

COMMISSIONERS RECORD 48
FRANKLIN COUNTY
Commissioners' Proceeding for March 21, 2007

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

OFFICE BUSINESS

Secretary Patricia Shults met with the Board. Present in audience: Dr. Larry Jecha.

Consent Agenda

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

1. Approval to cast an affirmative vote for Tyrone Riggle of Riggle Plumbing to fill the Specialty Contractor position on the Mid-Columbia Building Appeals Commission, and authorizing the Chairman to sign the Benton-Franklin Council of Governments form on behalf of the Board. (Exhibit 1)
2. Approval of County Road Fund payroll in the amount of \$63,469.18 and Motor Vehicle Fund payroll in the amount of \$10,665.10 for pay period ending March 22, 2007.

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

Vouchers

Motion – Mr. Miller: I move approval of vouchers as listed: Jail Commissary warrants 2307 through 2311 for \$4,510.83; Franklin County Enhanced 911 warrants 1243 through 1245 for \$10,683.67; Election Equipment warrant 398 for \$733.96; Auditor O&M warrants 411 through 414 for \$2,928.58; Current Expense warrants 56090 through 56106 for \$72,762.94; Current Expense warrants 56107 through 56124 for \$5,750.03; Franklin County RV Facility warrants 325 through 329 for \$2,652.64; and Current Expense warrants 56125 through 56148 for \$24,332.99; for a total of \$124,355.64. Second by Mrs. Corkrum. 3:0 vote in favor. (Exhibit 2)

HEALTH DISTRICT

Dr. Larry Jecha met with the Board.

Department Update

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The legislature has approved some dedicated funding for Health Districts which has never been available before. The Health District will be making plans so they are prepared when the money becomes available. Some staffing will be added. The Health Districts will receive some money from a tax on cigarettes.

Septic Systems

Mrs. Corkrum asked if there is new legislation regarding septic systems. Dr. Jecha is not aware of inspection changes.

Public Health Week

Public Health Week is the first week in April. The Health District will be sending some of the county's mosquito control staff to Olympia to participate in an educational presentation at the request of the state Health Department.

Vector Meetings

West Nile Virus meetings will now be called Vector meetings because there is more to worry about than just West Nile Virus. The Mosquito Control District will have a press conference at 1:30 today to help people start thinking about West Nile Virus.

Behavioral Risk Survey

A behavioral risk survey has been completed. Dr. Jecha will be briefing the Board of Health about the survey results. One concern is that the rate of obesity is up from three years ago. The Community Health Alliance hopes to use the survey results to make some changes.

PLANNING AND BUILDING DEPARTMENT

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

Public Meeting: Subdivision SUB 2007-02 for applicant Kent Sanders. A preliminary plat to subdivide approximately 4.53 acres into six single-family residential lots. The property is zoned Residential Suburban 20,000 (RS-20). The land is located within the Pasco Urban Growth Boundary.

Public Meeting convened at 9:30 a.m. Present: Commissioners Koch, Corkrum, and Miller; County Administrator Fred Bowen; Planning Director Jerrod MacPherson;

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Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. No one was present in the audience.

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

Mr. MacPherson showed a vicinity map of 2004 aerials with parcel overlay on the screen. He also showed a more close-up view. The application deals with some irrigation water rights issues. There is one well on 6.45 acres that feeds irrigation water to five pieces of property. Mr. Wendt and Mr. MacPherson reviewed the information listed in Condition of Approval 9(j) on pages 4 and 5. The applicant wants to decommission the well. The applicant would be required to work with adjacent property owners in order to do that. They would basically have to release their water rights, filing with the Department of Ecology and the Auditor's Office. The owner would either have to purchase the water rights or do something else to make them happy and whole.

Mr. Wendt said if the applicant can't make them happy, his other choice is to leave the well and put it on one acre. At that point, we'll have to have him hire a neutral party to evaluate the depth of the well and the water supply to see if the well is good enough to accommodate the half-acre sites in addition to providing water to the two other parties. Another thing he could do is bring Franklin County Irrigation District (FCID) into this development and service the half-acre lots, leave the well on a one-acre lot and continue providing service to the two other parties. He has a lot of different options. He could transfer the water to another person's property, decommission the well, and then dig a new well for the two adjacent property owners. Mr. Wendt said we've outlined the options in the Condition of Approval. Mr. MacPherson answered the Board's questions. He said the three current property owners get year-round water. They have no bill from the irrigation district. The well is an old hand-dug well, about 20 feet deep.

Mr. MacPherson said there is a shed on the property that houses the well. Each property has a pump in the wellhouse with its own meter. Mr. Wendt said if the well is decommissioned, the FCID has the right to take the water rights.

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Mr. MacPherson said the cheapest and easiest option might be for Mr. Sanders to relinquish his portion of the water rights and transfer it to the neighbor to the north. Mr. Sanders would then need to dig a new well.

Mrs. Corkrum asked about on-site sewage systems because of the high water table at about 20 feet. Mr. MacPherson said there is a wide variance in the water table level of the various lots.

Mr. Koch asked if they give up the water rights for the plat, what are they going to use for irrigation? Mr. MacPherson said it would be required that they bring FCID in to their properties. If they choose to relinquish their water right and transfer the well to the north, they would have to extend irrigation water to the property. They could do it at the same time they do city water.

Mrs. Corkrum asked if Lot 3 with the well on it makes Lot 3 not buildable. Mr. MacPherson said two lots would have to be combined. There is an existing house on Lot 3 so the applicant can either keep the house or demolish it and/or build a new one, but it is a buildable lot.

Mr. MacPherson showed the 11 lots of the subdivision on the screen. They will have city water. A paved road will be built to county standards.

Mrs. Corkrum asked if Road 64 is a full width road. Mr. Wendt said he believes they have to show it but do not have to do any widening.

Mr. Wendt reviewed the Conditions of Approval.

Mr. MacPherson thanked Mr. Verhulp for his work on the language of the conditions for the water rights.

