

COMMISSIONERS RECORD 48
FRANKLIN COUNTY
Commissioners' Proceeding for May 7, 2007

The Honorable Board of Franklin County Commissioners met on the above date. Present for the meeting were Neva J. Corkrum, Chair Pro Tem; and Rick Miller, Member; Fred Bowen, County Administrator; and Mary Withers, Clerk to the Board. Bob Koch, Chairman, was absent to attend the National Association of Counties (NACo) Western Interstate Region (WIR) Conference in Fairbanks, Alaska.

REQUEST TO USE TRAC's READER BOARD

Bud Massengale met with the Board to request use of TRAC's reader board for advertising a fundraiser for the 4th annual pancake breakfast feed for Safe Harbor Crisis Nursery and Sexual Assault Response Center (SARC). The Board gave **consensus approval** of the request. Mrs. Corkrum said Franklin County supports Kids Haven.

OFFICE BUSINESS

Secretary Bridgette Scott met with the Board. Present in audience: Troy Woody.

Information Services Director Kevin Scott met with the Board.

Mr. Scott said the item on the consent agenda involves a major upgrade for Bi-PIN agencies. The cost will be reimbursed by the state. Information Services will do quite a bit of the work, along with vendors. Training will be included. This project involves work on laptop computers in patrol cars.

Motion – Mr. Miller: I move for approval of the consent agenda for May 7, 2007, as listed:

1. Approval of **Resolution 2007-213** for Intergraph's Statement of Work Upgrade for CAD & Mobile 7.8.7 to 8.0 for the Franklin County Sheriff's Office Dispatch Center and authorizing the Chairman Pro Tem to sign said agreement on behalf of the Board.

Second by Mrs. Corkrum. 2:0 vote in favor.

TRAC

TRAC Manager Troy Woody met with the Board.

Sound System

TRAC is now certified to fly equipment in the arena. This weekend we flew the first show. There were 38 motors suspended from the ceiling via chains. The equipment

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is hooked up and then raised into the sky. The acoustics are much better and lights are much better. It also allowed a black stage curtain to be a true backdrop.

Weekend Recap

Weekend events included a gymnastics tournament in the Pavilion (a first-time event), Walk for Life in the arena, Kamiakin High School prom, Russ Dean sale, and Thomas the Tank Engine show. Parking was a challenge.

Floor Issues

Mr. Woody said the plastic flooring in the arena is coming apart. We won't get another year out of the flooring. It's not built to come up and down the way we're taking it up and down. The corners are starting to dog-ear. There are tripping hazards.

Mrs. Corkrum asked what do you think we need to do? Mr. Bowen said he feels the problem arises when the plastic is put on the uneven dirt. Mr. Woody said that is part of it. He said a professional grader graded the floor prior to installing the plastic flooring. Even if the floor starts level, it doesn't stay level.

Mrs. Corkrum said maybe we should look at concreting the floor. Mr. Bowen said we could store the dirt outside and truck it in when needed. He said almost every other coliseum does that. Mr. Woody said he agrees with Mr. Bowen, that in the long term the floor needs to be concrete. He is afraid concrete will cost a lot. Mr. Woody answered Mrs. Corkrum's questions about having a home show on a concrete floor, saying it is done elsewhere and would not be a problem.

Mr. Bowen said currently the City of Pasco does not anticipate being a partner in eight years when the initial contract ends. Mrs. Corkrum said some bonds will be paid off so those funds could be used to handle TRAC expenses. Mr. Woody said you will also be working with a 20-year-old building which will have increased capital needs. The good news is there could be corporate sponsorships available if there were upgrades. There may be some revenue offsets to help cover the capital costs.

Mr. Bowen has asked bonding agent Jim Nelson to provide some figures regarding how much will be available to bond from the additional .01% amount since the funding amount is changing from .08 to .09.

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Mr. Woody said we need to get someone to tell us what we should and shouldn't upgrade and what it will cost.

Mr. Bowen said he feels it would be a good start to put in some air conditioning, concrete the floor, and upgrade the seats. He said the arena cannot be kept clean because of the dirt. Mrs. Corkrum said the arena was built for horse shows and rodeos but they are not paying the bills. Mr. Woody said we would not displace any horse groups by concreting the floor. Most of the arenas are now on concrete including Las Vegas.

