

COMMISSIONERS RECORD 47
FRANKLIN COUNTY
Commissioners' Proceeding for October 4, 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; Fred Bowen, County Administrator; and Mary Withers, Clerk to the Board.

OFFICE BUSINESS

Secretary Patricia Shults met with the Board. Present in audience: Tom Wilson.

Consent Agenda

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

1. Approval of **Resolution 2006-485** authorizing the disposal of a receptionist workstation and partitions as identified on the *Franklin County Storage – Salvage* form received from the Prosecutor's Office, in conjunction with RCW 36.32.210 (inventory).
2. Approval of **Resolution 2006-486** for the agreement between Franklin County and James W. Potts for legislative representation effective January 1, 2007 through December 31, 2008.
3. Approval of **Resolution 2006-487** authorizing the disposal of property as identified on the *Franklin County Storage – Salvage* form received from the Auditor's Office, in conjunction with RCW 36.32.210 (inventory):
 - Brother Fax Machine – Serial Number U56578D3J323203
4. Approval to submit a Certificate of Appreciation to Jacque Sonderman, Sherel Webb, and Ann Hayden for their generous contribution of time and talent in organizing the Courthouse re-dedication. (Exhibit 1)

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

Motion – Mr. Brock: I move that we authorize our chairman Neva Corkrum to serve on the Canvassing Board for the PUD Commissioner. Second by Mr. Koch. 3:0 vote in favor.

Vouchers/Warrants

Motion – Mr. Koch: I move for approval of payment of vouchers as listed: Current Expense warrants 53138 through 53163 for \$5,606.57; Current Expense warrant 53164 for \$551.37; Crime Victims warrants 357 through 360 for \$1,811.48; TRAC warrants

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9892 through 9931 for \$29,824.04; Franklin County RV Facility warrants 272 through 273 for \$1,626.92; and DOC Building Inspection warrants 5 through 6 for \$120.83; for a total of \$39,541.21. Second by Mr. Brock. 3:0 vote in favor. (Exhibit 2)

HORTICULTURAL PEST AND DISEASE CONTROL BOARD

Tom Wilson, Pest Board Director, met with the Board.

Tree Buy-Back Report 2001-2005

The Board reviewed tree buy-back reports from Mr. Wilson. The tree buy-back amount in the 2007 budget will increase to \$50 per tree. It has been \$40 per tree. Columbia Basin College has agreed to take out all the hawthorn and flowering crabapple trees on their campus and use the tree buy-back certificate program to replace them. The crabapple trees host coddling moth and apple maggot.

Cherry Leaf Roll Virus (CLRV) Report

The CLRV program is covering 1300-plus acres this year. Of the 154 samples that were turned in, 134 came back positive. The scientists don't know how CLRV is spread. The disease kills the cherry tree. The CLRV samples are sent to a lab in Prosser. Each sample costs about \$6.

2007 Pest Board Budget

Mr. Wilson reviewed the 2007 Pest Board budget totaling \$162,809 with the Board. There are 18,512 acres of tree fruit this year. Last year there were more than 19,000 acres. One budget concern is fluctuating revenues.

A part-time inspector has been added to the 2007 budget at a cost of \$4000. The person in the position will do only apple maggot work, checking 200 traps once a week.

The Pest Board decided to account for some retirement and medical benefit costs in the 2007 budget. In the past, no benefits have been paid but they anticipate that future hiring may require some benefits.

An employee filed for unemployment based on past work. He had worked for the Pest Board for four months. Mr. Wilson will be talking to the Employment Security Department about the procedures. If a person is told upfront that it is a temporary job, he does not think unemployment should have to be paid.

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Another change in the 2007 budget is an increase of about \$1600 in gasoline and oil.

Line item 49 was at \$2400 in 2006 and is being raised to \$3000 for 2007. That amount reflects the increase in the value of certificates from \$40 to \$50.

We have not included the starling trap program in the 2007 budget. It seems the starlings are an after-harvest problem in this area.

