prepared to authorize purchase of the chairs.

Remodeling of Elections Area

Mrs. Corkrum said the Board did give approval to go ahead with the HAVA grant for the \$91,000 remodeling work. Ms. Lenhart said the agency reviewing the HAVA grant asked her to increase the contingency amount in the grant so she did so.

MINUTES

Motion – Mr. Koch: I move we accept Commissioner minutes for March 1, 2006.

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

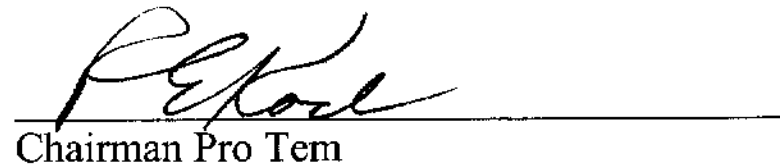
Adjourned at 11:59 a.m.

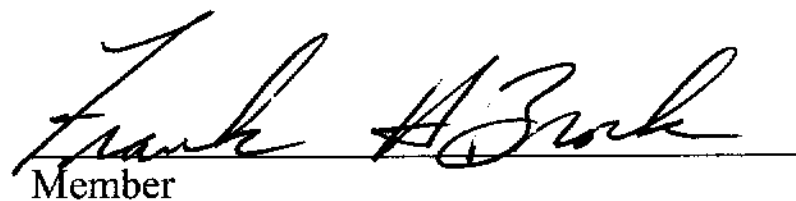
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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until March 20, 2006.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON


Chairman


Chairman Pro Tem


Member

Attest:


Clerk to the Board

Approved and signed March 20, 2006.

FRANKLIN COUNTY RESOLUTION NO. 2006 148**BEFORE THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, WASHINGTON****RE: AUTHORIZING INFORMATION SERVICES TO PURCHASE TWO DELL LAPTOP COMPUTERS, MICROSOFT OFFICE 2003 PRO AND BILINGUAL SOFTWARE FOR THE ELECTIONS DEPARTMENT**

WHEREAS, the Elections Administrator notified the Board of Commissioners of the need to purchase two Dell laptop computers, Microsoft Office 2003 Pro and bilingual software, as awarded in the State of Washington Office of the Secretary of State, Amendment No. 5 to Grant Agreement No. G-2836 (attached); and

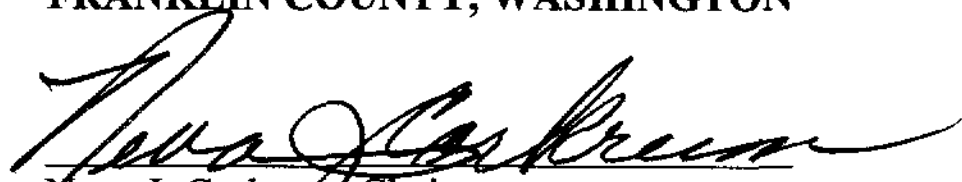
WHEREAS, said equipment and software need to be purchased by December 31, 2006, to be paid utilizing funds from the 2006 Election Equipment Revolving Fund, Number 104-000-001, line item 594.11.64.0001 (Machinery & Equipment), at a cost not to exceed \$6,500, to be reimbursed by the grant federal funds; and

WHEREAS, the Board of Franklin County Commissioners constitutes the legislative authority of Franklin County and deems this to be in the best interest of the County;

NOW, THEREFORE, BE IT RESOLVED the Franklin County Board of Commissioners hereby authorizes Information Services to purchase two Dell laptop computers, Microsoft Office 2003 Pro and bilingual software for the Elections Department, utilizing funds from 2006 Election Equipment Revolving Fund, Number 104-000-001, line item 594.11.64.0001 (Machinery & Equipment), at a cost not to exceed \$6,500.

APPROVED this 15th day of March 2006.

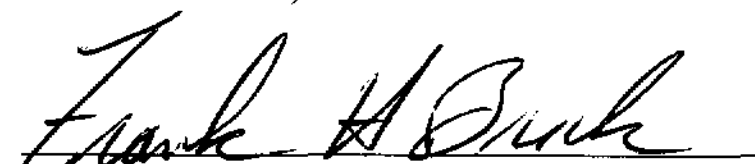
**BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON**


Neva J. Corkrum, Chair


Robert E. Koch, Chair Pro Tem

Attest:


Clerk to the Board


Frank H. Brock, Member

Originals: Auditor
Minutes
Information Services

cc: Accounting
Elections

Patricia Shults

From: Diana Killian
Sent: Monday, March 13, 2006 2:49 PM
To: Patricia Shults
Cc: Zona Lenhart; Kevin Scott
Subject: Funds awarded to County for computers
Importance: High

Pat,

The Elections department needs a Resolution for approval by the Commissioners authorizing Information Services to purchase two Dell laptop computers, Microsoft Office 2003 Pro, and bilingual software utilizing funds from the 2006 Election Revolving Fund Budget, Number 104-000-001, line item 594.11.64.0001 (Machinery & Equipment), at a cost not to exceed \$6,500 to be reimbursed by federal funds awarded to the County by the Secretary of State's office for this purpose.

Would you please prepare the resolution and let me know when it can be placed on the next consent agenda?

Thank you,

Diana Garza Killian

Election Administrator
Franklin County Auditor's Office
P.O. Box 1451, Pasco WA 99301
voice: 509.545-3538 fax: 509.545.2148
www.co.franklin.wa.us

OSOS NO. G-2836 5

**STATE OF WASHINGTON
OFFICE OF THE SECRETARY OF STATE
AMENDMENT NO. 5
TO
GRANT AGREEMENT NO. G-2836**

Grant Agreement No. G-2836 by and between the State of Washington, Office of the Secretary of State, Elections Division, hereinafter referred to as "OSOS" and the Franklin County Auditor's Office, hereinafter referred to as the "County", is amended as follows:

Statement of Work is amended to include the following:

Funds are awarded to the County, as recommended and documented by the HAVA Grant Advisory Board and approved by the Secretary of State, for educating voters concerning voting procedures, voting rights, and voting technology (HAVA Title 1, Sec. 101, b.1.d). A copy of all printed material, and scripts of media ads, must be provided to the OSOS upon payment, or during a final inspection.

Goods and services include:

- Two laptops
- Office 2003 Pro Software
- Bilingual Software

The County shall have the goods and service purchased by December 31, 2006.

Compensation and Billing Procedures is amended to include the following:

In consideration of the work conducted as described in the Statement of Work under Amendment 5 to this Grant Agreement, OSOS agrees to provide funding of \$6,500 by one of two options:

Prepayment:

- The County shall send an invoice for the items described in the Statement of Work and related costs to the OSOS Project Manager within 10 business days of receipt of vendor invoice.
- OSOS shall remit payment to the County for the amount of the invoice within 10 business days of receiving the invoice.
- The County shall pay the vendor invoice, and will provide the OSOS Project Manager with proof of payment documentation within 60 calendar days of payment by OSOS to the County.

Reimbursement of County expenses:

- The County shall submit invoices with the supporting documentation, under Amendment 5 to the Grant Agreement, to the OSOS Billing Contact for reimbursement, not more often than monthly.
- Invoices shall be submitted for expenses on the following annual schedule:

For expenses
From October 1 through June 30
From July 1 through September 30

Submit by
July 31
October 31

OSOS NO. G-2836 5

All claims shall be submitted to the OSOS Financial and Support Services Billing Contact, William Fieber, P.O. Box 40224, Olympia, WA 98504-0224, (360) 586-7523.

Payment for approved and completed activity will be made by warrant or account transfer by OSOS within 30 calendar days of receipt of the claim. The Grant Agreement number shall be referenced on the claim.

All other terms and conditions of this Agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Amendment.

