

COMMISSIONERS RECORD 48  
FRANKLIN COUNTY  
Commissioners' Proceeding for June 13, 2007

The Honorable Board of Franklin County Commissioners met on the above date. Present for the meeting were Bob Koch, Chairman; and Rick Miller, Member; Fred Bowen, County Administrator; and Mary Withers, Clerk to the Board. Neva J. Corkrum, Chair Pro Tem, was absent to attend the Public Risk Management Association (PRIMA) conference in Boston, Massachusetts.

**OFFICE BUSINESS**

Secretary Patricia Shults met with the Board.

Consent Agenda

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

1. Approval of **Resolution 2007-274** in the matter of reappointing Carl Adrian to the Benton-Franklin Workforce Development Council, Position B-10 representing Economic Development, with said term expiring June 30, 2010.
2. Approval of **Resolution 2007-275** in the matter of reappointing Lisa Bunch to the Benton-Franklin Workforce Development Council, Position B-12 representing Business, with said term expiring June 30, 2010.
3. Approval of **Resolution 2007-276** in the matter of reappointing Adolfo de Leon to the Benton-Franklin Workforce Development Council, Position B-2 representing Public Assistance Agency, with said term expiring June 30, 2010.
4. Approval of **Resolution 2007-277** in the matter of reappointing Brooke DuBois to the Benton-Franklin Workforce Development Council, Position F-16 representing Small Business, with said term expiring June 30, 2010.
5. Approval of **Resolution 2007-278** in the matter of reappointing John Merk to the Benton-Franklin Workforce Development Council, Position F-20 representing Labor, with said term expiring June 30, 2010.
6. Approval of **Resolution 2007-279** in the matter of reappointing Todd Samuel to the Benton-Franklin Workforce Development Council, Position B-25 representing Post Secondary Education, with said term expiring June 30, 2010.
7. Approval of **Resolution 2007-280** in the matter of authorizing the chairman of the board to sign amendment #1 to extend agreement #06/07-PIHP-SFTS for a period of three months, ending September 30, 2007, between Sunderland Family Treatment Services and Benton-Franklin Counties to provide community mental health services for 2006-07. (Exhibit 1: Information sheet)

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Second by Mr. Koch. 2:0 vote in favor.

Vouchers/Warrants

**Motion** – Mr. Miller: I move for approval of the vouchers as listed in the amount of \$357,174.20: Veteran's Assistance warrants 1342 through 1347 for \$2721.91; Current Expense warrants 57391 through 57446 for \$107,189.92; Current Expense warrants 57447 through 57565 for \$11,053.89; FC Capital Projects warrants 262 through 275 for \$24,691.40; 1999 Distressed Cap GO Bonds warrant 3 for \$200,000.00; Supplemental Preservation warrants 9 and 10 for \$4273.64; Grand Old 4<sup>th</sup> warrants 138 and 139 for \$925.00; and Current Expense warrants 57566 through 57579 for \$6318.44. Second by Mr. Koch. 2:0 vote in favor. (Exhibit 2)

**MINUTES**

**Motion** – Mr. Miller: I move for approval of the Commissioners Proceedings of June 11. Second by Mr. Koch. 2:0 vote in favor.

**Recessed** at 9:12 a.m.

**Reconvened** at 9:15 a.m.

**PLANNING AND DEVELOPMENT DEPARTMENT**

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

Public Hearing: Short Plat SP 2007-11 for applicant Ken Peters to short plat 151.62 acres into two lots. As proposed, Lot #1 is approximately 148.91 acres in size and Lot #2 is approximately 2.71 acres in size. The property is located in the Agricultural Production 20 (AP-20) Zoning District.

Public Hearing convened at 9:15 a.m. Present: Commissioners Koch and Miller; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Mr. Peters.

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

Mr. MacPherson showed a copy of the most recent aerial photograph with a parcel overlay. The property is an oddly-shaped piece of ground but a neighboring piece of

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property is also owned by Mr. Peters so it works out. He reviewed the conditions of approval.

Mr. Koch asked three times if anyone would like to speak against the short plat. There was no response.

Mr. Koch asked if anyone would like to speak in favor. There was no response.

**Motion** – Mr. Miller: I move that we grant preliminary approval of Short Plat 2007-11 subject to the seven findings of fact and seven conditions of approval. Second by Mr. Koch. 2:0 vote in favor. This is Resolution 2007-281.