Motion – Mrs. Corkrum: I move we grant preliminary approval of subdivision application SUB 2007-02 subject to the six findings of fact and nine conditions. Second by Mr. Miller. This is Resolution 2007-127.

PROSECUTOR

Chief Civil Deputy Prosecutor Ryan Verhulp met with the Board.

Executive Session at 9:49 a.m. regarding current pending civil litigation expected to last less than 15 minutes based on RCW 42.30.110(1)(i).

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Open Session at 10:02 a.m.

Motion – Mr. Miller: Mr. Chairman, I move that we issue a \$200 warrant to Franklin County Superior Court Clerk for payment of filing fee for a cross-claim in a civil litigation. Second by Mrs. Corkrum. 3:0 vote in favor. This is Resolution 2007-128.

Tri-City Herald Reporter Joe Chapman joined the audience.

Risk Pool Report

Mr. Verhulp has provided the Risk Pool with a voluminous report at their request.

Retirement gifts, plaques or awards

Mr. Verhulp said through his research he has determined that not more than a nominal amount can be spent on award plaques and similar items. The statute does not give specific guidance, just a general conclusion that “nominal” means these amounts. He feels “nominal” would be \$15 to \$25.

Mr. Bowen asked if the Board would set the “nominal” amount. Mrs. Corkrum said she thinks to be clear, the Board should just not allow it. Mr. Bowen thinks even \$50 is a small amount for someone who has worked for the county for, say, 35 years.

Mr. Verhulp said he thinks the only way to know for sure is to ask the state auditor what is acceptable. He thinks \$15 to \$25 is probably permitted under the law and can be supported but if the auditor says otherwise, that should be followed. Mr. Verhulp said it is essentially the Board who is setting the value and determining what is “nominal.” Mr. Koch will have staff prepare a letter to the state auditor.

Recessed at 10:09 a.m.

Reconvened at 10:16 a.m.

PUBLIC WORKS

Engineer Tim Fife met with the Board. Present in audience: Joe Chapman.

Vouchers

Motion – Mrs. Corkrum: I move approval for vouchers for County Road Fund for \$88,179.85; MV & PW Equipment for \$49,077.23; Solid Waste Fund for \$1622.58; and Solid Waste Fund for \$305.12. Second by Mr. Miller. 3:0 vote in favor. (Exhibit 4)

Interlocal Agreement for Franklin County Rural SAFETEA-LU Program

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Mr. Fife gave the Board a draft of an interlocal agreement. If the other entities sign the agreement, they are agreeing not to submit projects in return for the county giving the cities the same amount of money as in the past. The other entities are the Port of Pasco and the cities of Kahlottus, Connell, and Mesa. They receive more per dollar by doing it this way. They can put the money on local access projects. They sometimes use the money to hire the county back to do a chip seal or other projects.

The Board members all agreed that since the county has done this in the past, they do not feel the agreement needs review by the Prosecutor's Office.

Grindings

Mr. Fife said Inland Asphalt is bidding on a project with significant grindings. The county may be able to get the grindings and use them to save some money on some county projects such as the Public Works Trust Fund (PWTF) project to pave some gravel roads and another small project.

Judith Gidley and Cricket Cordova joined the audience.

R-170 presentation

Phil Merrell with HDR Engineering gave a presentation called the County Road 170 Landslide Response Draft Location Report. The location study portion of the work is just being concluded.

Mr. Merrell said we put out two newsletters that were mailed out to residents in the area and anyone that we could find that might be interested in it. We also held a workshop at the Basin City Elementary School. It was a good public process. Mr. Merrell said, "I just have to comment, this has been the most reasonable and accommodating group of community that I've worked with. The people out there are very concerned about doing the right thing. They really don't want to affect their neighbors. It's really been a pleasure to work with the folks out there."

Mr. Merrell reviewed the recommended alternatives. He said one of the big discussions that we had with landowners was the impacts on farming operations. One result of the discussions was an effort to work with the South Columbia Basin Irrigation District (SCBID) and possibly relocate the road on top of the irrigation district's canal.

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Mr. Merrell gave the Board a draft Thornton Landslide Location Report dated April 2007. It includes a summary of comments received over time. Mr. Merrell said people have to consider the comments based on when they were received. A third alternate was added over the course of discussions. The four criteria included in the study are: safety, impacts, cost, and traffic flow. The study is still at the conceptual level design so there is a range of cost numbers.

Mr. Miller asked whether there is a need for a passing lane in some areas. Mr. Fife answered, explaining the proposed design of various sections of the road.

Motion – Mr. Miller: I move that we set a date for public hearing to consider establishing a new route for a portion of County Road 170 on April 11, 2007, at the county courthouse at 9:30 a.m. Second by Mrs. Corkrum. 3:0 vote in favor. This is Resolution 2007-129.

Mr. Fife said the preferred alternative is more expensive. One portion is a pipe for the canal costing about \$800,000. Mr. Fife said the irrigation district supported us using the right-of-way and gave us the right to use it but they don't have any money. They probably will do some design work. Funding sources are not yet identified.

Mr. Koch said the report is labeled "draft." He asked how close are we to a final report? Mr. Merrell said very close, probably next week. He wanted the Board to look at it and decide if they are comfortable with it. Mr. Koch would like to send one to Senator Cantwell's office as soon as possible to help answer some of the questions from the senator's aide.

Mr. Merrell described the efforts to do a newsletter. The process has had very good input.

Mrs. Corkrum asked that the maps be prepared for the public. Reporter Joe Chapman said he will try to include the maps in the Tri-City Herald.

COMMUNITY ACTION COMMITTEE (CAC)

Judith Gidley and Cricket Cordova met with the Board.

4th Quarter Report on Home Base Program

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Ms. Gidley gave the Board a verbal and written Home Base 2006 4th Quarter Report (Exhibit 5). Franklin County contributes \$20,000 match money for the Homeless Grant Assistance Program (HGAP) which is described in section C of the report. The second page of the report shows a breakdown of types of services that came through the agency for the entire 2006 year. She explained what each service entails.

The Homeless Management Information System (HMIS) had 1059 entries in its database as of January 1. There are now additional people listed in the database. It is used to connect us to our community partners and satellite agencies and churches.