FRANKLIN COUNTY AUDITOR'S OFFICE

OFFICE OF THE SECRETARY OF STATE

Zona Lenhart ^{2L} 2-13-06
Zona Lenhart Date
Franklin County Auditor

Linda Shea 2-16-06
Linda Shea Date
Financial Services Manager

APPROVED AS TO FORM:
Attorney General's Office

FRANKLIN COUNTY RESOLUTION NO. 2006 149

BEFORE THE BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY,
WASHINGTON

RE: INFORMATION SERVICES INVENTORY CONTROL

WHEREAS, the Information Services Director requested a change in performing inventory control relating to mice, keyboards, and external speakers, as the state auditor does not require inventory of items valued at less than \$500; and

WHEREAS, such items are considered low risk and disposable; and

WHEREAS, Information Services will continue to track software and hardware (including computers, monitors, printers, and scanners) throughout the County; and

WHEREAS, digital cameras and USB portable memory sticks are a high risk item and need to be procured and controlled departmentally; and

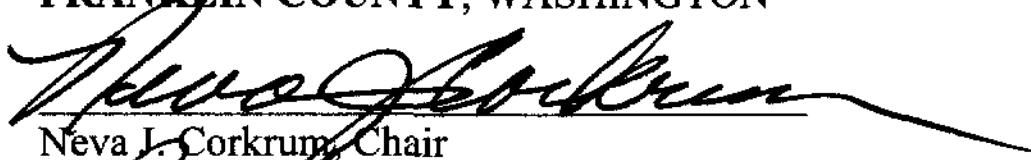
WHEREAS, the Board of Franklin County Commissioners constitutes the legislative authority of Franklin County and deems this to be in the best interest of the County;

NOW, THEREFORE, BE IT RESOLVED the Franklin County Board of Commissioners hereby authorizes the Information Services Department to discontinue inventory control relating to mice, keyboards, and external speakers.

BE IT FURTHER RESOLVED the Franklin County Board of Commissioners hereby authorizes departmental responsibility for procurement and control of digital cameras and USB portable memory sticks.

APPROVED this 15th day of March 2006.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON


Neva J. Corkrum, Chair


Robert E. Koch, Chair Pro Tem


Frank H. Brock, Member

Attest:


Clerk to the Board

Originals: Auditor
Minutes
Information Services

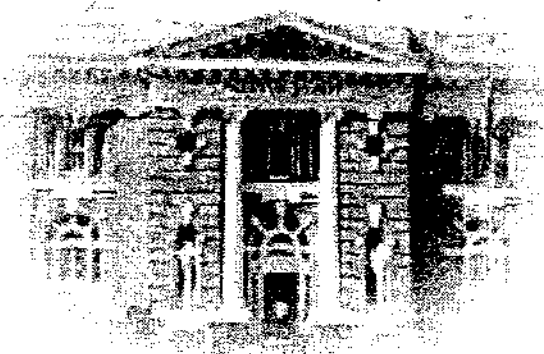
cc: Accounting - Inventory Control

March 15, 2006

Neva J. Corkrum
District 1

Robert E. Koch
District 2

Frank H. Brock
District 3



Fred H. Bowen
County Administrator

Rosie H. Rumsey
Human Resources Director

Patricia L. Shults
Executive Secretary

Board of County Commissioners
FRANKLIN COUNTY

March 15, 2006

The Honorable Christine Gregoire
Office of the Governor
P.O. Box 40002
Olympia, WA 98504-0002

Dear Governor Gregoire:

Re: Temporary Worker Housing Solutions in Benton & Franklin Counties

We ask for your assistance and support in an effort to develop viable solutions for housing temporary workers in Benton and Franklin counties.

There are two major limitations preventing temporary workers from acquiring safe and sanitary housing. One, the workers are rarely in an area longer than 3 months and are unable to establish credit histories or rental references needed to complete rental contracts or agreements. Two, they can not afford to spend 30-50% of their income on housing.

These limitations compel temporary workers to find living space anywhere they can. We have encountered groups of temporary workers living on the banks of the Columbia and Yakima Rivers, absent even the most rudimentary sanitary bathing or food preparation facilities. In our urban areas single-family homes are commonly found to be housing three or more families, each family renting a single bedroom. With the overcrowding of residential neighborhoods there are also a host of sanitation issues and other negative impacts.

We are exploring two viable temporary worker housing solutions. The first involves the establishment of a Temporary Worker Housing Clearinghouse office, coordinating with local growers and housing providers to match temporary workers with available housing opportunities. We also plan to contact local landlords, motels and apartments, offering to fill vacant dwelling units with temporary workers and asking them to relax their application requirements and monthly rent amounts and set aside a certain number of vacant units for use each season.

The second solution involves use of Department of Natural Resources land for the development of clustered temporary worker housing units, apartments and single-family homes and perhaps camping areas with common facilities and amenities (laundries, kitchens, pools and playgrounds) close to the farms and ranches needing the laborers. This would require the land be made available to a housing consortium or provider, perhaps a housing authority, that can develop and manage the housing and that the applications for new wells and septic systems are quickly processed by the Department of Ecology.

Governor Gregoire
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These dwellings, apartments and campgrounds could also serve as emergency housing in the event of displacement of large numbers of families and citizens due to flooding, fires, volcanic eruptions, etc....

Both solutions require the development of an office, staff and funding. It is anticipated that both projects might qualify for corporate contributions due to the population served. For ongoing maintenance and support, it is our hope that the State of Washington could commit to long-term support and funding.

We feel the solutions we are striving to achieve will have a substantial impact in the reduction of problems our farm laborers and communities face due to lack of adequate temporary worker housing. We also believe that our successful implementation of these solutions can become method for housing temporary workers statewide.

With respect for your commitment to making Washington the best state it can be, we ask that you create a task force to explore the State's options for providing financial and technical assistance in the creation of a staffed Temporary Worker Housing Clearinghouse and for the Clustered Temporary Worker Housing Communities.

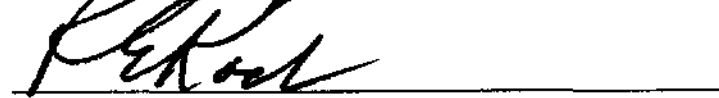
Thank you for your consideration.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON



Neva J. Corkrum, Chair



Robert E. Koch, Chair Pro Tem



Frank H. Brock, Member

cc: WSAC
Judith Gidley, Community Action Committee

FRANKLIN COUNTY ACTION SUMMARY

Agenda Item: Coho Farms, Inc.	<u>TYPE OF ACTION NEEDED</u>	Consent Agenda
Meeting Date: March 15, 2006	Execute Contract	Public Hearing X
Subject: SP-2006-05 to short plat 28.77 acres into two (2) lots	Pass Resolution X	1st Discussion
	Pass Ordinance	2nd Discussion
Prepared By: Greg Wendt	Pass Motion X	Other: <i>Preliminary Approval</i>
Reviewed By: Jerrod MacPherson	Other	

BACKGROUND INFORMATION:

The applicant has applied to short plat 28.77 net acres (52.52 gross acres) into two (2) lots. As proposed the lots are approximately 26.90 acres and 1.87 acres in size respectively. The property is zoned Agricultural Production 20 (AP-20).

The property is located west of Taylor Flats Road on the north and south sides of Fir Road near site address 3870 Fir Road (123-070-122).

As submitted, the application is in compliance with the standards specified in the County Subdivision Ordinance #3-2000.

According to Chapter 8 of the County Subdivision Ordinance, the Board of County Commissioners shall, after conferring with appropriate officials and agencies, make and enter findings into the record and determine whether the short plat be approved with conditions, returned to the applicant for modification or denied.