Mr. Woody said if the arena is expanded, the only thing that would need to expand is the west end into the parking lot. The seats there are minimal and the concrete there is minimal. The arena is landlocked on the south. The arena can't go north except at a second tier because of the chutes and drywall. About the only way to expand the arena is to go west. There is a big grass strip and a section of handicapped parking to the west. The wall has no major air conditioning or power supplies. It's the perfect wall to knock down if needed.

Mrs. Corkrum wants to get some figures and see how much money will be coming in from the additional .01.

Mrs. Corkrum stated the Board agrees with Mr. Woody and Mr. Bowen about the floor issues.

Wi-Fi signage

Mr. Woody showed the Board some pictures regarding the new Wi-Fi service. It is up and running beautifully. Each meeting room will have a plaque on the wall that has directions about how to use the Wi-Fi service.

COUNTY ADMINISTRATOR

County Administrator Fred Bowen met with the Board.

Indigent Defense contracts

Mr. Bowen gave the Board an update on meetings he attended with Benton County regarding the bi-county indigent defense contracts. The state is changing the requirements. It is possible that the county will need a public defense department in the

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next few years. Mrs. Corkrum said the Court Improvement fund can be used for some costs.

Mrs. Corkrum told about the Blue Ribbon Panel on Defense which she served on in 2004 that identified problems and possible ways to fix them. She said the problems are being fixed in tiny steps.

Mr. Bowen explained one idea for how a manager would handle indigent defense attorney work. Benton and Franklin Counties combined would probably have 40 to 50 attorneys involved. Benton County wants to move forward. Mr. Bowen has talked to Commissioner Koch, who is in favor of proceeding. Mrs. Corkrum said she is in favor of moving forward. Mr. Miller is also in favor. Mr. Bowen will notify Benton County staff.

PUBLIC WORKS

Engineer Tim Fife met with the Board.

Vouchers

Motion – Mr. Miller: I move for approval of vouchers for County Road Fund for \$566,767.12; MV & PW Equipment Fund for \$55,256.29; Solid Waste Fund for \$3649.04; and Solid Waste Fund – Litter for \$820.92. Second by Mrs. Corkrum. 2:0 vote in favor. (Exhibit 1)

Green Energy Today (GET) Easement

Mr. Fife said GET needs an additional easement area in order to meet the county's requirements. It is the same easement agreement the Board signed earlier. It has been reviewed and approved by Chief Civil Deputy Prosecutor Ryan Verhulp.

Motion – Mr. Miller: I move that we accept the easement agreement between Franklin County and Green Energy Today, LLC. Second by Mrs. Corkrum. 2:0 vote in favor. This is Resolution 2007-214.

Stone Estates: Resolution accepting Stone Court

Motion – Mr. Miller: I move for acceptance of Stone Court as shown on the final plat of Stone Estates and declaring it as a county road. Second by Mrs. Corkrum. 2:0 vote in favor. This is Resolution 2007-215.

Sheriff's New Vehicles

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Mr. Fife asked are replacing the sheriff's Explorer vehicle like it is now or are we looking at upgrading it? The sheriff wants a V8 rather than a V6. It costs about \$1200 more plus tax than if we replace it with a like vehicle. Mr. Bowen said we were told it was not going to increase the cost. Mrs. Corkrum asked if the additional funds are in the Sheriff's budget. Mr. Fife will talk to the Sheriff to find out.

COUNTY ADMINISTRATOR

Interlocal Cooperative Project Agreement between Franklin County, City of Connell and Connell School District

Mr. Bowen asked for approval of an interlocal agreement regarding consultant work on impact costs of the state prison at Connell. He answered the Board's questions. Chief Civil Deputy Prosecutor Ryan Verhulp has reviewed the agreement. His comments are included with the agreement.

Motion – Mr. Miller: I move we approve the Interlocal Project Agreement between Franklin County, City of Connell and Connell School District. Second by Mrs. Corkrum.

Mrs. Corkrum asked if the agreement should wait for approval until Mr. Koch has returned. Mr. Bowen said Mr. Koch told him he approves.

2:0 vote in favor. This is Resolution 2007-216.

Recessed at 10:17 a.m.

Reconvened at 10:21 a.m.

Bid award: Franklin County Public Safety Building and Jail Exterior Upgrades

Mr. Bowen said the low bid left a specific item out of the bid (sealing of windows) that would raise the total from \$144,039 to about \$156,000. The \$156,000 amount is still under the other two bids. He recommended award of the bid at \$144,000. A change order will be prepared for the additional work.