Point In Time Count

Ms. Gidley gave the Board the Point-In-Time (PIT) Survey Report. She said we did a more thorough PIT count this year and the numbers went down. Next year we hope to be able to show a trend. We were surprised to find that we had as many veterans as we did because the number was enormously more than what we had the year before as well as there was a veterans rally going on in Walla Walla. Ms. Gidley referred to question #19 about how many have post-high school education as well as two- to four-year college graduates. She said homelessness is not just about people who are poor and uneducated. About 30% of the homeless are children. Ms. Gidley said we were really pleased with the PIT count. She said we were pleased to have Commissioners Miller and Koch participate. The current report includes the Benton County Jail but not the Franklin County Jail. The next PIT count will also include the Franklin County Jail.

Selection of Lead Agency for ESAP, ESG, and THOR

Ms. Gidley said this year is the first time that the state is requiring a lead agency to be selected to operate the Emergency Shelter Assistance Program (ESAP) and Emergency Shelter Grant (ESG) program. It has been operated for over 20 years by CAC. Ms. Gidley told the Board how the program has functioned and the agencies involved. The Transitional Housing and Operating Rents (THOR) program has been operated for over five years by the CAC. No one else had wanted to do it. The new RFP outlined the process for selection of the lead agency. The recommendation has come that

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it stay with the CAC. The Benton-Franklin Housing Continuum of Care voted to confirm that recommendation.

Ms. Gidley said the responsibility of the lead agency is to see to it that all three of the plans meet the 10-year plan to reduce homelessness. She said the 10-year plan as written includes efforts that ESAP, ESG and THOR did and the goals to raise those results. Ms. Gidley asked for approval of the attachment labeled Form G which is the County Government Certification.

Motion – Mrs. Corkrum: I move approval of Form G, County Government Certification, for Franklin County appointing lead agency Benton Franklin Community Action Committee for the three programs, Emergency Shelter and Assistance Program, Emergency Shelter Grant, and Transitional Housing, Operating and Rent grant, and allow the Chairman to sign in behalf of the Board. Second by Mr. Miller. 3:0 vote in favor. (Exhibit 6)

BIG BEND RESOURCE CONSERVATION & DEVELOPMENT

Mr. Koch told the Board about a recent meeting he attended. The old school in Ritzville is a historic landmark but is not being used. A woman is hoping to use the building for a historic renovation class like a technical college to teach historic restoration and use that building as a workshop and class.

COUNTY CLERK

County Clerk Mike Killian met with the Board. Present in audience: Chris Giles, Joe Chapman, Jim Sovlia, Scott Hagensicker, Dale Hollandworth, Michael Campbell and Craig Kelly.

Department Update

Mr. Killian said as of yesterday, over \$17 million is owed to Franklin County from 4916 criminal cases. One staff member is working those cases now. So far this year we've collected \$366,000 of the amount. The county will keep about \$120,000 of the \$366,000. It is separate from a \$100 fee we collect on every case. As of yesterday, the county has collected \$29,000 from the \$100 fee that remains 100% in the county Current Expense.

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So far this year, 733 passport applications have been processed, which is more than in all of 2005. The revenue is \$22,000 which is 100% Current Expense. It now takes 10 to 12 weeks to receive a passport.

Four jury trials were held in January, five were held in February, and five are being held in March. Juror payment reimbursement is coming every month. If the legislature does not approve the program to continue, the increased juror reimbursement amount will end on June 30.

Mr. Killian said if enough jurors for two trials cannot be seated from Franklin County, one trial may have to go to Spokane County and one to Snohomish County.

About 1200 pages of court documents are being scanned daily in Superior Court.

COUNTY ADMINISTRATOR

County Administrator Fred Bowen met with the Board.

Bid Opening: Building Environmental Maintenance System (HVAC System)

Facilities Director Christian Giles joined the meeting. Present in audience: Joe Chapman, Jim Sovlia, Scott Hagensicker, Dale Hollandworth, Michael Campbell and Craig Kelly.

Three bids were received for a three-year period:

Johnson Control, Spokane	\$188,836
Campbell & Company, Pasco	\$160,998.78
Apollo Sheet Metal, Kennewick	\$146,936.03

Mr. Bowen said the bids will be reviewed with a recommendation for award expected on Monday. The bid is for maintenance on our existing HVAC throughout the county.

The people in the audience left.

Blackout blinds in meeting room

Mr. Giles will get a cost estimate for the blackout blinds to the Board for review.

Mr. Giles left the meeting.

Terry Tanner Contract

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Mr. Bowen gave the Board an update on the proposed contract with Terry Tanner. The money for the contract will be paid by Human Services.

Motion – Mr. Miller: Mr. Chairman, I move approval of a Professional Services Agreement with Terry Tanner for representation of indigent individuals subject to involuntary commitment proceedings in Franklin County. Second by Mrs. Corkrum. 3:0 vote in favor. This is Resolution 2007-130.

Franklin County Work Release Remodel

Mr. Bowen asked for approval of a contract with Three Rivers Mechanical for work on the Jail remodel in the area where Work Release used to be located.

Motion – Mr. Miller: I move that we approve the Public Works Contract between Franklin County and Three Rivers Mechanical, Inc., to perform services for Work Release. Second by Mrs. Corkrum. 3:0 vote in favor. This is Resolution 2007-131.

Personnel

The Information Services Director has asked for approval to use a personality test as part of the hiring process for a new network manager. It costs \$165. The funds are available in the IS budget.

In response to a question, Mr. Bowen said it is possible the test could be used for all new hires. Mrs. Corkrum asked if an applicant has to be notified before applying. Mr. Bowen said the Human Resources Director does not think so.