PLANNING AND BUILDING DEPARTMENT

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

Public Hearing: Short Plat SP 2006-17 for applicant Ziegler Construction to short plat approximately 3.02 acres into three lots. As proposed, Lot #1 and Lot #2 are each approximately 0.78 acres in size. Lot #3 is 1.46 acres in size. The property is zoned Residential Suburban 20,000.

Public Hearing convened at 9:30 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: William and Yvonne Venema, Dennis and ___ Ziegler and one other man.

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

Mr. MacPherson showed a copy of the 2004 aerial photographs with parcel overlay. He reviewed the conditions of approval.

Mrs. Corkrum asked three times if anyone in the audience is opposed to 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.

William Venema said we own the property. We bought it in 1990. He said he has farmed the back half in a sense that I put a pasture in there with orchard grass. I have mowed it. There are no cows and no horses so far. It's time to stop that. We had an offer from Mr. Ziegler and he's a pretty good fellow we think so we're proposing to sell it to him.

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

There was no response. Hearing was closed to public comment.

Motion – Mr. Koch: I move to grant preliminary approval of Short Plat 2006-17 subject to the seven findings of fact and six conditions of approval. This is Resolution 2006-488. Second by Mr. Brock. 3:0 vote in favor.

Public Hearing: Short Plat SP 2006-18 for Don and Eleanor Warren to short plat approximately 124.47 acres into three lots. As proposed, Lot #1 is 117.15 acres, Lot #2 is 4.08 acres and Lot #3 is approximately 3.24 acres in size. The property is zoned Agricultural Production 20 (AP-20).

Public Hearing convened at 9:38 a.m. Present: Commissioners Corkrum, Koch and Brock; 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 Action Summary (Exhibit 4).

Mr. MacPherson showed the aerial map with parcel boundary overlay. He said that the gentleman who lives on Lot #3 wants to remain there and bring a grown child and spouse to assist him. They plan to place a triple-wide on another lot. The placement would fall under the farm family aspect of the zoning requirements. Mr. MacPherson reviewed the conditions of approval.

No one was present in the audience to give public comment.

Motion – Mr. Brock: I move we grant preliminary approval of Short Plat 2006-18 subject to the seven findings of fact and eight conditions of approval. This is Resolution 2006-489. Second by Mr. Koch. 3:0 vote in favor.

Blackberry Electronic Devices

Mr. Koch said Mr. MacPherson has asked if the county could contribute to the monthly cost of the device which he uses for county business. The cost is \$44 per month for unlimited use. The Board asked Mr. MacPherson to have a demonstration prepared with Information Services staff.

COUNTY ADMINISTRATOR

County Administrator Fred Bowen met with the Board.

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Indigent Defense

Franklin County is earmarked for about \$27,000 grant funds for indigent defense. Mr. Bowen is preparing an application for the funding. The catch is there is no supplanting allowed. The money can be used for increasing indigent defense attorney contracts, new programs, or other new things that are coming up. It cannot be used for continuing expenses now. Mrs. Corkrum is not sure she wants to be bothered.

Mr. Brock asked if we can take the money for what we need it for and then give the remainder back to the state. Mr. Bowen does not know.

The indigent defense attorneys are going to be required to go to some type of continuing education training.

Security

Mrs. Corkrum asked Mr. Bowen to check with Mike Killian regarding the incident that occurred yesterday with a masked man paying a fine in the County Clerk's Office.

PUBLIC WORKS

Engineer Tim Fife met with the Board.

Resolution: Acceptance of that portion of Fanning Road as shown in Short Plat SP 2004-03 and declaring it a county road

Motion – Mr. Brock: I move the approval of Resolution 2006-490 as specified. This is Resolution 2005-490. Second by Mr. Koch. 3:0 vote in favor.

Resolution: Acceptance of Tuscany Drive and Sorento Court as shown in the plat of Tuscany Estates and declaring them county roads

Motion – Mr. Koch: I move that we accept Resolution 2006-491, the acceptance of Tuscany Drive and Sorento Court as shown on the plat. This is Resolution 2006-491. Second by Mr. Brock. 3:0 vote in favor.