FINDINGS OF FACT: (Chapter 8, Section 8.10 Subdivision Ordinance):

- 1). The proposed lots **do conform** to the Comprehensive Plan and Zoning Requirements;
- 2). The proposed short subdivision **does contribute** to the orderly development and land use patterns in the area;
- 3). The proposed lots **are served** with adequate road system/means of access, fire protection, drainage, water supplies and means of sanitary sewage disposal;
- 4). Land **is required** to be dedicated for public right-of-way;
- 5). Utility and irrigation easements **are required** to serve the proposed lots within the short plat and/or adjacent properties;

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- 6). The public use and interest will be served by permitting the proposed divisions of land;
- 7). Subdivision improvements are not required for this application and therefore are not required to be guaranteed by one of the methods described in the Subdivision Ordinance.

CONDITIONS OF APPROVAL:

1. **Benton Franklin Health Department:** The applicant shall meet and comply with the requirements of the Health Department (see letter dated February 28, 2006).
2. **Big Bend Electric:** No changes requested. The applicant shall meet and comply with the requirements of the Big Bend Electric Cooperative, Inc.
3. **GIS/Assessor:** Verify net acreage on Lot #2.
4. **United States Bureau of Reclamation:** The applicant shall meet and comply with the requirements of the USBR (see letter dated March 3, 2006).
5. **South Columbia Basin Irrigation District:** RCW 58.17.310 requires an irrigation easement from the farm unit's point of delivery to each new lot when a farm unit is short platted. A minimum 10 ft wide irrigation easement (separate from other easements) is required from the unit's legal point of delivery to Lot 2.
6. **Public Works:** 1) In accordance with Franklin County's Subdivision Ordinance section 6.3(2), the final plat shall be accompanied with closure notes showing the calculations and method of balancing used for error of closure; and 2) All right of ways for Fir Road shall be dedicated and shown as such on the plat.
7. **Fire Code Official:** Because this area is NOT covered by a volunteer fire district for fire suppression, the following separation standards shall be required for all new structures on each lot:
 - a. Front yard setback: Twenty-five (25) feet from a road right-of way and/or a dedicated roadway/easement, and/or fifty-five (55) feet from the center-line of such road right-of way and/or roadway/easement which ever is greater.
 - b. Rear yard setback: Twenty-five (25) feet.
 - c. Side yard setback: Twenty (20) feet.
 - d. Separation between Building/Structures: Fifteen (15) feet. The structure separation could be adjusted with an approved firewall construction.

**** These separation standards and requirements shall be placed on the face of the plat.**

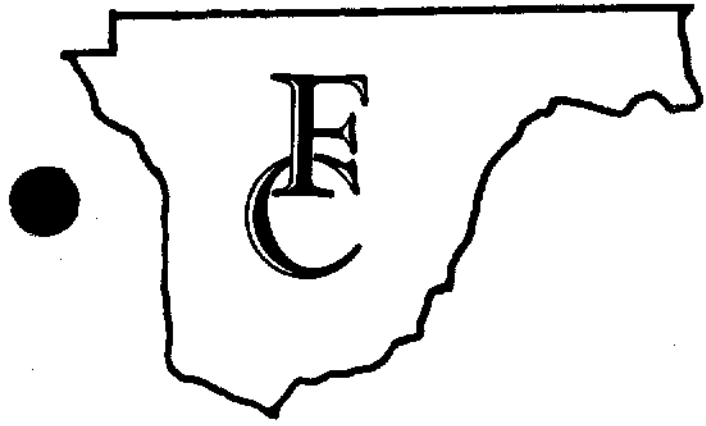
Action Summary
SP-2006-05
Page 3

8. Franklin County Planning Department:

- a. Short Plat approval shall be effective for one (1) year (per Co. Subdivision Ordinance, Section 8.14). If final recording has not occurred within the one-year time period, reapplication shall occur.
- b. Lot 2 is subject to a Park Dedication Fee (\$50.00 per new lot/expected new dwelling unit). This fee may be paid prior to recording the final subdivision plat or at the time when a building permit for a new home is to be issued for the Lot 2. If the applicant chooses to not pay the fee prior to recording, **then a statement shall be placed on the plat stating that a Park Dedication Fee applies to Lot #2. This shall be paid prior to building permit issuance for a new home on Lot #2.**
- c. Signature Blocks shall be provided for the following: County Engineer, County Auditor, South Columbia Basin Irrigation District, Big Bend Electric, United States Bureau of Reclamation, Benton-Franklin Health Department, County Treasurer, Chairman-Board of County Commissioners.
- d. The Final Short Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 8 of Ordinance 03-2000 for specifications.

MOTION

Grant preliminary approval of Short Plat 2006-05, subject to the seven (7) findings of fact and eight (8) conditions of approval.



FRANKLIN COUNTY

COMMISSIONERS

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

RESOLUTION NUMBER 2006 150

PRELIMINARY APPROVAL

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

RE: SP 2006-05, to short plat 28.77 net acres (52.52 gross acres) into two (2) lots. As proposed the lots are approximately 26.90 acres and 1.87 acres in size respectively. The property is zoned Agricultural Production 20 (AP-20). The property is located west of Taylor Flats Road on the north and south sides of Fir Road near site address 3870 Fir Road (123-070-122).

APPLICANT: Coho Farms, Inc., 3870 W. Fir Road, Pasco, WA 99301.

WHEREAS, the Board of County Commissioners of Franklin County have reviewed the preliminary short plat application for Coho Farms, Inc. and has recommended preliminary approval of the preliminary short plat and finds the following:

FINDINGS OF FACT: (Chapter 8, Section 8.10 Subdivision Ordinance):

- 1). The proposed lots **do conform** to the Comprehensive Plan and Zoning Requirements;
- 2). The proposed short subdivision **does contribute** to the orderly development and land use patterns in the area;
- 3). The proposed lots **are served** with adequate road system/means of access, fire protection, drainage, water supplies and means of sanitary sewage disposal;
- 4). Land **is required** to be dedicated for public right-of-way;
- 5). Utility and irrigation easements **are required** to serve the proposed lots within the short plat and/or adjacent properties;
- 6). The public use and interest **will be** served by permitting the proposed divisions of land;
- 7). Subdivision improvements **are not required** for this application and therefore **are not required** to be guaranteed by one of the methods described in the Subdivision Ordinance.

RESOLUTION NUMBER **2006 150**
Preliminary Approval
SP-2006-05- March 15, 2006
Page Two

CONDITIONS OF APPROVAL:

1. **Benton Franklin Health Department:** The applicant shall meet and comply with the requirements of the Health Department (see letter dated February 28, 2006).
2. **Big Bend Electric:** No changes requested. The applicant shall meet and comply with the requirements of the Big Bend Electric Cooperative, Inc.
3. **GIS/Assessor:** Verify net acreage on Lot #2.
4. **United States Bureau of Reclamation:** The applicant shall meet and comply with the requirements of the USBR (see letter dated March 3, 2006).
5. **South Columbia Basin Irrigation District:** RCW 58.17.310 requires an irrigation easement from the farm unit's point of delivery to each new lot when a farm unit is short platted. A minimum 10 ft wide irrigation easement (separate from other easements) is required from the unit's legal point of delivery to Lot 2.
6. **Public Works:** 1) In accordance with Franklin County's Subdivision Ordinance section 6.3(2), the final plat shall be accompanied with closure notes showing the calculations and method of balancing used for error of closure; and 2) All right of ways for Fir Road shall be dedicated and shown as such on the plat.
7. **Fire Code Official:** Because this area is NOT covered by a volunteer fire district for fire suppression, the following separation standards shall be required for all new structures on each lot:
 - a. Front yard setback: Twenty-five (25) feet from a road right-of way and/or a dedicated roadway/easement, and/or fifty-five (55) feet from the center-line of such road right-of way and/or roadway/easement which ever is greater.
 - b. Rear yard setback: Twenty-five (25) feet.
 - c. Side yard setback: Twenty (20) feet.
 - d. Separation between Building/Structures: Fifteen (15) feet. The structure separation could be adjusted with an approved firewall construction.