Motion – Mr. Miller: I move that we accept the bid for the Franklin County Public Safety Building and Jail Exterior Upgrades contracts, the bid for \$144,039 including tax, to George A. Grant, Inc., of Richland, Washington. Second by Mrs. Corkrum. 2:0 vote in favor. (Exhibit 2)

Budget Review

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Budget figures were reviewed briefly.

Recessed at 10:33 a.m.

Reconvened at 10:45 a.m.

PLANNING AND BUILDING DEPARTMENT

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

Public Hearing: Short Plat SP 2007-10 to consider an application by Robert Blair to short plat 7.22 acres into four lots. As proposed, Lot #1 is approximately 1.49 acres in size, Lot #2 is approximately 1.75 acres in size, Lot #3 is approximately 2.75 acres in size, and Lot #4 is approximately 1.23 acres in size. The property is located in the Rural Service Commercial (C-2) Zoning District. Applicants: Robert Blair and Jay Wood.

Public Hearing convened at 10:45 a.m. Present: Commissioners Corkrum and Miller; County Administrator Fred Bowen; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Jay Wood.

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

Mr. MacPherson showed a copy of the zoning map with a parcel overlay on the screen. He showed a copy of the plat on an aerial photograph submitted by the applicant on the screen. He reviewed the conditions of approval.

Mrs. Corkrum asked if anyone in the audience would like to speak in opposition. There was no response.

Mrs. Corkrum asked if anyone in the audience would like to speak in favor. Jay Wood spoke in favor.

Mrs. Corkrum dispensed with any other public comment.

Motion - Mr. Miller: I move that we grant preliminary approval of Short Plat 2007-10 subject to the seven findings of fact and seven conditions of approval. Second by Mrs. Corkrum. This is Resolution 2007-217.

COUNTY ADMINISTRATOR (continuing)

Indigent Defense

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Mr. Bowen has notified Benton County that Franklin County will consider participating in using a new system to handle indigent defense work. After the costs and other details are worked out, the proposal will be presented to the Boards for final approval.

MINUTES

Motion – Mr. Miller: I move for approval of minutes for April 23, April 25 and May 2, and authorize Mr. Koch's approval. Second by Mrs. Corkrum. 2:0 vote in favor.

Adjourned at 10:55 a.m.

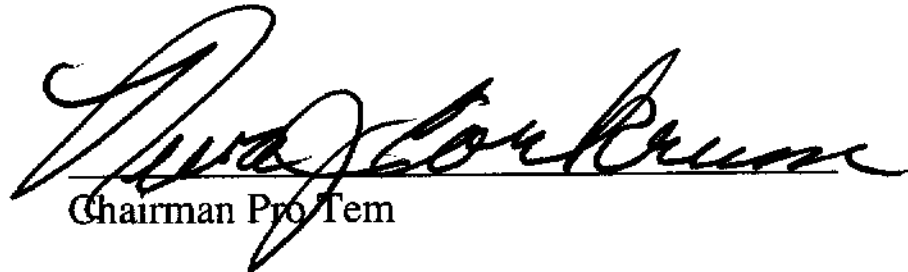
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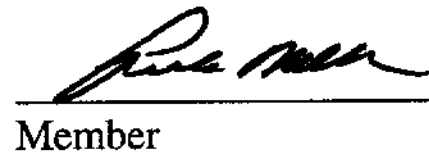
There being no further business, the Franklin County Board of Commissioners meeting was adjourned until May 9, 2007.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

ABSENT

Chairman


Chairman Pro Tem


Member

Attest:


Clerk to the Board

Approved and signed May 14, 2007.

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 \$566,767.12 ON THIS 7TH DAY OF MAY 2007.