Notice of Intent to Surplus and Sell

Mr. Fife asked for approval to set a public hearing on October 23 to determine whether to surplus three pieces of equipment this year, two sheriff's vehicles and one sand spreader.

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Motion – Mr. Brock: I move that we sign a Notice of Intent to surplus and sell county equipment, a 2001 Chevrolet Impala, CS-2113, and another Chevrolet Impala, CS-2118, and a 1989 sand spreader, HT-9010. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 5)

Mr. Fife said another county may want to buy the sand spreader.

Glade Road at Fir Hill

The Board reviewed a memo from Guy Copenhaver of Copenhaver Construction regarding concerns about people driving at high speeds, as much as 60 miles per hour, on the construction project at night. The road is posted at 35 miles per hour. Fines are double in construction zones. There have also been problems with people driving in the construction zone when it was closed.

Mr. Fife would not recommend closing the road again. The sheriff is dedicated to having officers spend some time there.

Vouchers/Warrants

Motion – Mr. Koch: I move for approval of payment of County Road Fund Payroll for \$62,585.71; and Motor Vehicle Fund Payroll for \$10,273.99. Second by Mr. Brock. 3:0 vote in favor.

Recessed at 10:17 a.m.

Reconvened at 10:23 a.m.

COUNTY ADMINISTRATOR (continuing)

Security at Courthouse

Mr. Bowen gave the Board an estimate prepared by CKJT Architects of \$1,557,227 for the security system at the Courthouse. Mr. Bowen thinks the estimate is pretty much a ballpark figure. The biggest challenge is not the initial \$1.6 million cost but the ongoing cost for manning the security facility, perhaps done by contracting with a security firm.

Mr. Koch asked if there are going to be some entry gates for employees with entry cards. Mr. Bowen said there has been a lot of discussion about that. He thinks that is a policy decision. Mrs. Corkrum thinks all employees need to be screened during working hours.

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TRAC

TRAC Manager Troy Woody and Finance Director Shannon Jones met with the Board.

SYSCO Food Show

Mr. Woody told the Board about a SYSCO Food Show that will be held at TRAC and SYSCO's plans to book further business at TRAC.

ACTRA team roping has been held for two weekends with a huge turnout, over 500 teams on Saturday. ACTRA has traditionally held their event for two years in Washington, two years in Oregon, and then two years in Washington. However, they re-signed with TRAC for two more years so we'll have them for four years.

Executive Session at 10:33 a.m. regarding RCW 42.30.110(1)(g), evaluate qualifications of application for employment or review performance of public employee, expected to last 20 minutes.

Executive Session continued at 10:55 a.m. expected to continue for five minutes. (No one was waiting outside.)

Open Session at 11:01 a.m.

PROSECUTOR

Chief Civil Deputy Prosecutor Ryan Verhulp met with the Board.

2006 Homeless Housing Grant Application with CTED

Mr. Verhulp has drafted a resolution that sets forth the Board's intent to submit an individual or joint bi-county grant application to CTED for the housing funds. Mr. Brock said the application is to attempt to get the 40% that goes back to the state. Currently there is a recording fee for homeless housing of \$10 for every recording. The county gets 60% here and this is what we are letting the Community Action Committee (CAC) handle. He said CAC Director Judith Gidley wants to make an application to get the other 40%.

Mr. Verhulp said the state or CTED will send out a letter every year stating they have funds available and would like people to apply within a time frame. It is a competitive selection process. The resolution gives notice of the intent to seek a grant. It

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authorizes Mr. Brock to serve as the Board's representative to help carry out the grant application process. The grant application is attached to the resolution. CAC will prepare the grant application.

Motion – Mr. Brock: I move for the approval of Resolution 2006-492 as specified. Second by Mr. Koch. 3:0 vote in favor.

Claim for damage to vehicle

The Board reviewed information regarding claim #2006-003 from Jason Owen McGary. Mr. Verhulp recommended denial of the claim.