**** These separation standards and requirements shall be placed on the face of the plat.**

8. **Franklin County Planning Department:**
 - a. Short Plat approval shall be effective for one (1) year (per Co. Subdivision Ordinance, Section 8.14). If final recording has not occurred within the one-year time period, reapplication shall occur.

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Page Three

- b. Lot 2 is subject to a Park Dedication Fee (\$50.00 per new lot/expected new dwelling unit). This fee may be paid prior to recording the final subdivision plat or at the time when a building permit for a new home is to be issued for the Lot 2. If the applicant chooses to not pay the fee prior to recording, **then a statement shall be placed on the plat stating that a Park Dedication Fee applies to Lot #2. This shall be paid prior to building permit issuance for a new home on Lot #2.**
- c. Signature Blocks shall be provided for the following: County Engineer, County Auditor, South Columbia Basin Irrigation District, Big Bend Electric, United States Bureau of Reclamation, Benton-Franklin Health Department, County Treasurer, Chairman-Board of County Commissioners.
- d. The Final Short Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 8 of Ordinance 03-2000 for specifications.

WHEREAS, the public use and interest will be served by giving preliminary approval to the above-mentioned application, and;

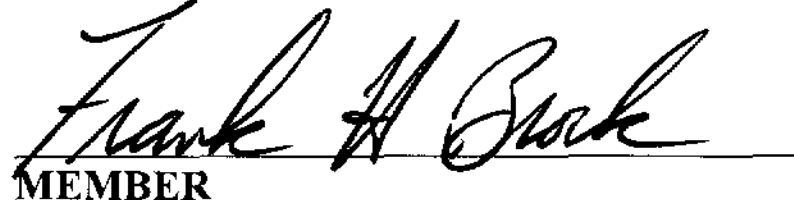
NOW THEREFORE, BE IT RESOLVED that the above-mentioned application be given preliminary approval in accordance with the provisions of the Franklin County Subdivision Ordinance #03-2000.

SIGNED AND DATED THIS 15th DAY OF MARCH 2006.

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


CHAIRMAN


CHAIR PRO TEM


MEMBER

ATTEST:


Clerk of the Board

FRANKLIN COUNTY ACTION SUMMARY

Agenda Item: Coho Farms, Inc.	<u>TYPE OF ACTION NEEDED</u>	Consent Agenda
Meeting Date: March 15, 2006	Execute Contract	Public Hearing X
Subject: SP-2006-06 to short plat 109.54 acres into two (2) lots	Pass Resolution X	1st Discussion
	Pass Ordinance	2nd Discussion
Prepared By: Greg Wendt	Pass Motion X	Other: <i>Preliminary Approval</i>
Reviewed By: Jerrod MacPherson	Other	

BACKGROUND INFORMATION:

The applicant has applied to short plat 109.54 net acres (115.46 gross acres) into two (2) lots. As proposed the lots are approximately 107.31 acres and 2.23 acres in size respectively. The property is zoned Agricultural Production 20 (AP-20).

The property is located west of Taylor Flats Road, south of Glennwood Road along the west side of Auburn Road near site address 1825 Auburn Road (123-060-053).

As submitted, the application is in compliance with the standards specified in the County Subdivision Ordinance #3-2000.

According to Chapter 8 of the County Subdivision Ordinance, the Board of County Commissioners shall, after conferring with appropriate officials and agencies, make and enter findings into the record and determine whether the short plat be approved with conditions, returned to the applicant for modification or denied.

FINDINGS OF FACT: (Chapter 8, Section 8.10 Subdivision Ordinance):

- 1). The proposed lots **do conform** to the Comprehensive Plan and Zoning Requirements;
- 2). The proposed short subdivision **does contribute** to the orderly development and land use patterns in the area;
- 3). The proposed lots **are served** with adequate road system/means of access, fire protection, drainage, water supplies and means of sanitary sewage disposal;
- 4). Land **is required** to be dedicated for public right-of-way;
- 5). Utility and irrigation easements **are required** to serve the proposed lots within the short plat and/or adjacent properties;

Action Summary
SP-2006-06
Page 2

- 6). The public use and interest **will be** served by permitting the proposed divisions of land;
- 7). Subdivision improvements **are not required** for this application and **therefore are not** required to be guaranteed by one of the methods described in the Subdivision Ordinance.

CONDITIONS OF APPROVAL:

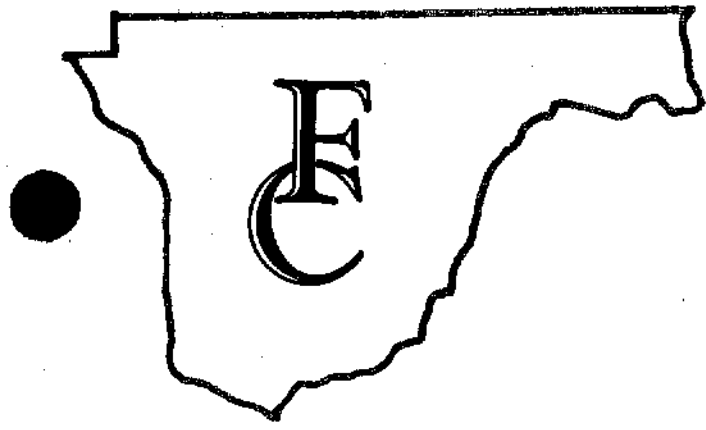
1. **Benton Franklin Health Department:** The applicant shall meet and comply with the requirements of the Health Department (see letter dated February 28, 2006).
2. **Big Bend Electric:** No changes requested. The applicant shall meet and comply with the requirements of the Big Bend Electric Cooperative, Inc.
3. **GIS/Assessor:** The dimensions of Lot #1 need to be verified. Also the Assessor's Office needs a description and location of all buildings and improvements.
4. **United States Bureau of Reclamation:** The applicant shall meet and comply with the requirements of the USBR (see letter dated March 3, 2006).
5. **South Columbia Basin Irrigation District:** RCW 58.17.310 requires an irrigation easement from the farm unit's point of delivery to each new lot when a farm unit is short platted. A minimum 10 ft wide irrigation easement (separate from other easements) is required from the unit's legal point of delivery to Lot 2.
6. **Public Works:**
 - a. In accordance with Franklin County's Subdivision Ordinance section 6.3 (2), the final plat shall be accompanied with closure notes showing the calculations and method of balancing used for error of closure;
 - b. Owner(s) shall dedicate an additional 10 feet of right-of-way for that portion of Gum Drive that borders the west boundary of the plat;
 - c. All rights of ways for Gum Drive and Auburn Road shall be dedicated and shown as such on the plat.

Action Summary
SP-2006-06
Page 3

7. **Fire Code Official:** Because this area is NOT covered by a volunteer fire district for fire suppression, the following separation standards shall be required for all new structures on each lot:
- a. Front yard setback: Twenty-five (25) feet from a road right-of way and/or a dedicated roadway/easement, and/or fifty-five (55) feet from the center-line of such road right-of way and/or roadway/easement which ever is greater.
 - b. Rear yard setback: Twenty-five (25) feet.
 - c. Side yard setback: Twenty (20) feet.
 - d. Separation between Building/Structures: Fifteen (15) feet. The structure separation could be adjusted with an approved firewall construction.
- ** These separation standards and requirements shall be placed on the face of the plat.**
8. **Franklin County Planning Department:**
- a. Short Plat approval shall be effective for one (1) year (per Co. Subdivision Ordinance, Section 8.14). If final recording has not occurred within the one-year time period, reapplication shall occur.
 - b. Only one home is permitted to exist on Lot #1 (or any lot that is less than 20 acres in size). Prior to final approval of the short plat, it shall be verified that only one (1) single family home is located on Lot #1.
 - c. Lot 2 is subject to a Park Dedication Fee (\$50.00 per new lot/expected new dwelling unit). This fee may be paid prior to recording the final subdivision plat or at the time when a building permit for a new home is to be issued for Lot 2. If the applicant chooses to not pay the fee prior to recording, **then a statement shall be placed on the plat stating that a Park Dedication Fee applies to Lot #2. This shall be paid prior to building permit issuance for a new home on Lot #2.**
 - d. Signature Blocks shall be provided for the following: County Engineer, County Auditor, South Columbia Basin Irrigation District, Big Bend Electric, United States Bureau of Reclamation, Benton-Franklin Health Department, County Treasurer, Chairman-Board of County Commissioners.
 - e. The Final Short Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 8 of Ordinance 03-2000 for specifications.