The personality test is a written test given on the internet and submitted to the company. The company would return the results to the county. The Board **gave approval.**

Project Status Report

Mr. Bowen gave the Board a project status report. He said the Board has talked about the desire to keep \$1 million in the Rainy Day fund at all times for cash flow purposes. He asked for approval to use Rainy Day funds to take care of a Port of Pasco loan amount and a grant for the Treasurer that will be reimbursed if it is approved. If it is not approved, the funds will not be spent. The Board **gave approval.**

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Capital Projects Budget information was reviewed. It includes a list of all the proposed projects. Mr. Bowen would like to approach the projects one at a time. The two projects on the list that are not actually committed yet are the Courthouse security project and the TRAC parking lots project. Mr. Koch said he has a little bit of a problem with a parking lot that costs three-quarters of a million dollars. There was discussion about the Ben Franklin Transit funds that will be available for a portion of the parking lot work. Mr. Bowen said it is not a transfer station but a bus pullout area with some parking spots. Mr. Bowen said the county has allowed the Transit to have a park and ride area, not a bus transfer station. Mr. Koch said we may need to have someone from Transit tell us what they want, because he has heard a different version. Mr. Bowen said Transit did want a transfer station but discussions have occurred since that request. He said the county has talked about possibly allowing Transit to do a transfer station in a bare parking lot across the street from this area but Transit has not committed to do that. Mr. Bowen described meetings that have been occurring with Transit to begin design work.

The Courthouse Budget information was reviewed including a list of projects that have been earmarked out of the Courthouse Restoration fund. Two projects on the list that may change are remodeling of the existing Health District building near the Courthouse and moving a portable building to another county-owned lot. Consideration is being given to moving the Print Shop to the remodeled building so the Print Shop will continue to have access for UPS and other deliveries and move the Coroner where the Print Shop is because he does not need the public access.

In summary of the projects listed and the budget funds available, Mr. Bowen said the county can complete its projects and still have \$1 million set aside.

Mr. Bowen said he thinks there is a need for some software replacement in the Auditor's office. He would recommend not doing the TRAC parking lot at this time.

Mr. Koch said the streamlined sales tax legislation is going to the governor for signature. According to a matrix that he has reviewed, he thinks some of the funds could be used for some of these projects.

Other Business

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Mr. Bowen said the stanchions for signs for the stairs have been ordered.

Mr. Koch asked about work on exit routes. Mr. Bowen will find out more information.

Mr. Bowen said he understands the Board will review the entire budget in July, not just the requests that have come in for additional expenditures. The Board agreed.

The budget information includes a small amount in the L&I Reserve Fund. The Board told Mr. Bowen it no longer needs to be included in his report.

Mrs. Corkrum asked if a reserve is building up in the Distressed Capital Bonds account. Mr. Bowen said last year it was capped out completely. Mrs. Corkrum pointed out how the fund is building up. Mr. Bowen will look into the fund. It is based on sales tax, which has been increasing in Franklin County.

MINUTES


Motion -- Mr. Miller: Mr. Chairman, I move that we approve the Commissioner Proceedings of March 19, 2007. Second by Mr. Koch. 2:0 vote in favor. Mrs. Corkrum abstained because she was absent.


Adjourned at 12:22 p.m.

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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until March 26, 2007.

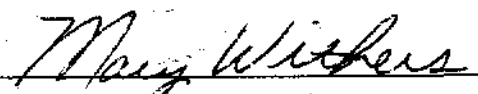
BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON


Chairman

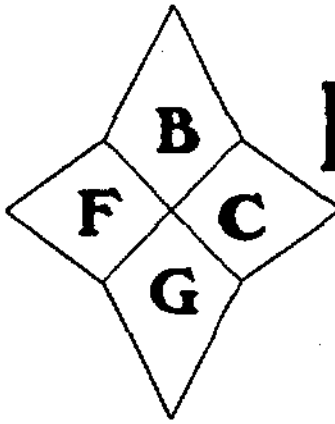

Chairman Pro Tem


Member

Attest:


Clerk to the Board

Approved and signed March 28, 2007.



Benton-Franklin Council Of Governments

1622 Terminal Drive
P.O. Box 217
Richland, WA 99352

Phone : (509) 943-9185
Fax: (509) 943-6756
Website: www.benton-franklin.cog.wa.us

MID-COLUMBIA BUILDING APPEALS COMMISSION

Please complete both forms.

Mr. Tyrone Riggle has indicated his willingness to be appointed to the Specialty Contractor position

_____ Cast an affirmative vote

_____ Cast a negative vote

_____ Abstain

_____ Request a group meeting to discuss

Signature

[Signature]

Title

Chairman

Jurisdiction

Franklin County

Please return to:

Gwen Luper
BFCG
P O Box 217
Richland, WA 99352
943-6756

Or Fax to:

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

2007 Vouchers

March 21, 2007

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 21, 2007

Move that the following warrants be approved for payment:



FUND Expenditures	WARRANT		Amount Issued
	From:	To:	
Jail Commissary	2307	2311	\$4,510.83
FC Enhanced 911	1243	1245	\$10,683.67
Election Equipment	398	398	\$733.96
Auditor O&M	411	414	\$2,928.58
Current Expense	56090	56106	\$72,762.94
Current Expense	56107	56124	\$5,750.03
FC RV Facility	325	329	\$2,652.64
Current Expense	56125	56148	\$24,332.99

In the amount of 124,355.64. 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

FRANKLIN COUNTY ACTION SUMMARY

Agenda Item: Kent Sanders	<u>TYPE OF ACTION NEEDED</u>	Consent Agenda
Meeting Date: March 21, 2007	Execute Contract	
Subject: SUB-2007-02, to subdivide 6.45 acres into eleven (11) single-family residential lots	Pass Resolution X	
	Pass Ordinance	
Prepared By: Greg Wendt	Pass Motion X	Other: <i>Public Meeting</i> <i>** Preliminary Approval</i>
Reviewed By: Jerrod MacPherson	Other	

BACKGROUND INFORMATION

The applicant has submitted a preliminary plat to subdivide approximately 6.45 acres into eleven (11) single-family residential lots. The property is zoned Residential Suburban 20,000 (RS-20). The lots range in size from 20,646 square feet to 22,826 square feet. The land is located within the Pasco Urban Growth Boundary.