**Building Update**

May Building Report was reviewed. Through the end of May we have issued 31 single family home permits, a number which is surpassing last year's amount. The number of industrial permits is more than expected, off the charts this year.

Mr. MacPherson gave the Board a presentation regarding the proposed Building Code Ordinance that will be updated in July. One of the biggest issues is permit timelines, particularly how long permits remain active and how many times they can be renewed. Currently building permits are good for two years and can be revalidated for another two years with no limit on how many times a person can apply. This leads to enforcement issues. The Planning Department has some recommendations for new proposed permit timelines. Three ideas follow:

Scenario 1 is the most restrictive recommendation: permit valid for 1-1/2 years with permit revalidation allowed for an additional six months. Then at the discretion of the building official, a one-time extension can be issued for another six months (totaling 2-1/2 years).

Scenario 2: permit valid for two years, permit revalidation for one year, and a one-time extension for six months (totaling 3-1/2 years).

Scenario 3 is the least restrictive: permit valid for two years, permit revalidation allowed for 1-1/2 years, and a one-time extension of six months (totaling four years).

Mr. Koch said you almost need two different standards, one for builders and one for the homeowners. He explained his concern about the difference between contractors

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and homeowners doing the building and the amount of time needed to complete the building work.

Mr. MacPherson said one of his ideas is to increase the fees to revalidate a permit. He said one idea is to have an enforcement plan that would be as follows: Once the permit process has run its course, whatever timeline is decided and any application extensions have been exhausted (with warning letters at specific intervals), fines will be issued every 30 days until a Certificate of Occupancy or "final" inspection has been approved. This method of enforcement will assist in ensuring compliance is gained and projects/permits are closed out, relieving the county of liability with outstanding permit violations.

Ryan Verhulp joined the audience.

Mr. MacPherson said he is fine with whatever timeline is chosen. He leans towards the least restrictive. Mr. Koch said he would favor something more restrictive. He thinks two years is enough time. Mr. Miller said he likes the conservative way but also understands the problem with having construction equipment in place for many years. He will support whatever the Planning Department chooses. Mr. Bowen gave an example of a shop building project in which the contractor put in the shell but based on available funds, the remainder of the work took a total of four years to complete.

Mr. Koch asked the planners to talk with Mrs. Corkrum also. He asked for some time to think about it before a decision is made.

### **PROSECUTOR**

Chief Civil Deputy Prosecutor Ryan Verhulp met with the Board.

**Executive Session** at 9:54 a.m. regarding potential litigation under RCW 42.30.110(1)(i) expected to last ten minutes or less.

**Open Session** at 10:00 a.m.

Mr. Verhulp said he is seeking consensus approval of Work Order #2 for the Pasco Sanitary Landfill Group for Aspect Consulting to perform work for Franklin County in the Landfill Group.

**Motion** – Mr. Miller: So moved. Second by Mr. Koch. 2:0 vote in favor.

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Once we're billed for the work, Mr. Verhulp will make sure the invoice comes to the Board for approval.

**VOUCHERS/WARRANTS**

**Motion** – Mr. Miller: I move that we accept the payroll vouchers as listed: Salary Clearing Payroll warrants 43220 through 43319 for \$163,325.73; warrants 43320 through 43324 for \$65,508.23; and Direct Deposit for \$497,649.35. Second by Mr. Koch. 2:0 vote in favor.

The cover sheet also includes the following:

Emergency Management Payroll warrants 8768 through 8775 for \$3007.58; warrants 8776 through 8779 for \$1331.93; and Direct Deposit for \$7566.92; for a total of \$11,906.43; and

Irrigation Payroll warrants 12666 through 12681 for \$7981.14; and warrants 12682 through 12685 for \$1270.70; for a total of \$9251.84.

Second by Mr. Koch. 2:0 vote in favor. (Exhibit 4)

**Recessed** at 10:04 a.m.

**Reconvened** at 10:20 a.m.

**PUBLIC WORKS**

Engineer Tim Fife met with the Board. Present in audience: Christopher Giles.

**Call for Bids: New Water Tanker**

Mr. Fife said a new water tanker to be installed on an old truck chassis so we will have one more water truck. We will get rid of a trailer. It will be more flexible for us because it will have a pump system that will work better and can be used year-round.