MOTION

Grant preliminary approval of Short Plat 2006-06, subject to the seven (7) findings of fact and eight (8) conditions of approval.



FRANKLIN COUNTY

COMMISSIONERS

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

RESOLUTION NUMBER 2006 151

PRELIMINARY APPROVAL

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

RE: SP 2006-06, to short plat 109.54 net acres (115.46 gross acres) into two (2) lots. As proposed the lots are approximately 107.31 acres and 2.23 acres in size respectively. The property is zoned Agricultural Production 20 (AP-20). The property is located west of Taylor Flats Road, south of Glennwood Road along the west side of Auburn Road near site address 1825 Auburn Road (123-060-053).

APPLICANT: Coho Farms, Inc., 3870 W Fir Road, Pasco, WA 99301.

WHEREAS, the Board of County Commissioners of Franklin County have reviewed the preliminary short plat application for Coho Farms, Inc and has recommended preliminary approval of the preliminary short plat and finds the following:

FINDINGS OF FACT: (Chapter 8, Section 8.10 Subdivision Ordinance):

- 1). The proposed lots **do conform** to the Comprehensive Plan and Zoning Requirements;
- 2). The proposed short subdivision **does contribute** to the orderly development and land use patterns in the area;
- 3). The proposed lots **are served** with adequate road system/means of access, fire protection, drainage, water supplies and means of sanitary sewage disposal;
- 4). Land **is required** to be dedicated for public right-of-way;
- 5). Utility and irrigation easements **are required** to serve the proposed lots within the short plat and/or adjacent properties;
- 6). The public use and interest **will be** served by permitting the proposed divisions of land;
- 7). Subdivision improvements **are not required** for this application and therefore **are not required** to be guaranteed by one of the methods described in the Subdivision Ordinance.

RESOLUTION NUMBER 2006 151

Preliminary Approval
SP-2006-06- March 15, 2006
Page Two

CONDITIONS OF APPROVAL:

1. **Benton Franklin Health Department:** The applicant shall meet and comply with the requirements of the Health Department (see letter dated February 28, 2006).
2. **Big Bend Electric:** No changes requested. The applicant shall meet and comply with the requirements of the Big Bend Electric Cooperative, Inc.
3. **GIS/Assessor:** Lot dimensions of Lot #1 need to be verified. Also the Assessor's Office needs a description and location of all buildings and improvements.
4. **United States Bureau of Reclamation:** The applicant shall meet and comply with the requirements of the USBR (see letter dated March 3, 2006).
5. **South Columbia Basin Irrigation District:** RCW 58.17.310 requires an irrigation easement from the farm unit's point of delivery to each new lot when a farm unit is short platted. A minimum 10 ft wide irrigation easement (separate from other easements) is required from the unit's legal point of delivery to Lot 2.
6. **Public Works:**
 - a. In accordance with Franklin County's Subdivision Ordinance section 6.3 (2), the final plat shall be accompanied with closure notes showing the calculations and method of balancing used for error of closure;
 - b. Owner(s) shall dedicate an additional 10 feet of right-of-way for that portion of Gum Drive that borders the west boundary of the plat;
 - c. All rights of ways for Gum Drive and Auburn Road shall be dedicated and shown as such on the plat.
7. **Fire Code Official:** Because this area is NOT covered by a volunteer fire district for fire suppression, the following separation standards shall be required for all new structures on each lot:
 - a. Front yard setback: Twenty-five (25) feet from a road right-of way and/or a dedicated roadway/easement, and/or fifty-five (55) feet from the center-line of such road right-of way and/or roadway/easement which ever is greater.
 - b. Rear yard setback: Twenty-five (25) feet.
 - c. Side yard setback: Twenty (20) feet.
 - d. Separation between Building/Structures: Fifteen (15) feet. The structure separation could be adjusted with an approved firewall construction.

**** These separation standards and requirements shall be placed on the face of the plat.**

RESOLUTION NUMBER **2006 151**

Preliminary Approval

SP-2006-06- March 15, 2006

Page Three

8. Franklin County Planning Department:

- a. Short Plat approval shall be effective for one (1) year (per Co. Subdivision Ordinance, Section 8.14). If final recording has not occurred within the one-year time period, reapplication shall occur.
- b. Only one home is permitted to exist on Lot #1 (or any lot that is less than 20 acres in size). Prior to final approval of the short plat, it shall be verified that only one (1) single family home is located on Lot #1.
- c. Lot 2 is subject to a Park Dedication Fee (\$50.00 per new lot/expected new dwelling unit). This fee may be paid prior to recording the final subdivision plat or at the time when a building permit for a new home is to be issued for Lot 2. If the applicant chooses to not pay the fee prior to recording, **then a statement shall be placed on the plat stating that a Park Dedication Fee applies to Lot #2. This shall be paid prior to building permit issuance for a new home on Lot #2.**
- d. Signature Blocks shall be provided for the following: County Engineer, County Auditor, South Columbia Basin Irrigation District, Big Bend Electric, United States Bureau of Reclamation, Benton-Franklin Health Department, County Treasurer, Chairman-Board of County Commissioners.
- e. The Final Short Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 8 of Ordinance 03-2000 for specifications.

WHEREAS, the public use and interest will be served by giving preliminary approval to the above-mentioned application, and;

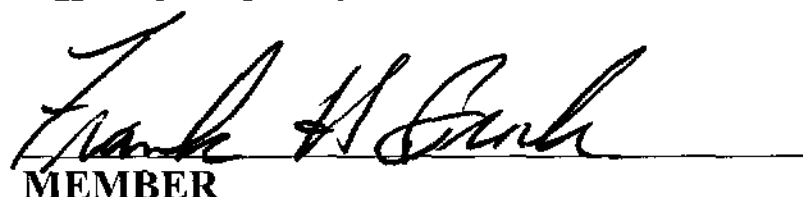
NOW THEREFORE, BE IT RESOLVED that the above-mentioned application be given preliminary approval in accordance with the provisions of the Franklin County Subdivision Ordinance #03-2000.

SIGNED AND DATED THIS 15th DAY OF MARCH 2006.

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


CHAIRMAN


CHAIR PRO TEM


MEMBER

ATTEST:


Clerk of the Board

2006 153

FRANKLIN COUNTY RESOLUTION NO. 2006-____

BEFORE THE BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY,
WASHINGTON

RE: Easement around Franklin County pond on Sagehill Road


WHEREAS, Franklin County purchased Tract 5 on a survey done in Franklin County with an Auditor's file number of #87202 and parcel number 121-211-054 for the construction of a pond to collect storm water from Sagehill as part of the Sagehill Truck Climbing Lane, CRP 523 project.

WHEREAS, as a result of the construction of this pond, the 30 foot ingress and egress easement that was shown on above said survey is no longer accessible.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Franklin County that the attached Grant of Easement which would provide access to Tract 4, Auditors file number 121-211-045, Tract 3, Auditors file number 121-211-036, Tract 2, Auditors file number 121-211-027 and Tract 1, Auditors file number 121-211-018 be adopted by this resolution.