The land is located north of Court Street, south of Wernett Road and along the west side of Road 64 near site address 2021 Road 64 (118-591-089).

If approved, Preliminary Approval will allow the applicant 5 years to complete and record the final subdivision plat.

SUMMARY

At the regularly scheduled Planning Commission hearing on March 6, 2007 the Planning Commission voted to forward a positive recommendation (unanimous decision) for this application to the Board of County Commissioners subject to the following six (6) findings of fact and nine (9) conditions of approval:

Findings of Fact:

1. Adequate provisions **have been** made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds and other public needs.
2. The proposed subdivision **does** contribute to the orderly development and land use patterns in the area.
3. The public use and interest **will be** served by permitting the proposed subdivision.
4. The proposed subdivision **does** conform to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners.
5. The proposed subdivision **does** conform to the comprehensive plan and zoning requirements.
6. The proposed subdivision **does** conform to the general purposes of the Subdivision Ordinance.

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Conditions of Approval:

1. The applicant has a preliminary plat to subdivide approximately approximately 6.45 acres into eleven (11) single-family residential lots. The property is zoned Residential Suburban 20,000 (RS-20). Lots range in size from 20,646 square feet to 22,826 square feet. The land is located within the Pasco Urban Growth Boundary.

The land is located north of Court Street, south of Wernett Road and along the west side of Road 64 near site address 2021 Road 64 (118-591-089).

2. Applicant shall comply with the County Public Works requirements including the following:
 - 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. The plat is also missing all of the standard signature blocks, dedications, title blocks, notes and etc. that are normally found on a standard subdivision plat;
 - c. All right of ways for Road 1 (the new internal County Road) and Road 64 shall be shown and labeled on the plat as dedicated;
 - d. The owner(s) shall construct the proposed Road 1 (the new internal County Road) shown on the plat to the current county standards for hard surfaced roads. They (the owners) shall also submit design and construction plans certified and stamped by a licensed professional engineer including drainage notes, calculations or statements on how the drainage will be taken care of. The drawings shall be as-built after construction and a mylar copy submitted to public works for their records prior to being accepted into the county road system.
 - e. The developer's contractor shall work with the public works department regarding construction schedules, inspection and any testing that may be required by the county.
 - f. **Add the following notes to the plat:** 1) Approach permits are required for any new approaches onto county roads; and 2) Lot owners shall agree to participate in any future L.I.D./R.I.D.'s for roads, drainage, curb & gutters, streetlights, storm sewers, water and/or sanitary sewers; and 3) Access to Lots 1 and 11 shall be from Road 1 (the new internal County Road), not Road 64.
3. Benton-Franklin Health District: Applicant shall meet and comply with the standards of the Benton-Franklin Health Department. (See letter dated February 26, 2007).
4. Franklin PUD: Applicant shall meet and comply with the standards of the Franklin PUD. This includes providing a 10' utility easement parallel and adjacent to all roadways and the PUD's standard statement on the Plat. (See letter dated December 11, 2006 from the PUD to Stratton Surveying regarding this application).
5. Franklin County Assessor's Dept.: Prior to final review and approval the applicant shall submit a copy of the Final Plat to the Assessor's Office for Cartographer review of the Final Plat Survey. The Plat shall be reviewed for legal descriptions, signature blocks, dedications, etc.

*Action Summary**SUB-2007-02**Page 3*

6. Franklin County Irrigation District: The land is within the Irrigation District Service Area but is not currently being served or assessed by the District. If the owner wishes to be served irrigation water by the District he/she will need to contact us for specifics.
7. Fire Code Official and Fire District #3: Two (2) fire hydrants are required to service the development. Hydrant #1 is to be located at the SE corner of Lot #1 and Hydrant #2 is to be located at the SW corner of Lot #4.
8. City of Pasco: Water will need to be extended through the length of this property from the existing water line located to the north in Road 64. Installation of the water main must comply with the City of Pasco standards. Water is to be extended through the length of the cul-de-sac. All water lines to be installed within a public Right of Way. Right of Way dedication will be required along Road 64 from its current point of termination through the length of the plat. Annexation agreements will be required for all existing & proposed lots. No water service to any lot will be provided until such time as any existing residence has signed an annexation agreement with the City of Pasco.
9. The County Planning Department has determined the following for this application:
 - a. The land to be subdivided is zoned RS-20.
 - b. The land is located within the City of Pasco's Urban Growth Area Boundary.
 - c. As proposed by the applicant this project will occur in one (1) Phase and is not a Phased development.
 - d. Final Plat shall be developed by a licensed Surveyor.
 - e. Applicant shall contact the City of Pasco Engineering Department for specifications and requirements for city water.
 - f. During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided. **(This statement shall be placed on the Plat).**
 - g. All lot owners shall provide grass/lawn in the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. Maintenance of the landscaping is the requirement of each individual lot owner. **(This statement shall be placed on the Plat).** This applies only to the developments internal roadway and does not apply to Road 64.
 - h. An existing home is located on original tax parcel number (118-591-089). This home shall be placed within new parcel boundaries in compliance with the required setback standards or demolished prior to final plat approval. If the applicant chooses to demolish the home a permit is required and shall be obtained from the Building Department.

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Page 4

- i. **Irrigation Water Overview:** An existing irrigation well is located on the applicant's property (118-591-089) adjacent to the existing home. A Quit Claim Deed with recording number #348691 and a State of Washington (Dept of Ecology) Certificate of Water Right with recording number #353021 (1975) has been submitted to the Planning Department from adjoining property owners and the County Auditor's Office explaining which properties by legal description may have rights or claims to said well. After mapping the legal descriptions, the following parcels are included in the recorded Certificate of Water Right #353021:
- i. 118-591-089 (Applicant)
 - ii. 118-591-070 (Earley)
 - iii. 118-591-113; 118-591-112; and 118-591-111 (O'Brien)
- j. **Irrigation Water Requirement:** The applicant may choose one (1) of the following two (2) options to proceed with and obtain final plat approval for this development.

Option #1: Continue the operation of the existing irrigation well.