Motion – Mr. Brock: I move that we deny the claim to Jason McGary as specified. This is Resolution 2006-493. Second by Mr. Koch. 3:0 vote in favor.

National Bird Control contract

The National Bird Control company requested that the insurance requirements of the public works contract be reduced from \$5 million to \$2 million. Mr. Verhulp has authorized the change based on the value of the contract.

Port of Pasco contracts

Mr. Bowen said the proposed contract with the Port of Pasco for the Facilities building and ground reads basically that the county is the owner of the building: if something needs fixing, the county will fix it. It is a 30-day, month-to-month contract. The county would have to insure the building.

COUNTY ADMINISTRATOR (continuing)

Information Services Director Kevin Scott joined the meeting.

Security System for Courthouse complex

Mr. Bowen said there are varying degrees of security. Mr. Brock doesn't want to see the county commit a lot of money for something that doesn't do what we want to get done. He said the cost is an awful lot of money.

Someone would be monitoring the facilities 24 hours a day. In off hours, the jail would do the monitoring.

Chief Accountant Tom Westerman joined the audience.

Mr. Bowen recommended moving forward on the perimeter fence.

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Mrs. Corkrum asked if other county employees have reviewed the proposal.
Mr. Bowen said all the stakeholders are in favor of this design.

Mr. Brock asked what would it cost just for the security to run one entrance.
Mr. Scott estimated it would cost about \$50,000 for the metal detector and X-ray station as a one-time cost.

The Board asked Mr. Bowen to proceed with the design. Mr. Koch asked Mr. Bowen to find out if using U.S. Commodities will save some money.

Unemployment Budget

The Unemployment fund is short of funds. The Board reviewed the budget figures prepared by Mr. Westerman. He would like to supplement the fund by \$20,000. Mr. Westerman said we budget \$150 per employee per year.

The Board decided to set a public hearing to consider increasing the Miscellaneous Budget Unemployment Fund by \$20,000 using funds from the Salary Contingency line item.

Mr. Westerman said in 2007 there will only be four payments for Unemployment.

Recessed at 11:49 a.m.

Reconvened at 11:52 a.m.

Facilities Department: Lease with Port of Pasco

Motion – Mr. Brock: I move for the approval of Resolution 2006-494 as specified.

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

Facilities Department: Wireless Connectivity

Mr. Bowen said Mr. Scott has recommended that the Facilities Department be tied into the rest of the county departments for computer services. Mr. Scott reviewed a spreadsheet of options with the Board.

He reviewed his recommendation. Instead of paying to have another data server, we can hook up an antenna on top of the Public Works building and go wireless to the Facilities building. He has checked with the appropriate people who have said there will be no problems. It will involve higher startup costs but the ongoing cost is less than any other option. The Facilities Department employees will have email access, internet

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access, and access to exchange files with departments. It has about a 13-month payoff. It will give the Facilities Department what every other department has. IS has identified some money that can be used from the Capital Outlay budget that was allocated for other projects, some of which has not been needed. The Board gave **consensus approval**. Mr. Scott said we've identified a used copier and used computer that can be placed in the Facilities Department.

Motion – Mr. Brock: I move for the approval of Resolution 2006-495 as specified.

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

Executive Session at 11:59 a.m. expected to last 20 minutes based on RCW 42.30.110(1)(g), evaluate qualifications of applicant for employment or review performance of public employee.