Mr. Fife answered Mr. Koch's question about how bidders are notified. The bid notice is published in the newspaper and sometimes in two newspapers. We also mail a copy of the notice to vendors that we know could be interested in bidding.

**Motion** – Mr. Miller: I move to call for bids for Franklin County for a new water tanker. Second by Mr. Koch. 2:0 vote in favor. Mr. Koch said bids will be opened July 11. (Exhibit 5)

**Approach Permits**

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Mr. Miller asked if information has been written regarding approach permits that can be given to farmers in the county. Mr. Fife said he talked to Karen Lewis in his office but nothing has been written yet.

Road 36 park (soccer fields)

Mr. Koch asked Mr. Bowen to put the park property on Monday's agenda. Mr. Bowen will try to find out more information about the history of the property. Mr. Fife said there is a recycling drop box for solid waste on the property. He said we would want to make sure we could continue doing it in that area.

**AUDITOR**

Auditor Zona Lenhart and Elections Supervisor Diana Killian met with the Board. Also present: Courthouse Facilities Director Christopher Giles.

Recording system

Ms. Lenhart told the Board about some of the work she is doing to obtain a new software system. It is important that the new software system can do redaction, for instance redacting Social Security numbers. She has not made a decision about putting recorded documents on the internet yet primarily because of the redaction issue.

Setting Commissioner Districts

Ms. Lenhart told the Board about the criteria she is planning to use to determine Commissioner Districts. Her office will use precinct maps and voter registration numbers, using the basis that if there are 100 registered voters, we will say there is a population of 300 people (tripling the number). As long as we apply that uniformly, it shouldn't be a problem. The City of Pasco uses building permit numbers to determine its districts.

Mr. Koch said using those figures, it averages out three people per voter. He questioned whether the 100/300 basis would be appropriate. Ms. Lenhart said we have to arrive at some basis and apply it uniformly.

Mr. Miller asked what is the other option? Ms. Lenhart said she doesn't have another basis unless you use building permits, but building permits still won't tell you the number of people living in a house. Mr. Koch gave an example of a house with four

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voters and a neighbor's house with two voters (for a total of six) that would triple to 18 under Ms. Lenhart's proposal. He said if building permits were used with the idea there were three people per building permit, it would work out to six people also. Ms. Lenhart said if the Board wants to use building permits instead, that is fine with her, but the Planner will have to provide the information and it will take more time. Mr. Koch asked how many registered voters are in Franklin County. Ms. Lenhart said approximately 20,000 with a population estimated at approximately 65,000. Mr. Koch said those figures average out to have three people per voter. Ms. Lenhart agreed. Mr. Koch told Ms. Lenhart he just wanted to work through how you got there. Ms. Lenhart said that's how we got there but if it doesn't make sense to you, it might not make sense to other people either. Mr. Miller said it's hard to please everyone.

Mr. Miller said his concern is, are there divisions in town that have more children so there is more population compared to other places that may be new starters? He doesn't think there is a way to divide it on that basis. Ms. Lenhart said we have to arrive at some basis and apply it uniformly. Ms. Lenhart does not care what it is.

Mr. Koch asked what is the criteria for district separation? Ms. Lenhart said population, not voters. Ms. Lenhart said that's what makes it hard, because the census figures from 2000 are now so old, particularly with the large growth in Franklin County. She said we're preparing the commissioner district changes for 2008 so we don't have to rush. It has to be completed at least 30 days before the next filing period so she expects to have completed it by the end of April 2008.

Ms. Killian said there are now 21,000 voters in Franklin County.

Mr. Bowen suggested using GIS information to determine the number of homes in each precinct. Ms. Lenhart asked him to provide the information.

Franklin County Annex Remodel: Elections Floor Plan

A drawing of a floor plan for the Elections area was reviewed on paper and on the screen. Ms. Lenhart asked Mr. Giles to tell the Board about his concerns.

Mr. Giles said a big concern is the time frame, because he understands Ms. Lenhart wants the work done by August 1. Ms. Lenhart said she and Mr. Giles will

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be meeting this afternoon to discuss the project further. She said it can be done in Phase 1, Phase 2 and Phase 3 if necessary. She pointed to an area that is needed as soon as possible.

Mr. Giles said it will take some time to obtain prices from vendors. We need to give vendors at least 10 days. He said the city will want a final cost figure. Ms. Lenhart said the architect will supply the final plan for the city.