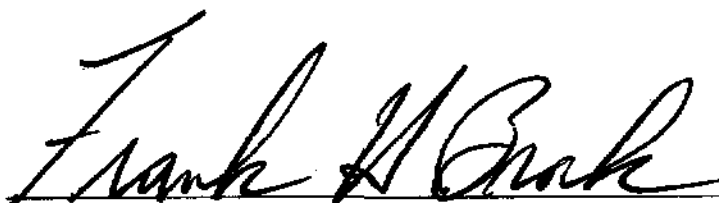
APPROVED this 15 day of March, 2006

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON


Neva J. Corkrum, Chair


Robert E. Koch, Chair Pro Tem

Attest:


Frank H. Brock, Member


Clerk to the Board

After recording return document to:
Franklin County Public Works Department
3416 Stearman Avenue
Pasco, WA 99301-7104

PLEASE MAKE NO MARK IN THE MARGIN SPACE-RESERVED FOR COUNTY AUDITOR'S USE ONLY

Document Title: EASEMENT
Grantor(s): Franklin County
Grantee(s): Weber Developments, Inc.
Legal Description: A portion of Tract 5, Survey #387202, Sec 21, Twp 13, Rge 29
Assessor's Tax Parcel Number: 121-211-054

EASEMENT

The Grantors, **Franklin County**, own and have title to the real estate located in the County of Franklin, State of Washington, described as follows:

Tract 5, Auditors file number 121-211-054

The Grantees, **Weber Developments, Inc.**, own and have title to the real estate located in the County of Franklin, State of Washington, described as follows:

Tract 4, Auditors file number 121-211-045, Tract 3, Auditors file number 121-211-036, Tract 2, Auditors file number 121-211-027 and Tract 1, Auditors file number 121-211-018.

The Grantor does hereby grant to Grantees, their successors and assigns, a permanent easement, together with the full and free right for Grantees, and Grantees' tenants, servants, visitors and licensees, in common with all others having the like right, at all times hereafter with or without automobile or other vehicles or on foot, for the purpose of ingress and egress, to pass and re-pass along and over a strip of land described as follows:

A portion of the Northeast quarter of Section 21, Township 13 North, Range 29 East W.M., known as Tract 5 on that certain Map of Survey for J. Bujanda filed on the 29th day of December, 1978, under Auditor's File No. 387202, Franklin County, State of Washington. Parcel number 121-211-054.

More particularly described as follows:

A strip of land 10.00 feet on each side of the following described line,
Commencing at the southeast corner of said Tract 5; thence along a curve to the left, which radius point bears S 82°36'24" W a distance of 1425.86 feet; thence along said curve an arc length of 10.08 feet and a central angle of 00°24'19" (long chord bears N 07°35'15" W for a distance of 10.08 feet) and being on the Right of Way line of Sagehill Road, also being the True Point of Beginning of the centerline of said Easement;

PLEASE MAKE NO MARK IN THE MARGIN SPACE-RESERVED FOR COUNTY AUDITOR'S USE ONLY

PLEASE MAKE NO MARK IN THE MARGIN SPACE-RESERVED FOR COUNTY AUDITOR'S USE ONLY.

EASEMENT

thence S 89°44'31" W parallel with the South line of said Tract 5 (deed bearing of S 89°44'02" W) for a distance of 81.47 feet; thence N 21°23'01" W for a distance of 25.88 feet; thence N 16°20'24" W for a distance of 34.55 feet; thence N 03°34'24" E for a distance of 38.65 feet; thence N 17°27'23" E for a distance of 26.69 feet; thence N 47°55'09" E for a distance of 41.96 feet; thence N 05°28'05" W for a distance of 16.76 feet to the North line of said Tract 5 and the terminus of said line. The sidelines of said 20.00 foot wide strip is to be lengthened or shortened so as to begin on the westerly right of way line of Sagehill Road, and to terminate on the North line of said Tract 5.

As shown in the attached "Exhibit Map" for an Access and Utility Easement across Tract 5, for Tracts 1,2,3,and 4 on that certain Map of Survey for J. Bujanda filed on the 29th day of December 1978, under Auditor's File No. 387202, Franklin County, State of Washington.

TRACT 5

A tract of land located in the East half of Section 21, Township 13 North, Range 29 East, W.M., and a portion of Farm Unit 2, Block 19, Columbia Basin Project, records of Franklin County, Washington more particularly described as follows:

Commencing at the Northeast corner of said Section 21; thence South 89°44'02" West along the North line of said Section 21 a distance of 1304.95 feet to the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 21; thence South 00°20'03" East along the West line of the East half of the East half of Section 21 a distance of 890.82 feet; thence North 89°44'02" East parallel with said North line for a distance of 866.29 feet to a point on the West line of Farm Unit 2, thence continuing North 89°44'02" East a distance of 354.79 feet to a point on the Westerly right of way line of Sagehill Road and a point of curvature of a curve to the right, a long chord to said curve bears South 10°59'41" East for a distance of 179.13 feet; thence around said curve and Southwesterly right of way line a distance of 179.25 feet; thence South 89°44'02" West parallel with said North line a distance of 387.93 feet to a point on the West boundary of said Farm Unit 2; thence continuing South 89°44'02" West a distance of 866.29 feet; thence North 00°20'03" West along the West line of the East half of the East half of said Section 21 a distance of 176.00 feet to the True Point of Beginning. (Also known as Tract 5 of Survey No. 387202)

Containing 1.508 acres net, more or less within said Farm Unit 2 and 5.008 acres gross more or less. Subject to an access and utility easement along the Easterly 30.0 feet thereof.

PLEASE MAKE NO MARK IN THE MARGIN SPACE-RESERVED FOR COUNTY AUDITOR'S USE ONLY.

PLEASE MAKE NO MARK IN THE MARGIN SPACE-RESERVED FOR COUNTY AUDITOR'S USE ONLY.

EASEMENT

The Grantor shall retain the right to use and enjoy fully said premises subject to the easement rights hereby granted, but Grantor agrees that it will not impede or eliminate Grantees' ability to access upon or over said easement area.

This easement shall inure to the benefit of and be binding upon the Grantor and Grantee and their respective successors and assigns.

This easement shall be perpetual unless revoked in writing by the parties or their successors or assigns.

IN WITNESS WHEREOF, the undersigned have executed this Easement as of

15 day of March, 2006.

GRANTORS:

BOARD OF COUNTY COMMISSIONERS
Franklin County, Washington


Neva J. Corleum, Chair


Robert E. Koch, Chair Pro Tem


Frank H. Brock, Member

PLEASE MAKE NO MARK IN THE MARGIN SPACE-RESERVED FOR COUNTY AUDITOR'S USE ONLY

PLEASE MAKE NO MARK IN THE MARGIN SPACE-RESERVED FOR COUNTY AUDITOR'S USE ONLY.

EASEMENT

STATE OF WASHINGTON)
) ss.
County of Franklin)

On this 15 day of March, 2006 before me personally appeared
Neva J. Corkrum, Robert E. Koch and Frank H. Brock, to me known to be the individuals
described in and who executed the foregoing instrument, and acknowledged that they
signed the same as their free and voluntary act and deed for the uses and purposes therein
mentioned.

GIVEN under my hand and official seal the day and year last above written.

Mary C. Withers
Notary Public in and for the State of Washington, 3

Residing at Eltopia

My Appointment Expires 10-29-08



PLEASE MAKE NO MARK IN THE MARGIN SPACE-RESERVED FOR COUNTY AUDITOR'S USE ONLY.