COUNTY ROAD FUND
15000
150 000 001 540 00

ABSENT

Board Member



Board Member



Board Member

Voucher #	Claimant	Purpose	Amount
	AMERIGAS	yearly tank rental	68.23
	AMERION.COM	monthly service	59.70
	AVISTA UTILITIES	monthly service	326.92
	BASIN CITY AUTO PARTS, INC.	cut-off	15.06
	BIG BEND ELECTRIC COOP	monthly service	231.66
	BRUTZMAN'S, INC.	copy paper/stamp/post-it notes flags/bond paper	230.69
	CAT TRACKS, INC.	chips/delivery	72,958.45
	CONSOLIDATED ELECTRICAL DIST.	6v batteries	348.29
	CENTRAL PRE-MIX CONCRETE CO.	drain rock	123.35
	CENTURYTEL	monthly service	38.04
	CINGULAR WIRELESS	monthly service	121.70
	CITY OF PASCO	monthly service	147.45
	CONNELL GRANGE SUPPLY	concrete/antmax bait trap/wrecking bar	39.79
	DAY WIRELESS SYSTEMS	intercom/headset/coil ext.	1,136.01
	FASTENERS, INC.	lag bolts/flat cut washers	128.44
	FRANKLIN CO ENGINEERS FUND	reimburse fund	284.93
	FRANKLIN PUD	monthly service	1,017.60
	FRANKLIN CO COMMISSIONERS	human resources cost for 2006	10,027.20
	FRANKLIN CO GRAPHIC	help wanted ad - admin. Sec.	19.72
	FRANKLIN CO INFO SERVICES	scan charges for Feb & Mar 07/work orders	80.59
	HDR ENGINEERING	professional services	27,163.90
	HUSK OFFICE SUPPLIES	data stamp/tally counter	27.70
	INFRASTRUCTURE SOFTWARE	computer programming services	1,487.50
	INLAND ASPHALT CO.	rip rap	2,635.91
	INTERMOUNTAIN MATERIALS TESTING	sieve analysis	775.00
	IRRIGATION SPECIALISTS INC.	pop-up sprinkler/pvc coupler	8.01
	J-U-B ENGINEERS, INC.	professional services	15,333.66
	DENNIS HUSTON	reimburse for purchases	28.35
	MAXWELL PRODUCTS, INC.	NUVO CS formulation B	1,918.84
	WASHINGTON LABOR LAW POSTER	fed & state posters	183.75
	PACIFIC OFFICE AUTOMATION	overuse fee/printer cartridges	715.78
	PORT OF PASCO	rent on bldg and land	3,455.79
	PATTY PRUETT	cleaning service Connell shop	325.00
	RANCH & HOME, INC.	axe, sledge hammer handle/sledge hammer	34.52
	SECO	concrete slab saw rental/slab saw/asphalt blade	3,447.46
	SELLAND CONSTRUCTION	pay est#3/CRP592	398,402.50
	STAR RENTALS & SALES	generator rental	27.08

TRANSTATE ASPHALT CO.	class A mix - railroad	635.86
TRI-CITY BATTERY	batteries/AA & 9v	31.61
TRI-CITY SIGN AND BARRICADE	18" stop/slow paddles	95.03
UNITED RENTALS NORTHWEST	8" wood hubs/pink whiskers/roller rental	1,143.37
U.S. LINEN	service	274.62
U.S. POSTMASTER	postage	500.00
UTILITIES UNDERGROUND LOCATION	excavation notifications	138.00
WESSIAN CONSTRUCTION, INC.	pay est#6/CRP582	19,164.82
DOT	appraisal reviews	303.16
4M JANITORIAL SUPPLY	monthly service	1,106.08

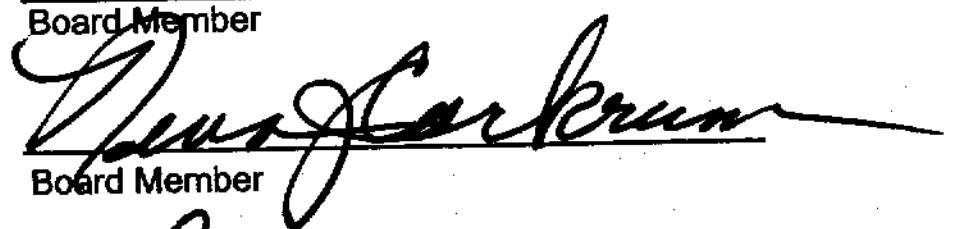
VOUCHER APPROVAL

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 \$55,256.29 ON THIS 5TH DAY OF MAY 2007.