Mr. Giles said another concern is the cost of the project. He cannot tell from the architect's sheet if the figures were based on prevailing wage. He has some concerns.

Mr. Koch asked why Ms. Lenhart used a California architect. Ms. Lenhart said he's a Washington architect. Mr. Koch said his stamp is California. Ms. Lenhart said we've used him before. Mr. Giles said the stamp shows he is registered in Washington but licensed in California. Ms. Lenhart said he does a lot of work in the Seattle area. She said he is very familiar with Washington's code.

Mr. Giles said another concern is the storage. Ms. Lenhart asked if the former Health District building could be used for storage, maybe for six months. Mr. Giles said he doesn't know if that would work because we are planning to do the remodeling work on that old Health District building. Ms. Lenhart said the storage area would be needed until the remodeling is completed.

Mr. Koch said to him, it looks like the ballot storage room is 75% wasted space. Ms. Killian talked about the flow of the work. There are existing cabinets and four more have been ordered. Two cabinets will be on wheels that will store ballots that are coming off the machines. We're constantly going in and out of this room. She showed where data entry will occur. She showed other areas and explained what will happen. Mr. Koch said he just doesn't think it looks like a good use of space. Ms. Lenhart asked him to come and see during the busiest times.

Mr. Bowen said the state auditor will use space on a temporary basis in the old Health District building.



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Ms. Lenhart said we have to locate a permanent storage for the accounting records. Mr. Bowen said there is a lot of open space in the break room in the basement of the Annex. He said the county intends to keep the basement for storage.

Ms. Lenhart said we are also talking to Bekins about moving the storage from the Annex to the Health District building.

Mr. Bowen asked Ms. Lenhart if she is going out to bid. Ms. Lenhart said she understood if the project is under \$100,000, the bid is not required. Mr. Bowen said the amount is under \$200,000. He asked are you going to use Chris Giles' crews to do this work? Ms. Lenhart said that's what I was led to believe. Chris Giles said we'd like to try to do it in-house but we need to talk about exactly what you want to do. Ms. Lenhart said it could be done in three phases, but the third phase would not occur until WSU Extension moves out. Mr. Bowen said he would prefer to use our county crews. Ms. Lenhart said she would like to work with Vincent Construction also.

Ms. Lenhart and Mr. Giles will meet today to talk about details.

Mr. Bowen said the museum roof needs to be done this summer. Mr. Giles said that is already scheduled. Mr. Bowen said the Work Release remodeling work should be done the middle of next week. He thinks the Facilities Department can do the Elections remodeling work because the old Health District building can be remodeled later.

Potential formation of a fire district

Mr. Miller asked if the petition to form a fire district will make the ballot. Ms. Killian said she has received a petition with the metes and bounds but she can't say the people are registered voters in the proposed fire district without seeing a map. She has been working with an attorney representing the proposed fire district. The statute says the ballot issue has to be in the November election. Mr. Miller asked what the cost is. Ms. Killian does not know yet but she expects it to be between \$1000 and \$5000. The cost would be shared with other election matters. She said a new fire district would have to form and elect at the same time so there are two different contests involved.

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Commissioner Districts

Mr. Miller does not want to be involved in setting boundaries for redistricting commissioner districts. He thinks it should be done by an unbiased group. Ms. Lenhart said if you were up for election, that would be a relevant issue, but you are not and it is your responsibility by statute to set the boundaries. She said the ultimate authority rests with the Board of County Commissioners. That's why she wanted direction about the basis to use. Mr. Miller feels an unbiased committee such as maybe the chairman from the Republicans, chairman from Democrats, the League of Women Voters, should do it. Ms. Lenhart said we did that before but that's why we've got the mess we've got now. Mr. Koch agreed. Mr. Miller said he disagrees; he thinks that's what you've got to have. Ms. Lenhart said if that's the case, she will do what she can as far as population but she will be out of it at that point. Mr. Koch said he would not go for that at all (referring to Mr. Miller's proposal). Mr. Miller asked Mr. Koch how would you go? Mr. Koch said just like we're going. Ms. Lenhart said it's the Board of County Commissioners. Mr. Miller said he will abstain from that. Ms. Lenhart said we did that in the past; that's why you (Mr. Miller) got 50% of the county. We don't want that to happen again. Mr. Miller said that's not why it happened; it happened because of the growth of Franklin County. Ms. Lenhart disagreed. She said they knew what they were doing. She said it was very political. The idea for it is not to be political. She thinks the way the Commissioners represent themselves is nonpartisan, even though they get elected as a Republican or Democrat. When you do your jobs, you don't do them as a Republican or Democrat. Mr. Miller said there are a number of people that he ran against that would be upset if they were cut out and could accuse of gerrymandering.