EXHIBIT MAP

PART OF SURVEY 387202

NE 1/4, SEC 21
T 13 NORTH, R 29 EAST
WILLAMETTE MERIDIAN

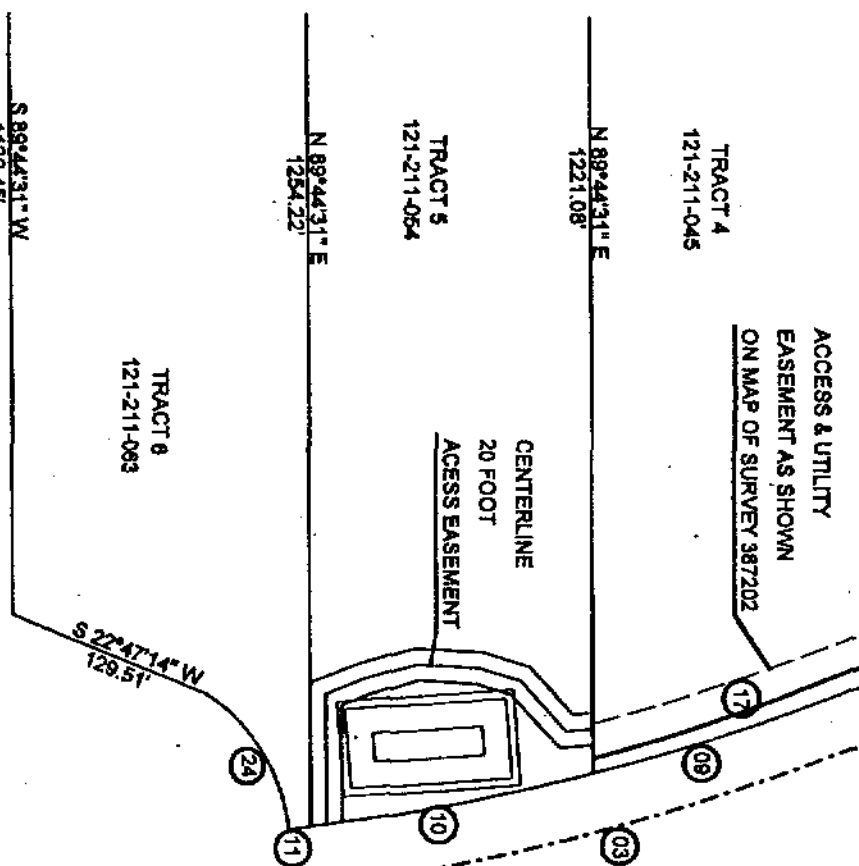
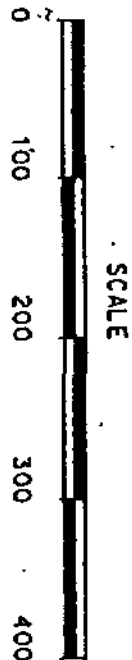
CURVE DATA						
CURVE SYMBOL	DELTA	TANGENT	LENGTH	RADIUS	LONG CHORD	LC BEARING
03	47°30'50"(L)	623.82	1176.68	1432.50	1143.88	N 23°50'43" W
08	07°44'48"(R)	96.64	182.79	1425.86	182.64	S 18°27'41" E
10	07°12'10"(R)	89.74	179.25	1425.86	179.13	S 10°58'11" E
11	00°33'20"(R)	6.81	13.83	1425.86	13.83	S 07°06'28" E
17	08°00'25"(R)	87.11	183.80	1387.50	193.75	S 18°25'46" E
24	50°31'53"(L)	55.03	102.83	116.60	98.53	S 57°50'28" W

CONSTRUCTION CL
END B/C IN MON CASE
PC STA. 38+88.18

N 00°18'48" W
1373.12

END RR SPIKE
IN MON CASE

ACCESS EASEMENT
A strip of land 10.00 feet on each side of the following described line,
Commencing at the southeast corner of said Tract 5;
whilst radius point bears S 82°36'54" W a distance of 1425.86 feet;
thence along said curve an arc length of 10.08 feet and a central angle of 00°24'19"
(long chord bears N 07°35'15" W for a distance of 10.08 feet)
and being on the Right of Way line of Seaghill Road, also being the True Point of Beginning
of the centerline of said Easement thence S 89°44'31" W parallel with the South line
of said Tract 6 (dead bearing of S 89°44'02" W) for a distance of 81.47 feet;
thence N 21°23'01" W for a distance of 25.88 feet;
thence N 18°20'24" W for a distance of 34.55 feet;
thence N 03°34'24" E for a distance of 36.05 feet;
thence N 17°27'23" E for a distance of 26.58 feet;
thence N 47°55'09" E for a distance of 41.98 feet;
thence N 05°28'05" W for a distance of 16.76 feet
to the North line of said Tract 5 and terminus of said line.



ACCESS & UTILITY
EASEMENT AS SHOWN
ON MAP OF SURVEY 387202

TRACT 4
121-211-045

TRACT 5
121-211-064

TRACT 6
121-211-063

S 89°44'31" W
1120.45

N 89°44'31" E
1254.22

N 89°44'31" E
1221.08

S 22°47'14" W
129.51

EXHIBIT MAP

SURVEY 387202



FRANKLIN COUNTY
PUBLIC WORKS DEPARTMENT
2000 Franklin Avenue • Salem, OR 97301-7001

DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY

REVISIONS

NO.	DATE	DESCRIPTION

SCALE
1" = 100'
DATE
BY

After recording return document to:
Franklin County Public Works Department
3416 Stearman Avenue
Pasco, WA 99301-7104



PLEASE MAKE NO MARK IN THE MARGIN SPACE-RESERVED FOR COUNTY AUDITOR'S USE ONLY

Document Title: EASEMENT
Grantor(s): Franklin County
Grantee(s): Weber Developments, Inc.
Legal Description: A portion of Tract 5, Survey #387202, Sec 21, Twp 13, Rge 29
Assessor's Tax Parcel Number: 121-211-054

EASEMENT

The Grantors, **Franklin County**, own and have title to the real estate located in the County of Franklin, State of Washington, described as follows:

Tract 5, Auditors file number 121-211-054

The Grantees, **Weber Developments, Inc.**, own and have title to the real estate located in the County of Franklin, State of Washington, described as follows:

Tract 4, Auditors file number 121-211-045, Tract 3, Auditors file number 121-211-036, Tract 2, Auditors file number 121-211-027 and Tract 1, Auditors file number 121-211-018.

The Grantor does hereby grant to Grantees, their successors and assigns, a permanent easement, together with the full and free right for Grantees, and Grantees' tenants, servants, visitors and licensees, in common with all others having the like right, at all times hereafter with or without automobile or other vehicles or on foot, for the purpose of ingress and egress, to pass and re-pass along and over a strip of land described as follows:

A portion of the Northeast quarter of Section 21, Township 13 North, Range 29 East W.M., known as Tract 5 on that certain Map of Survey for J. Bujanda filed on the 29th day of December, 1978, under Auditor's File No. 387202, Franklin County, State of Washington. Parcel number 121-211-054.

More particularly described as follows:

A strip of land 10.00 feet on each side of the following described line, Commencing at the southeast corner of said Tract 5; thence along a curve to the left, which radius point bears S 82°36'24" W a distance of 1425.86 feet; thence along said curve an arc length of 10.08 feet and a central angle of 00°24'19" (long chord bears N 07°35'15" W for a distance of 10.08 feet) and being on the Right of Way line of Sagehill Road, also being the True Point of Beginning of the centerline of said Easement;

PLEASE MAKE NO MARK IN THE MARGIN SPACE-RESERVED FOR COUNTY AUDITOR'S USE ONLY

After recording return document to:
Franklin County Public Works Department
3416 Stearman Avenue
Pasco, WA 99301-7104



PLEASE MAKE NO MARK IN THE MARGIN SPACE-RESERVED FOR COUNTY AUDITOR'S USE ONLY

Document Title: EASEMENT
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Legal Description: A portion of Tract 5, Survey #387202, Sec 21, Twp 13, Rge 29
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PLEASE MAKE NO MARK IN THE MARGIN SPACE-RESERVED FOR COUNTY AUDITOR'S USE ONLY

2006 153

FRANKLIN COUNTY RESOLUTION NO. 2006-____

BEFORE THE BOARD OF COUNTY COMMISSIONERS, FRANKLIN COUNTY,
WASHINGTON

RE: Easement around Franklin County pond on Sagehill Road

WHEREAS, Franklin County purchased Tract 5 on a survey done in Franklin County with an Auditor's file number of #87202 and parcel number 121-211-054 for the construction of a pond to collect storm water from Sagehill as part of the Sagehill Truck Climbing Lane, CRP 523 project.