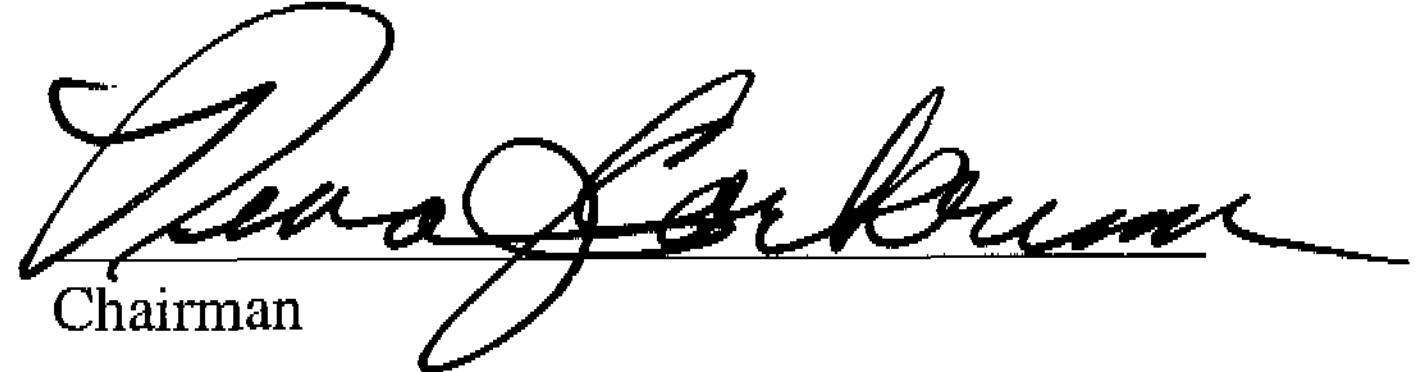
Open Session at 12:05 p.m.

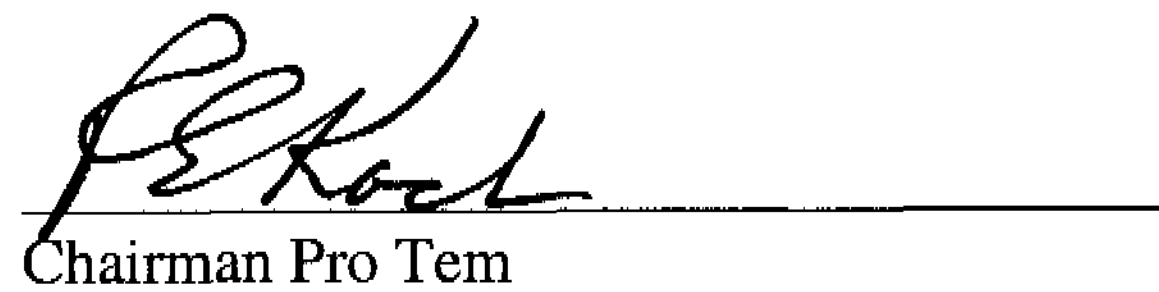
Adjourned at 12:05 p.m.

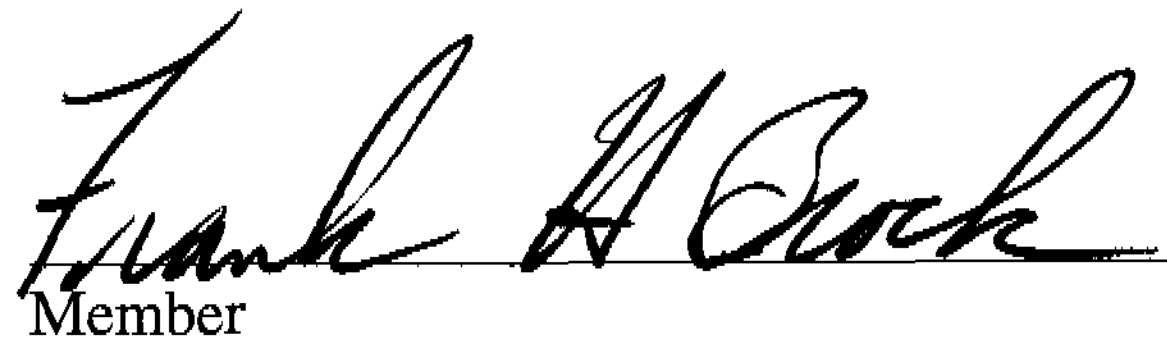
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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until October 9, 2006.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON


Chairman


Chairman Pro Tem


Member

Attest:


Clerk to the Board

Approved and signed October 9, 2006.

awarded to:

JACQUE SONDERMAN

Thank you for your generous contribution of time and talent. The Courthouse re-dedication was a success thanks to you!

presented by
THE BOARD OF FRANKLIN
COUNTY COMMISSIONERS

New York Times, September 19, 1991

October 4, 2006

Robert H. Koch Chairman Pro Tem

October 4, 2006

Frank H. Brock, Member

October 4, 2006



CERTIFICATE OF APPRECIATION

awarded to:

SHEREL WEBB

Thank you for your generous
contribution of time and talent. The
Courthouse re-dedication was a
success thanks to you!

presented by
THE BOARD OF FRANKLIN
COUNTY COMMISSIONERS

Nancy Calhoun, Chairman

October 4, 2006

Robert L. Koch, Chairman Pro Tem

October 4, 2006

Frank H. Brock, Member

October 4, 2006



CERTIFICATE OF APPRECIATION

awarded to:

ANN HAYDEN

Thank you for your generous
contribution of time and talent. The
Courthouse re-dedication was a
success thanks to you!

presented by
THE BOARD OF FRANKLIN
COUNTY COMMISSIONERS

Robert L. Koch, Chairman

Robert L. Koch, Chairman Pro Tem

Frank H. Brock, Member

October 4, 2006

October 4, 2006

October 4, 2006



Franklin County Auditor

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

October 4, 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, October 4, 2006,

Move that the following warrants be approved for payment:

FUND	WARRANT	AMOUNT
Expenditures	Range	Issued
Current Expense	53138-53163	\$5,606.57
Current Expense	53164	\$551.37
Crime Victims	357-360	\$1,811.48
TRAC	9892-9931	\$29,824.04
FC RV Facility	272-273	\$1,626.92
DOC Building Inspect	5-6	\$120.83

In the amount of \$39,541.21. The motion was seconded by
And passed by a vote of 3 to 0



FRANKLIN COUNTY ACTION SUMMARY

Agenda Item: Ziegler Construction	<u>TYPE OF ACTION NEEDED</u>	Consent Agenda
Meeting Date: October 4, 2006	Execute Contract	Public Hearing X
Subject: SP-2006-17 to short plat 3.02 acres into three (3) 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 approximately 3.02 acres into three (3) lots. As proposed, Lot #1 and Lot # 2 are each approximately 0.78 acres in size. Lot #3 is 1.46 acres in size. The property is zoned Residential Suburban 20,000 (RS-20).

The property is located west of Road 84, east of Road 88, between Richardson Road and Court Street near site address 8517 W Court Street (118-271-479).

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 not 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.

GENERAL COMMENTS:

1. **Fire Code Official:** Because this area is covered by Volunteer Fire District # 3 for fire suppression in this area, and because there are sufficient Fire Hydrants located within a 500 foot area that will provide protection to these lots NO Conditions are required other than meeting Franklin County Building & Zoning requirements.

CONDITIONS OF APPROVAL:

1. **Benton Franklin Health Department:** The applicant shall meet and comply with the requirements of the Benton-Franklin Health Department (see letter dated September 5, 2006 for specifics).
2. **Franklin PUD:** A 10' ft. utility easement shall be provided and shown on the plat across the northern portion of Lots 1 and 2 adjacent to Richardson Road.
3. **Franklin County GIS/Assessor:** The legal description on the plat is not correct.
4. **Franklin County Irrigation District:** Applicant shall comply with FCID standards including the placement of valves to each lot.
5. **Franklin County 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. **Note: The surveyor has already submitted closure notes that had some differences with what was shown on the plat and has agreed to submit corrected notes and plat drawing before the final signing.**
 - b. Add the following note to the plat: Lot owners shall agree to participate in future L.I.D./R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers.