Ms. Lenhart said she is going to completely look at the map without any basis of preferential treatment. She is going to locate the residences for Bob Koch, Rick Miller and Neva Corkrum on the map. That's the only thing she cares about in the population numbers. She is going to try to give each commissioner district some development. She doesn't know that she can do that but she's going to really try. She said depending on how it comes out, I'm going to really try to short those areas where we know we've got

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plats. She thinks the address information from the county GIS system will help a lot, that we can look where we know we've got development coming, and shorten those precincts so that we wind up with approximately no less than the 2% or 3% difference that the statute requires. We're limited by the difference we can have. She told Mr. Miller, "Your district is so far out of whack it's ridiculous." Mr. Miller agreed. Ms. Lenhart said we'll remedy that. She will make a copy of the statute for all Board members so they can look at it and be very well aware of what your responsibilities are and what your guidelines are. She is going to follow those. She will maybe try to come up with three different possible scenarios, two at the very minimum, so that you can say this is Plan 1 and Plan 2, that you can maybe mix and match. That will be kind of hard. She asked Mr. Bowen to also look at it because he can do it with a nonbiased eye. She will look at it from a nonbiased standpoint.

Mr. Miller said the confusion we had way back wasn't because of an unbiased group. There was some other compactness and all those other things that happened. That's what stirred that up. I think it's going to have to be an unbiased committee still.

Ms. Lenhart said we had a committee. The Auditor's Office was not involved in it except to give them the numbers. Consequently, it's been the biggest mess we've had. Mr. Miller said it must not have been done right or something.

Ms. Lenhart said we'll do what we've said we'll do and then from there, after I've done the plans and shown them to you and if you can't make a decision based on them -- That's why I want the workshop, because we'll have something for the workshop and then we can make changes to it based upon the input. Know that it's the commissioners' responsibility. Mr. Miller said yes, the commissioners approve it. Ms. Lenhart said as a consensus, you will give us direction and we will follow direction.

Mr. Koch said it sounds like the statute sets the direction so there should be one option: Follow the statute. Ms. Lenhart said it does. Mr. Koch said there shouldn't be two options. The statutes tell us what we can do. Ms. Lenhart said we're really doing this to help. We'll move forward and then the ultimate decision making is yours.

Mr. Koch agreed and said we will base it on statute.

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Mr. Miller said he agrees that the commission approves. It doesn't say they design it or decide where it is. Ms. Lenhart said you can delegate anything. She thinks when it's given to you as the person who is responsible for it, you're being paid to do it. We'll have to agree to fundamentally disagree. It's your decision, not mine. We'll do what we can to help and then if you have any thoughts, let me know. She will listen to whatever you recommend.

**COUNTY ADMINISTRATOR**

County Administrator Fred Bowen met with the Board.

County Administrator's Organization Chart

The new indigent defense coordinator has been added to the organization chart. The indigent defense coordinator will use an office in the basement.

**Motion** – Mr. Miller: I move we accept the Franklin County Organization Chart. Second by Mr. Koch. 2:0 vote in favor. This is Resolution 2007-282.

CKJT Contract Addendum #5 for Franklin County Courthouse Restoration

Mr. Bowen said we have added the security system perimeter to the Courthouse Restoration Project as Addendum #5. The architect has a flat rate for services of \$130,442. The fees are reasonable at about 8%. There is somewhat of a gamble if the bid comes in way below what we thought it would be. Currently architect's fees for new construction are about 8% to 8-1/2% and for remodels are between 10 and 11%.

**Motion** – Mr. Miller: I make a motion that we approve Addendum #5 to the agreement between the owner Franklin County and architect CKJT Architects for the restoration of the 1913 Franklin County Courthouse. Second by Mr. Koch. 2:0 vote in favor. This is Resolution 2007-283.