- i. With this option, the proposed parcel of land which will include the well must be a minimum of one (1) acre in size. Prior to final plat approval, the applicant shall provide to the Planning Department written verification that the well is capable of providing the necessary irrigation supply to the proposed development and any lands specified or described in a recorded and valid Certificate of Water Rights filed with Washington State Department of Ecology (see recording #353021 for a Certificate of Water Right). This verification shall be completed by a professional in the field as agreed upon by the Planning Department and the applicant. If adequate water is deemed not available, the applicant shall provide FCID irrigation water to the newly developed properties.
- ii. The existing well house shall be maintained in a fashion as to not become a nuisance or dilapidated building. If the applicant plans to repair or replace the building, a County Building Permit may be necessary depending on size. Applicant shall coordinate this activity with and obtain approval of the Planning Department.
- iii. The well and associated well house shall be maintained by the landowner of the one (1) acre parcel. **Language stating this requirement shall be placed on the plat** in a form meeting the approval of the Planning Department.
- iv. Irrigation easements shall be established on the plat for the location of the irrigation well and associated piping. Pipe and easement location shall be shown on the final plat. Final review and any approval of these requirements shall be conducted by the Planning Department.

Action Summary
SUB-2007-02
Page 5

Option #2: Transfer OR Decommission the existing irrigation well.

- i. **If transfer is sought** the applicant shall provide the Planning Department with the FCID's written approval of such transfer or FCID's written confirmation as to whether transfer is deemed by the FCID to be a requirement of the development. The applicant, and all owners of lands specified or described in a recorded and valid Certificate of Water Rights filed with Washington State Department of Ecology (see recording #353021 for a Certificate of Water Right) shall agree to the transfer. The applicant shall contact the FCID for details regarding transfer and comply with all requirements thereto including Ecology.
- ii. **If decommission is sought** the applicant shall provide the Planning Department with recorded copies of valid Relinquishment of Water Right Certificates filed with Ecology from all owners of lands specified or described in a recorded and valid Certificate of Water Rights filed with Washington State Department of Ecology (see recording #353021 for a Certificate of Water Right). All owners shall agree with the decommission process. Applicant may contact Ecology for procedures to decommission the well and comply with all requirements thereto.
- iii. The well shall be decommissioned in accordance with Ecology standards or transferred to the Franklin County Irrigation District, if deemed to be a requirement of the subdivision by FCID.
- iv. All lots shall comply with the County's minimum lot size standard of 20,000 square feet, subject to Health Department approval.
- v. The development is located within the boundaries of the FCID. **With this, FCID irrigation water shall be extended to all lots in this development.** The applicant shall contact the FCID for details and provide written verification of these requirements to, and in a form approved by the Planning Department.
- k. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- l. The following shall be complied with for Enhanced 911 Emergency purposes: Address blocks shall be provided for all new lots. Addresses and road names should be gained via the Planning Department in coordination with the County's Enhanced 911 Coordinator.
- m. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 03-2000 for specifications. Signature blocks and requirements shall be provided for the following: Franklin PUD; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Franklin County Irrigation District; Benton Franklin Health Department; County Engineer; County Treasurer; County Assessor; and County Auditor.

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SUB-2007-02
Page 6

- n. **All lots** in the development are subject to Park Dedication Fees (\$300.00 per new lot/expected new dwelling unit). These fees may be paid prior to recording the final subdivision plat or at the time when a building permit is to be issued for the applicable lot(s). If the applicant chooses to not pay the fees prior to recording, then **a statement shall be placed on the plat** stating that Park Dedication Fees apply to **All lots** in the development and shall be paid prior to building permit issuance for a new home on each applicable lot.
- o. Preliminary plat approval is valid for a five (5) year period following approval by the Board of County Commissioners.
- p. After final plat recording, one (1) paper copy and one (1) electronic copy (disk, cd, or e-mail-pdf) of the recorded plat shall be distributed to the Planning Director and one (1) paper copy to the County Assessor.

MOTION

Grant approval of subdivision application SUB-2007-02, subject to the six (6) findings of fact and nine (9) conditions.

VOUCHER APPROVAL

WE, THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON DO
 HEREBY CERTIFY THAT THE MERCHANDISE OR SERVICES HEREINAFTER HAVE BEEN RECEIVED AND
 APPROVED FOR PAYMENT IN THE AMOUNT OF \$88,179.85 ON THIS 18TH DAY OF MARCH 2007.

COUNTY ROAD FUND
15000
150 000 001 540 00


 Board Member


 Board Member


 Board Member

Voucher #	Claimant	Purpose	Amount
	AMERIGAS-KENNEWICK	propane	293.88
	ARROW CONSTRUCTION SUPPLY	road saver	22,556.47
	BIG BEND ELECTRIC COOP	monthly service	833.71
	BRUTZMAN'S, INC.	perm markers/battery/bond paper	177.06
	CAREERTRACK	seminars	486.00
	CASCADE NATURAL GAS	monthly service	330.09
	CINGULAR WIRELESS	monthly service	103.72
	CONNELL GRANGE SUPPLY	sprayer	32.30
	CONTECH CONSTRUCTION PRODUCTS	geotextiles	2,386.97
	FRANKLIN CO TREASURER	excise processing	10.00
	FRANKLIN PUD	monthly service	632.58
	FRANKLIN CO AUDITOR	recording fees	68.00
	FRANKLIN CO GRAPHIC	help wanted ad EOI	195.50
	FRANKLIN CO INFO SERVICES	monitors/scan charges for Dec & Jan	535.03
	FRANCOTYP-POSTALIA, INC.	rental agreement on T-1000 meter & scale	107.22
	GE CAPITAL	lease payment	895.64
	GENERAL SUPPLY	single roll bath tissue	58.86
	HUSK OFFICE SUPPLIES	clipboard/basket/pencils/legal paper/mouse pad	172.45
	J-U-B ENGINEERS, INC.	professional services	47,334.22
	MOUNT'S LOCK & KEY	remover & replace door handle & lock	400.71
	BEST WESTERN LAKE FRONT HOTEL	lodging	263.76
	PPI GROUP	markers/tips/chisel	36.56
	PACIFIC OFFICE AUTOMATION	overage charges	8.15
	PASCO RENTALS	gas chain saw rental	28.66
	PATTY PRUETT	cleaning service Connell shop	520.00
	CITY OF CONNELL	monthly service	134.05
	TRIMBLE FINANCIAL SERVICES	R8 GNSS base & rove	1,543.81
	TRI-CITY HERALD	help wanted ad EOI	504.44
	UNITED RENTALS NORTHWEST	laths, hubs, whiskers	1,030.23
	U.S. LINEN	service	156.87
	UTILITIES UNDERGROUND LOCATE	excavation notifications	42.00
	DOT	overbilled DOT on CRP574	6,300.91