WHEREAS, as a result of the construction of this pond, the 30 foot ingress and egress easement that was shown on above said survey is no longer accessible.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Franklin County that the attached Grant of Easement which would provide access to Tract 4, Auditors file number 121-211-045, Tract 3, Auditors file number 121-211-036, Tract 2, Auditors file number 121-211-027 and Tract 1, Auditors file number 121-211-018 be adopted by this resolution.


APPROVED this 15 day of March, 2006

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON


Neva J. Corkrum, Chair


Robert E. Koch, Chair Pro Tem

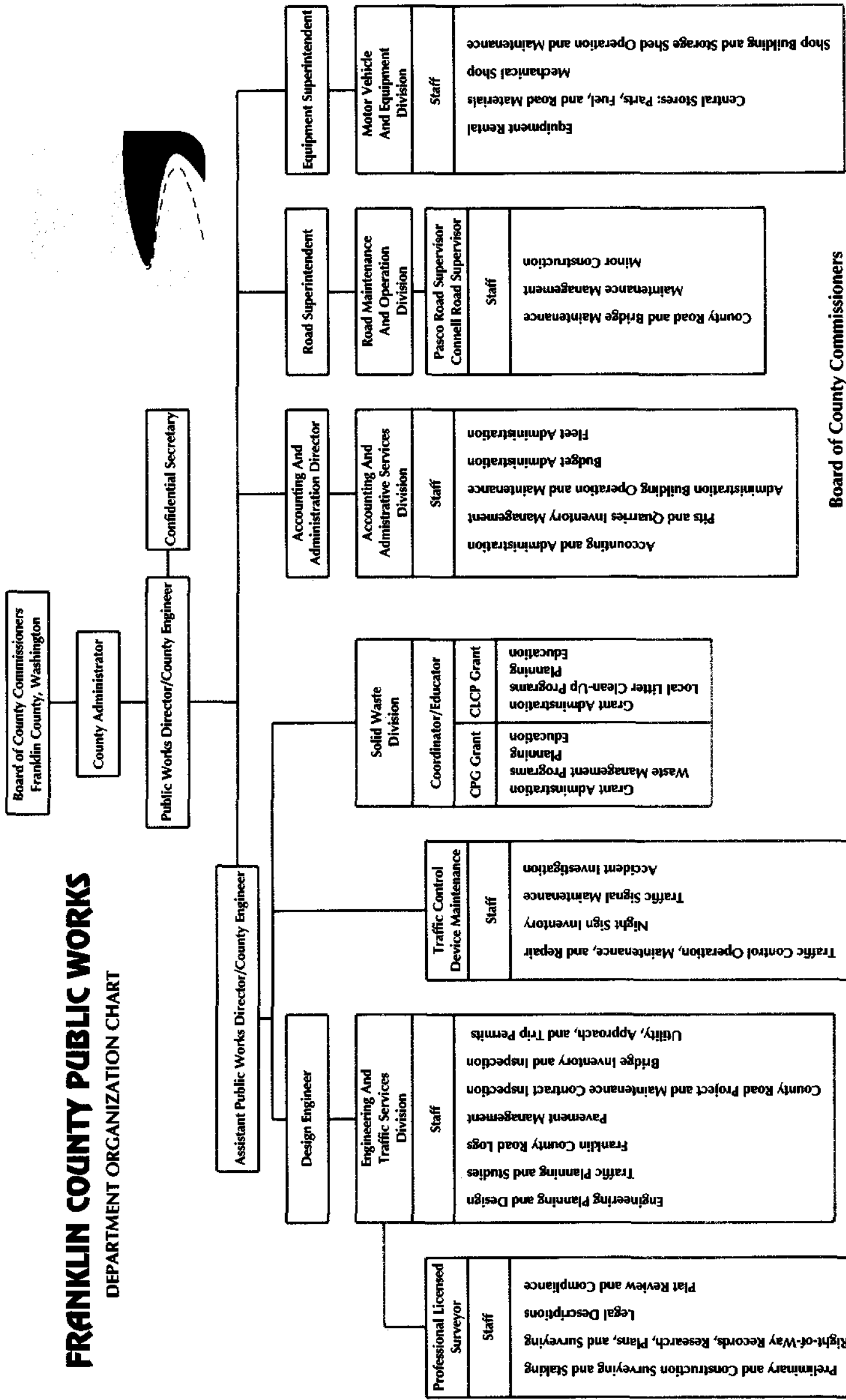
Attest:


Frank H. Brock, Member


Clerk to the Board

FRANKLIN COUNTY PUBLIC WORKS

DEPARTMENT ORGANIZATION CHART



Board of County Commissioners
Franklin County, Washington

Approved: [Signature] Chair
[Signature] Chair Pro Tem
[Signature] Member

Recommended: [Signature] Public Works Director/County Engineer

Date: March 15, 2006

FRANKLIN COUNTY RESOLUTION NO. 2006 154

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

**RE: AMEND FRANKLIN COUNTY RESOLUTION 2006-141, INCREASING
THE TOTAL PAYMENT TO \$365.00 FOR THE KODAK DIGITAL
CAMERA FOR THE PLANNING & BUILDING DEPARTMENT**

WHEREAS, Franklin County Resolution 2006-141 authorized the Planning & Building Department to purchase a Kodak digital camera from Costco in an amount not to exceed \$350.00; and

WHEREAS, the Planning & Building Director notified the Board of the need to amend said resolution, as the cost for the digital camera has increased by \$13.13; and

WHEREAS, the Board of Franklin County Commissioners constitutes the legislative authority of Franklin County and deems this to be in the best interest of the County;

NOW, THEREFORE, BE IT RESOLVED the Franklin County Board of Commissioners hereby authorizes amendment of Franklin County Resolution 2006-141, increasing the total payment to \$365.00 for the Kodak digital camera for the Planning & Building Department.

APPROVED this 15th day of March 2006.

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


Neva J. Corkrum, Chair


Robert E. Koch, Chair Pro Tem

Attest:


Clerk to the Board


Frank H. Brock, Member

Originals: Auditor
Minutes
Planning/Building Department

cc: Accounting Department

EXHIBIT 11
Franklin County Auditor

March 15, 2006

1016 North 4th Avenue
Pasco, WA 99301

ZONA LENHART, Auditor
509-545-3840 • Fax: (509) 545-2142
www.co.franklin.wa.us

P.O. Box 1451
Pasco, WA 99301

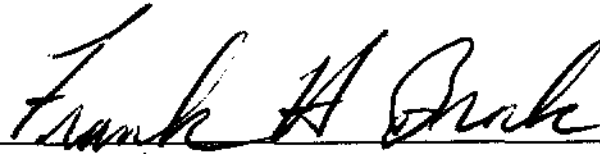
March 15, 2006

Franklin County Commissioners:

Vouchers audited and certified by the auditing officer by RCW 42.24.080, expense reimbursement claims certified by RCW 42.24.090, have been recorded on a listing, which has been sent to the board members.

Action: As of this date, March 15, 2006,

Move that the following warrants be approved for payment:



FUND
Expenditures
Current Expense

WARRANT
Range
49946

AMOUNT
Issued
\$363.13



In the amount of **363.13**. The motion was seconded by
And passed by a vote of **3** to **0**

Accounting
545-3505

Elections
545-3538

Recording
545-3536

Licensing
545-3533

March 15, 2006

Clerk's Note: Resolution 2006-152 was not used.