**VOUCHERS/WARRANTS**

**Motion** – Mr. Miller: I move for approval of June 14, 2007, payroll for County Road Fund for \$68,268.46; Motor Vehicle Fund for \$10,651.97; and Solid Waste for \$1694.77. Second by Mr. Koch. 2:0 vote in favor.

**Adjourned** at 11:32 a.m.

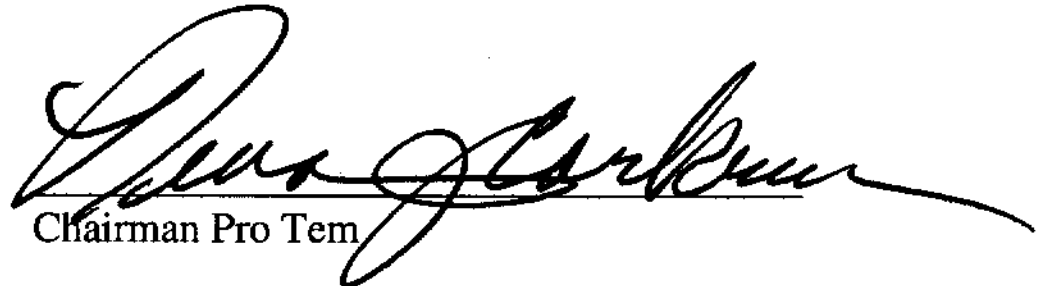
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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until June 18, 2007.

BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON



Chairman



Chairman Pro Tem



Member

Attest:

  
Clerk to the Board

Approved and signed June 27, 2007.

## FRANKLIN COUNTY ACTION SUMMARY COVER SHEET

AGENDA ITEM	TYPE OF ACTION NEEDED	
Agreement #06/07-PIHP-SFTS Amendment #1	<input checked="" type="checkbox"/> Execute Contract	<input checked="" type="checkbox"/> Consent Agenda
	<input checked="" type="checkbox"/> Pass Resolution	<input type="checkbox"/> Public Hearing
Prepared By: Carol Carey	<input type="checkbox"/> Pass Ordinance	<input type="checkbox"/> 1 <sup>st</sup> Discussion
	<input type="checkbox"/> Pass Motion	<input type="checkbox"/> 2 <sup>nd</sup> discussion
	<input type="checkbox"/> Other	<input type="checkbox"/> Other

### BACKGROUND INFORMATION

The Department of Human Services would like to extend the contract with Sunderland Family Treatment Services to provide community mental health services in Benton and Franklin Counties per agreement #06/07-PIHP-SFTS for a period of three months.

### SUMMARY

**Award:** N/A

**Period:** September 1, 2006 through September 30, 2007.

**Funding Source:** Greater Columbia Behavioral Health

### RECOMMENDATION

- ☒ Sign the resolution to accept the proposed amendment.
- ☒ Approve the proposed agreement by signing all the copies where indicated.

### FISCAL IMPACT

Funding for the services described in this Agreement is provided by the Greater Columbia Behavioral Health contract. **There is no impact on the current expense budget.** All revenues and expenditures are from the Fund 0108-101 Human Services Budget.

### MOTION

To approve signing Agreement #06/07-PIHP-SFTS, Amendment #1 and authorize the Chair to sign on behalf of the Board.

*Resolution 2007-280*

EXHIBIT 2  
Franklin County Auditor

June 13, 2007

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

June 13, 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, June 13, 2007

Move that the following warrants be approved for payment:

FUND Expenditures	WARRANT		Amount Issued
	From:	To:	
Veteran's Assistance	1342	1347	\$ 2,721.91
Current Expense	57391	57446	\$107,189.92
Current Expense	57447	57565	\$11,053.89
FC Capital Projects	262	275	24,691.40
1999 Distressed Cap Go Bonds	3	3	200,000.00
Supplement Preservation	9	10	4,273.64
Grand Old 4th	138	139	925.00
Current Expense	57566	57579	6,318.44