VOUCHER APPROVAL

WE, THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON DO
 HEREBY CERTIFY THAT THE MERCHANDISE OR SERVICES HEREINAFTER HAVE BEEN RECEIVED AND
 APPROVED FOR PAYMENT IN THE AMOUNT OF \$49,077.23 ON THIS 19th DAY MARCH, 2007.

MV&PW EQUIPMENT FUND
500 000 001
548.60


 Board Member


 Board Member



 Board Member

Voucher #	Claimant	Purpose	Amount
	Applied Industrial Technologies	Seals	18.87
	Astley's Automotive Warehouse	Belts, brakes, brake shoes, filters	294.62
	Basin Disposal, Inc.	Monthly Service: 02/01/07-02/28/07	166.14
	Cascade Natural Gas	Monthly Service: 01/31/07-02/28/07	1,205.02
	Casaday Bee-Line Towing	Alignment, camber caster bushings	159.83
	Central Hose & Fittings, Inc.	Brass hose mender, pressure washer hose	164.70
	Clyde West	Head, curtain, torque motor, wheel, liner, seals	7,966.49
	Connell Grange	Extension cord, bulbs, rings, rope, broom, bolts	135.36
	Connell Oil, Inc.	Unleaded, diesel	12,236.52
	Critzer Equipment	Edges	9,615.96
	D&R Auto Parts	Windshield washer fluid	165.05
	Empire Rubber & Supply	Citrol Cleaner/Degreaser Pail	133.49
	Farmer's Exchange	Ignition key, glow plug, diode-board	267.23
	Fastener's, Inc.	Nuts, washers, all-thread rods	91.74
	Franklin County PUD	Monthly Service: 01/29/07-02/26/07	1,050.82
	Les Schwab Tire Center	Tires, tire patch, service call	1,171.39
	McCurley Chevrolet	Replace ABS module, fuse, pedal, tach module	1,156.01
	Mount's Lock, Key & Engraving	Misc. keys	29.46
	Best for Less Car Audio	Surveillance Camera, lens, monitor, housing	1,695.98
	Chisholm's Saw & Supply	8" Chipper blades, sharpen knives	17.12
	NAPA Auto Parts	Misc. parts	826.98
	Northwest Sales Group, Inc.	Tire balancer, tire balancer credit	16.32
	Ranch & Home	Cable, stop thimbles, caster, propane	51.50
	Rowand Machinery Co.	Wiper blades, hydraulic parts, seals	393.77
	Russ Dean Ford	Misc. parts	2,034.07
	SIRENNET.COM	Strobe tube, reflector, credit	99.70
	Six States Distributors	Breather, shim kit, seals, speedi-sleeve	337.02
	Stellar Industrial Supply	Chuck key	69.99
	U.S. Linen	Monthly linen services	131.43
	Western States Equipment	Oil sample kit	389.88
	Western Peterbilt, Inc.	Rod-tie radiator supports, turnbuckles, switch	468.90
	Wingfoot Commercial Tire, Inc.	Tires	367.16
	Wondrack Distributing	Leaded, unleaded	6,049.70
	W.W. Grainger, Inc.	Fuses	99.01

VOUCHER APPROVAL

WE, THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON DO
HEREBY CERTIFY THAT THE MERCHANDISE OR SERVICES HEREINAFTER HAVE BEEN RECEIVED AND
APPROVED FOR PAYMENT IN THE AMOUNT OF \$1,622.58 ON THIS 19TH DAY OF MARCH 2007.


SOLID WASTE FUND
152 001 001
539 10



Board Member



Board Member



Board Member

Voucher #	Claimant	Purpose	Amount
	AAW AUTOPARTS	gray primer	9.92
	BDI TRANSFER	dumping coupons	299.25
	BOWHEAD MANUFACTURING	safety packs & lids	854.08
	NORTHWEST CONTAINER RENTALS	recycle box rent	372.69
	PACIFIC RECYCLING	metal for oil containment area	86.64

VOUCHER APPROVAL

WE, THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON DO
HEREBY CERTIFY THAT THE MERCHANDISE OR SERVICES HEREINAFTER HAVE BEEN RECEIVED AND
APPROVED FOR PAYMENT IN THE AMOUNT OF \$305.12 ON THIS 19TH DAY OF MARCH 2007.

SOLID WASTE FUND
152 002 001
523 30



Board Member



Board Member



Board Member

Voucher #	Claimant	Purpose	Amount
	BDI TRANSFER	litter crew disposal costs	305.12



A CONTINUUM OF CARE SYSTEM For Benton and Franklin Counties

Benton Franklin Housing Continuum of Care 'HOME BASE' 4th Quarter Report 2006

- A. HUD funded Benton Franklin Community Action Committee's Grant application for the McKinney-Vento to continue the Bateman House I Project in Kennewick, providing permanent housing for single disabled individuals who are substance abuse free. The project housing 18 individuals year round. The renewal is for \$123,116 for a project that has been successfully operating for the past 5 years.

A second application was submitted for the Bateman House II Project, which provides an additional 21 individuals, who are chronically homeless, with housing assistance for three years.

This project will provide BFCAC with 7 additional slots at the Bateman and the 14 remaining slots will be at scattered sites. BFCAC will provide rent subsidies and Lourdes Counseling Services will provide recruitment and counseling through their PATH Program. The project is funded for \$384,924 over the following three years. Funding would be available starting August of 2007. This provides Benton and Franklin Counties access to 39 permanent housing slots.