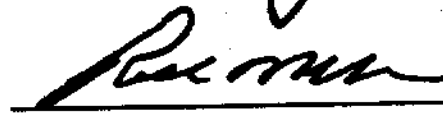
ABSENT

MV&PW EQUIPMENT FUND
500 000 001
548.60

Board Member



Board Member



Board Member

Voucher #	Claimant	Purpose	Amount
	American Eagle Muffler Service	Tail pipe and hangers	111.55
	Astleys Automotive Warehouse	Parts	693.59
	Basin Disposal	Monthly service to shop	167.80
	Campbell & Company	Air filter	101.26
	Casaday Bee-Line Towing	Front end alignments	144.67
	Central Hose & Fittings	Spray paint and silicone coolant hose	132.80
	Chevron USA	Chevron SAE 15W40	984.61
	City of Pasco	Monthly service to shop	44.68
	Clyde West	Dipstick & lift cylinder	235.06
	Columbia Basin Paper	Towels & supplies	334.97
	Columbia Grain & Feed	Recoil starter & hearing protector	57.12
	Connell Grange	Bolts, screws, gate, & misc.	295.12
	Critzer Equipment	Edges	9,711.28
	Day Wireless Systems	Repairs to radios	1,245.42
	D&R Auto Parts	Winch for hoist	924.91
	Federal Express	Transportation charges	46.78
	Financial Consultants	Three rear seats for Sheriff vehicles	1,245.04
	Franklin PUD	Monthly service to shop	538.20
	Franklin County Commissioners	Human Resources cost for 2006	1,504.08
	Franklin County Info Services	SCAN charges for 12/2006 thru 320/07	11.12
	IBS Incorporated	Nitro carb drill bits & misc.	255.08
	Irrigation Specialists	Stop&waste valve & steel nipples	52.11
	Les Schwab Tire Center	Tires for sheriff vehicle	791.47
	Lourdes Occupational Health	DOT required testing of employees	151.50
	Martel Electronics	Police car video repairs	552.00
	McCurley Chevrolet	Parts	710.65
	Mobile Fleet Service	Parts	375.32
	Motorola	Four radios	2,359.86
	Chisholm's Saw & Supply	Chipper blades	17.12
	Dennis Huston	DVD player, picture frames, & valve	48.31
	NorWest Shop Equipment	Hydraulic hose & hand activated pump	865.70
	Mount's Lock, Key, & Engraving	Keys	46.14
	NAPA Auto Parts	Parts	1,528.70
	Newman Signs	Signs	2,746.00
	Nolans Body Shop	Repair to front bumper of sheriff vehicle	419.45
	Norco, Inc.	Carbon dioxide	244.06

Page 2/Voucher Approval

Voucher #	Claimant	Purpose	Amount
	Pacific Steel	Tube of steel	25.18
	Ranch & Home	Propane & pulley	26.29
	Rowand Machinery	Fittings, washers, sealant, filters, & blades	130.35
	Russ Dean Ford	Parts	936.64
	Safelite Glass Corp	Windshields	398.70
	Six States Distributors	Parts and service	469.84
	Stellar Industrial Supply	Simon broadband AS	129.08
	Tifco Industries	Wheel weights, washer, terminals, & misc.	245.93
	Tri-City Battery	Battery	95.29
	Unite Laboratories	Liquid zyme enzyme odor eliminator & solvent	409.03
	U.S. Linen	Monthly service to shop	678.63
	Valley Fluid Recovery	Recycling antifreeze	175.72
	Western States Equipment Co.	Rent of Motor Grader	3,184.02
	Wingfoot Commercial Tire	Tires & flat repair	2,283.33
	Wondrack Distributing	Diesel & gasoline	14,392.45
	W.W. Grainger, Inc.	Fuses & ballasts	57.37
	Zee Service Company	First aid supplies	155.82
	Zumar Industries	Aluminum	1,769.09

VOUCHER APPROVAL

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 HEREBY CERTIFY THAT THE MERCHANDISE OR SERVICES HEREINAFTER HAVE BEEN RECEIVED AND
 APPROVED FOR PAYMENT IN THE AMOUNT OF \$3,649.04 ON THIS 7TH DAY OF MAY 2007.

ABSENT**SOLID WASTE FUND**

152 001 001

539 10

Board Member



Board Member



Board Member

Voucher #	Claimant	Purpose	Amount
	BDI TRANSFER	dumping coupons	636.61
	CINGULAR WIRELESS	monthly service	12.26
	FRANKLIN CO GRAPHIC	solid waste ad	540.00
	FRANKLIN CO INFO SERVICES	scan charges Dec, Jan, Feb, Mar./invoices	654.70
	KEEP AMERICA BEAUTIFUL	pencils/rubberband bracelets/mook pen	1438.25
	NORTHWEST CONTAINER RENTALS	recycle box rent	367.22

VOUCHER APPROVAL

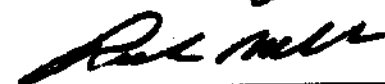
WE, THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON DO
HEREBY CERTIFY THAT THE MERCHANDISE OR SERVICES HEREINAFTER HAVE BEEN RECEIVED AND
APPROVED FOR PAYMENT IN THE AMOUNT OF \$820.92 ON THIS 7TH DAY OF MAY 2007.