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6. 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. Lots 1 and 2 are each less than one (1) acre in size. With this, the owner(s) will need to comply with the City of Pasco's standards for extending city water service to each applicable lot.
- c. Lots 1 and 2 are subject to a Park Dedication Fee (\$300.00 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 1 or 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 Park Dedication Fees apply to Lots 1 and 2. This shall be paid prior to building permit issuance for a new home on Lot 1 or Lot 2.**
- d. Signature Blocks shall be provided for the following: County Engineer, County Auditor, Franklin County Irrigation District, Franklin PUD, 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 2006-17, subject to the seven (7) findings of fact and six (6) conditions of approval.

FRANKLIN COUNTY ACTION SUMMARY

Agenda Item: Don and Eleanor Warren	<u>TYPE OF ACTION NEEDED</u>	Consent Agenda
Meeting Date: October 4, 2006	Execute Contract	Public Hearing X
Subject: SP-2006-18 to short plat 124.47 acres into three (3) 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 approximately 124.47 acres into three (3) lots. As proposed, Lot #1 is 117.15 acres, Lot #2 is 4.08 acres and Lot #3 is approximately 3.24 acres in size. The property is zoned Agricultural Production 20 (AP-20).

The property is located west of Taylor Flats Road, south of Fir Road, near site address 312 Fir Lane (123-180-085).

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 not 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.

GENERAL COMMENTS:

1. **Fire District #1:** No comments.

CONDITIONS OF APPROVAL:

1. **Benton Franklin Health Department:** The applicant shall meet and comply with the requirements of the Benton-Franklin Health Department (see letter dated September 19, 2006 for specifics).
2. **Big Bend REA:** Applicant shall meet and comply with the Big Bend Electric Standards.
3. **Franklin County GIS/Assessor:** Assessor's records and title report show different ownership than the plat. Owners need to contact the Assessor's Office regarding crops and improvements.
4. **USBR:** The applicant shall meet and comply with the requirements of the United States Bureau of Reclamation (see letter dated September 21, 2006 for specific requirements).
5. **South Columbia Basin Irrigation District:** Applicant shall meet and comply with the SCBID standards.
6. **Fire Code Official:** The following separation standards shall be required for all new structures on each lot and or parcel unless there is a fire hydrant located within 500 feet of the proposed building/structures.
 - 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 centerline 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.**

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7. Franklin County 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. Note: The surveyor has already submitted closure notes that had some differences with what was shown on the plat and has agreed to submit corrected notes and plat drawing before the final signing.
- b. Fir Lane is the existing access to this plat, Fir Lane shall be shown on the plat and labeled as such. Also, there needs to be an access easement from Lot 3 providing access to Lots 2 and 1. This easement shall be shown on the plat and labeled as such, too.

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.
- c. Lot 1 and Lot 2 are subject to Park Dedication Fees (\$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 Park Dedication Fees apply to Lots 1 and 2. This shall be paid prior to building permit issuance for a new home on Lots 1 and 2.**
- d. Signature Blocks shall be provided for the following: County Engineer, County Auditor, South Columbia Basin Irrigation District, Big Bend REA, 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 2006-18, subject to the seven (7) findings of fact and eight (8) conditions of approval.

**FRANKLIN COUNTY
NOTICE OF INTENT TO SURPLUS AND SELL
COUNTY EQUIPMENT**

NOTICE IS HEREBY GIVEN, that a hearing will be held on October 23, 2006 at 9:45 a.m., in the Commissioner's Meeting Room of the Franklin County Courthouse, Pasco, Washington, for the purpose of considering the advisability of declaring surplus and putting up for public sale the following described equipment and property owned by Franklin County.

<u>Description</u>	<u>Serial #</u>
CS-2113 2001 CHEVROLET IMPALA (Sheriff)	2G1WF55K619320312
CS-2118 2001 CHEVROLET IMPALA (Sheriff)	2G1WF55K619322786
HT-9010 1989 SAND SPREADER	HIGHWAY MODEL E-2020

Dated this 4th day of October, 2006.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON


Neva J. Corkrum, Chair


Robert E. Koch, Chair Pro Tem


Frank H. Brock, Member

Attest:


Clerk of the Board