In the amount of

\$357,174.20

The motion was seconded by

And passed by a vote of 20 to

Accounting  
545-3505

Elections  
545-3538

Recording  
545-3536

Licensing  
545-3533

## FRANKLIN COUNTY ACTION SUMMARY

<b>Agenda Item:</b> Ken Peters	<b>TYPE OF ACTION NEEDED</b>	Consent Agenda
<b>Meeting Date:</b> June 13, 2007	Execute Contract	Public Hearing <b>X</b>
<b>Subject:</b> SP-2007-11 to short plat approximately 151.62 acres into 2 lots	Pass Resolution <b>X</b>	1st Discussion
	Pass Ordinance	2nd Discussion
<b>Prepared By:</b> Greg Wendt	Pass Motion <b>X</b>	Other: <i><b>Preliminary Approval</b></i>
<b>Reviewed By:</b> Jerrod MacPherson	Other	

**BACKGROUND INFORMATION:**

The applicant has applied to short plat 151.62 acres into two (2) lots. As proposed, Lot #1 is approximately 148.91 acres in size and Lot #2 is approximately 2.71 acres in size. The property is located in the Agricultural Production 20 (AP-20) Zoning District.

The property is located in north Franklin County, east of Mound Road, west of Sagehill Road, along the south side of Rangeview Road near site address 2543 Rangeview Road (Parcel Number 120-060-148).

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.

**CONDITIONS OF APPROVAL:**

1. **Benton Franklin Health Department:** The applicant shall comply with the requirements of the Benton-Franklin Health Department (see letter dated May 31, 2007 for specifics).
2. **Big Bend REA:** Applicant shall meet and comply with the requirements of the Big Bend Electric.
3. **South Columbia Basin Irrigation District:** Applicant shall comply with the SCBID standards. SCBID has commented that it appears that the boundary for Lot 2 stops short of the legal point of delivery (Weir Box), and therefore to meet the requirements of RCW 58.17.310 a minimum 10 ft wide irrigation easement (separate from other easements) needs to be extended from Lot 2 to the legal point of delivery.
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 June 1, 2007 in the Planning File for specifics).
6. **Franklin County Public Works:** Please add the following notes to the plat: a) Approach permits are required for any new approaches onto county roads.

Action Summary  
SP-2007-11  
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**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. Lot 1 is subject to a Park Dedication Fee (\$50.00 per new lot/expected new dwelling unit). This fee may be paid prior to recording the final subdivision plat or at the time when a building permit for a new home is to be issued for Lot 1. 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 Lot 1. This shall be paid prior to building permit issuance for a new home on Lot 1.**
- 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 2007-11 subject to the seven (7) findings of fact and seven (7) conditions of approval.

June 13, 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, 06/13/2007 *[Signature]*,  
move that the following warrants be approved for payment.

FUND	WARRANT	AMOUNT
<b>Salary Clearing Payroll:</b>		
	43220-43319	163,325.73
	43320-43324	65,508.23
	Direct Deposit	<u>268,815.39</u>
	<b>Total</b>	<b><u>\$497,649.35</u></b>

In the amount of \$ **497,649.35** . The motion was seconded by *[Signature]*

and passed by a vote of **2** to **0** .

**Emergency Mgmt Payroll:**

8768-8775	\$3,007.58
8776-8779	1,331.93
Direct Deposit	<u>7,566.92</u>
<b>Total</b>	<b><u>\$11,906.43</u></b>

**Irrigation Payroll:**

12666-12681	\$7,981.14
12682-12685	\$1,270.70
Direct Deposit	<u>0.00</u>
<b>Total</b>	<b><u>\$9,251.84</u></b>

**CALL FOR BIDS  
FRANKLIN COUNTY  
NEW WATER TANKER**

**NOTICE IS HEREBY GIVEN**, by the Board of Commissioners, Franklin County, Washington, convened in regular session in the Franklin County Courthouse at 1016 N. 4<sup>th</sup> Ave., Pasco, Washington, that sealed bids will be received until 10:45 a.m., on Wednesday, July 11, 2007, at which time they will be opened and read for the purchase of the following:

**ONE NEW WATER TANKER INSTALLED ON  
FRANKLIN COUNTY PROVIDED CHASSIS**

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

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

Bidders shall submit bids in separate sealed envelopes addressed to Franklin County Board of Commissioner, Franklin County Courthouse, 1016 N. 4<sup>th</sup> Ave., Pasco, Washington 99301.

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

Signed this 13 day of June, 2007.

BOARD OF COUNTY COMMISSIONERS  
Franklin County, Washington



Robert E. Koch, Chair

**ABSENT**

Neva J. Corkrum, Chair Pro Tem



Rick Miller, Member

Attest:

  
Clerk of the Board