ABSENT

Board Member



Board Member



Board Member

SOLID WASTE FUND
152 002 001
523 30

Voucher #	Claimant	Purpose	Amount
	BDI TRANSFER	litter crew disposal costs	701.92
	NORTHWEST TIRE RECYCLING	tire recycling	119.00

May 7, 2007

Neva J. Corkrum
District 1

Robert E. Koch
District 2

Rick Miller
District 3



Fred H. Bowen
County Administrator

Rosie H. Rumsey
Human Resources Director

Patricia L. Shults
Executive Secretary

Board of County Commissioners
FRANKLIN COUNTY

May 7, 2007

TO: Franklin County Commissioners
Franklin County, Washington

FROM: Fred H. Bowen
County Administrator

**AWARD OF BID: Franklin County Public Safety Building &
Jail Exterior Upgrades Project**

I recommend that the bid for the above-referenced project be awarded to George A. Grant, Inc. of Richland, Washington, for \$144,039, including tax.

Recommended:

Fred H. Bowen
County Administrator

Dated this 7th day of May 2007.

Approved:

ABSENT

Robert E. Koch, Chair

Neva J. Corkrum, Chair Pro Tem

Rick Miller, Member

Attest:

Clerk of the Board

BID TAB - FRANKLIN COUNTY PUBLIC SAFETY BUILDING & JAIL EXTERIOR PROJECT

ESTIMATE: \$135,000.00 - \$150,000.00

BID DATE: May 2, 2007

BID TIME: 10:45 a.m.

CKIT Architects
128 Vista Way
Kennewick, WA 99336

Bidder	Basic bid	Bid Bond	Add No. 1	Add No. 2	Add No. 3
George A. Grant PO Box 783 Richland, WA 99352 (509) 946-6188	144,039	5% yes	✓	✓	✓
Siefken & Sons Construction, Inc. 1305 Mansfield, Suite 1 Richland, WA 99352 (509) 946-6506	193,217	5% yes	✓	✓	✓
Winthrop Construction 9316 W. Argent Road Pasco, WA 99301 (509) 542-1988	171,567-	5% yes	✓	✓	✓

FRANKLIN COUNTY ACTION SUMMARY

Agenda Item: Robert Blair/Jay Wood	TYPE OF ACTION NEEDED	Consent Agenda
Meeting Date: May 7, 2007	Execute Contract	Public Hearing X
Subject: SP-2007-10 to short plat approximately 7.22 acres into 4 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 7.22 acres into four (4) lots. As proposed, Lot #1 is approximately 1.49 acres in size, Lot #2 is approximately 1.75 acres in size, Lot #3 is approximately 2.75 acres in size, and Lot #4 is approximately 1.23 acres in size. The property is located in the Rural Service Commercial (C-2) Zoning District with road frontage along Glade North Road.

This property is Lot #4 of Short Plat 87-04 and is located in the Basin City Rural Settlement Area along the east side of Glade North Road and at the southeast intersection of Glade North Road and R-170 (Parcel Number 121-250-262).

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 not 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 comply with the requirements of the Benton-Franklin Health Department (see letter dated April 26, 2007 for specifics).
2. **Big Bend REA:** Applicant shall meet and comply with the requirements of the Big Bend Electric. No requested changes to the submitted preliminary short plat.
3. **South Columbia Basin Irrigation District:** Applicant shall comply with the SCBID standards. The property is not a farm unit. No discharge of any kind will be allowed into the DPE41.2D Facility. The DPE41.2D facility shall be labeled on the plat.
4. **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 buildings/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. A minimum fifteen foot (15') separation distance is required between structure/buildings. The building/structure separation distance could be adjusted with an approved firewall construction. The above separation distances may increase based on the type of Construction, Zoning, Occupancy and Use Classification of the structure/building.

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

5. **USBR:** The applicant shall meet and comply with the requirements of the United States Bureau of Reclamation (see letter dated April 25, 2007 in the Planning File for specifics).
6. **Franklin County Public Works:** 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. **Also please add the following notes to the plat:** a) Approach permits are required for any new approaches onto county roads; b) Lots 1 and 2 shall share a common access approach along the common property line for both; and c) Lots 3 and 4 shall share a common access approach along the common property line for both and lines up with East Second Street.

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SP-2007-10
Page 3

7. 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. Park Dedication fees do not apply to this short plat.
- c. Signature Blocks shall be provided for the following agencies: 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 2007-10 subject to the seven (7) findings of fact and seven (7) conditions of approval.