- B. Our Resource Guidebook for low-income and homeless people has gone into a third printing. We printed 2,200 and have distributed over 1,400. The Guidebook is a hand-held directory of services most often needed by the homeless and low-income. The request for the guidebook has been tremendous. They are now into all school district counseling offices in coordination with ESD 123; Community Services Office; Food Banks; Libraries; churches and etc.

- C. BFCAC staff wrote an application on behalf of Benton and Franklin Counties for the Homeless Grant Assistance Program (HGAP State share of 2163 Funds), which was submitted, and supported by both Benton and Franklin County Commissions. The project is called Home Base Connections and will yearly serve 68 homeless inmates from the county correction facilities. We were notified in January 2007 that our project was selected for funding for \$540,000 over the next three years.

The next step is the completion of the Technical Submission portion of the grant. We hope to be in contract by late April or May 1st depending on the States timelines for turn around.

FINAL 2006 REPORT**Averages**

- 1,686-applicants came in and inquired about 'HOME BASE' services averaging 32.43 per week.
- 5,515-phone call inquiries were handled averaging 106 per week.
- 963 applicants were provided eligibility and assessment averaging 18.5 per week.
- 349 Households completed Housing Stability Plans for the year.

HOME BASE Direct Client Services	HOME BASE Outreach
Implemented Home Base	Purchased 4People HMIS System
Developed Triage Process	Outreach On-Going
1,686 Front Desk	1,600 Guidebooks Distributed
5,515 Phone Calls	2,000 Wooden Nickels
963 Triage Unit Household Assessments	Developed 7 Minute Video
2 Life Skills Classes	8 Satellite Agencies
12 Budgeting and Finance Classes	6 Faith Based Satellites
255 Housing Rental Vouchers	4 Kiosk Sites
113 Rental/Utility Deposits Vouchers	Staff Task Force Meeting
79 Eviction Prevention Vouchers	Task Force By-Laws
12 Household 20/80 Self Sufficiency Project	Task Force Manuals
56 Transportation Vouchers	Implemented CoC Task Force
1,059 HMIS Case Managed	Conduct Yearly PIT Count

BENTON COUNTY

Direct Client Services	\$60,000
Direct Client Costs	\$70,000
60% Benton County	
209 Households	
Average Cost per Household \$622	
Total Funding	\$130,000

FRANKLIN COUNTY

Direct Client Services	\$42,000
Direct Client Cost	\$48,000
40% Franklin County	
140 Households	
Average Cost per Household \$643	
Total Funding	\$90,000

Submitted by: Judith A. Gidley, Executive Director
 Benton Franklin Community Action Committee

REQUEST SUMMARY**DATE:** March 20, 2007**TO:** County Board of Commissioners**FROM:** Judith A. Gidley, Executive Director**SUBJECT:** SELECTION OF LEAD AGENCY FOR ESAP, ESG, AND THOR

I. REFERENCE(s): The Department of Community Trade and Economic Development has issued a Request for Proposals (RFP) for Lead Agency for the following programs on behalf of the State of Washington:

- Emergency Shelter Assistance Program (ESAP)
- Emergency Shelter Grant (ESG)
- Transitional Housing and Operating Rents (THOR)

The state is requiring the programs be consistent with the Benton and Franklin Counties 10-Year Plan to reduce homelessness. If a county has multiple projects from multiple agencies, a Lead Agency must be selected and submit a single application for the participating agencies. **It is strongly preferred that the Lead Agency for ESG and THOR be the same agency that is the lead for the state funded Emergency Shelter Assistance Program (ESAP).**

The process for selection was outlined in the RFP. Following the selection process; the community partners recommend Benton Franklin Community Action Committee (BFCAC) as the Lead Agency. Presented to and reviewed by the Benton Franklin Continuum of Care Task Force, a motion was made and approved by a quorum of the Task Force to recommend BFCAC to the counties.

II. ACTION REQUIRED: Approval to Sign County Government Certification

III. FISCAL IMPACT:	<u>GRANT</u>	<u>BENTON AND FRANKLIN COUNTIES</u>
	ESAP General	\$222,755 for 2 years both counties
	ESAP Families	\$192,623 for 2 years both counties
	ESG	\$77,051 for 1 year both counties
	THOR	\$36,822 for 2 years Benton County
	THOR	\$35,715 for 2 years Franklin County

IV. HISTORY AND FACTS BRIEF:

- Emergency Shelter Assistance Program (ESAP) has been operated by BFCAC for over 20 years as the Lead Agency (Salvation Army and Domestic Violence Services of B/F Counties).
- Emergency Shelter Grant (ESG) has been operated by the Domestic Violence Services of B/F Counties. (only shelter are eligible)
- Transitional Housing and Operating Rents (THOR) has been operated by BFCAC for five years.

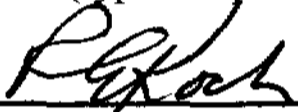
V. DISCUSSION: Open

VI. RECOMMENDATIONS: In order to meet the timelines for the ESG proposal we are requesting the county to approve the Housing Continuum of Care Task Force recommendation and sign the County Government Certification Form appointing BFCAC as the Lead Agency; the deadline for the ESG Grant is March 30, 2007. The ESG program is designed as the first step in a continuum of assistance to enable more individuals and families to move toward sustainable housing.

FORM G**County Government Certification Franklin County**

Lead Agency	Benton Franklin Community Action Committee
Program	Emergency Shelter and Assistance Program (ESAP) Emergency Shelter Grant Program (ESG) Transitional Housing, Operating and Rents (THOR)

I certify that this program as described is consistent with the Ten-Year Plan and hereby approve this application submitted to the State of Washington for funding from the ESAP, ESG and the THOR programs.

Authorized Official from County Government	
Robert E. Koch	Franklin County Commission Chairman
Name (typed or printed)	Title
	3/21/07
Authorized Signature	Date