

COMMISSIONERS RECORD 51
FRANKLIN COUNTY
Commissioners' Proceedings for April 25, 2012

This document is a summarized version of the Board of Commissioners proceedings. The minutes are paraphrased, not verbatim. Access to an electronic audio recording of the meeting is available upon request.

The Honorable Board of Franklin County Commissioners met on the above date. Present for the meeting were Brad Peck, Chairman; Rick Miller, Chair Pro Tem; and Robert E. Koch, Member; Fred Bowen, County Administrator; and Mary Withers, Clerk to the Board. Meeting convened at 9:00 am.

PLANNING AND BUILDING DEPARTMENT

Planning Director Jerrod MacPherson and Assistant Director Greg Wendt met with the Board. Mr. MacPherson noted that all three Public Meeting items deal with the same project for the Basin City Water and Sewer District.

Public Meeting: CUP 2012-05, a Conditional Use Permit application for the placement of a new water tank and necessary tank appurtenances. The proposed water tank will be utilized by the Basin City Water-Sewer District. The property is located east of Canal Blvd N, north of R-170 and west of Center St N. (Parcel Number 121-231-153)

Public Meeting convened at 9:01 am. Present: Commissioners Peck, Miller and Koch; Planning Director Jerrod MacPherson and Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Rich Lahtinen, Jim and Pam Follansbee, Tri-City Herald Reporter John Trumbo, Lester Storms, Len Barnett and Tom Larson.

Mr. Wendt reviewed the information on the Action Summary Report (Exhibit 1) for placement of a water tank for the Basin City Water and Sewer District system.

Mr. MacPherson showed a copy of the zoning map with a parcel overlay. He explained what a Rural Settlement Area (RSA) is and used the term "limited area of more intensive rural development" (LAMRID). Mr. MacPherson showed an aerial photograph with zoning overlay and the site plan submitted by the applicant.

Mr. Wendt reviewed the conditions of approval. In response to Mr. Peck's question, Mr. Wendt said one six-month extension can be granted by approval of the Planning Director.

COMMISSIONERS RECORD 51
FRANKLIN COUNTY
Commissioners' Proceedings for April 25, 2012

Mr. Peck cautioned about using the words "to the best extent possible" in future applications.

The planners said that two people spoke in favor of the application at the Planning Commission hearing, Marty Taylor from James Sewell & Associates and Len Barnett.

Motion – Mr. Miller: Mr. Chairman, I move that we grant approval of CUP 2012-05 subject to the six findings of fact and 17 conditions of approval. Second by Mr. Koch. 3:0 vote in favor. Resolution 2012-143 was approved.

Public Meeting: ZC 2012-01, a Zone Change application request to rezone a 20.09 acre parcel of land from Agricultural Production 20 (AP-20) to General Industrial (I-2). The rezone is associated with the Basin City Water-Sewer District improvement project. The property is located east of Canal Blvd N, north of R-170 and west of Center St N. (Parcel Number 121-231-153)

Public Meeting convened at 9:13 am. Present: Commissioners Peck, Miller and Koch; Planning Director Jerrod MacPherson and Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Rich Lahtinen, Jim and Pam Follansbee, Tri-City Herald Reporter John Trumbo, Lester Storms, Len Barnett and Tom Larson.

Mr. Wendt reviewed the information on the Action Summary (Exhibit 2).

Mr. MacPherson showed an aerial photo with zoning overlay and the zoning map.

Motion – Mr. Miller: Mr. Chairman, I move we grant approval of Zone Change ZC 2012-01 subject to the five findings of fact. Second by Mr. Koch. 3:0 vote in favor. Ordinance 2-2012 was approved. (Exhibit 3)

Public Meeting: SUB 2012-01, a preliminary plat application to subdivide approximately 29.11 acres into 10 lots. The use of the property is industrial. The land is located within the Basin City Rural Settlement Area and is located east of Canal Blvd N, north of R-170 and west of Center St N. (Parcel Numbers 121-231-153 and 121-231-144)

Public Meeting convened at 9:16 am. Present: Commissioners Peck, Miller and Koch; Planning Director Jerrod MacPherson and Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Rich Lahtinen, Jim and Pam Follansbee, Tri-City Herald Reporter John Trumbo, Lester Storms, Len Barnett and Tom Larson.

COMMISSIONERS RECORD 51
FRANKLIN COUNTY
Commissioners' Proceedings for April 25, 2012

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

Mr. MacPherson showed a 2007 aerial photograph with parcel overlay on the screen and explained the area of property that is included. He responded to Mr. Peck's question about the proposed lot sizes. Mr. Koch asked can the lots be split at some point in time? Mr. MacPherson said yes, through a re-plat, a boundary line adjustment, or other means.

Mr. Peck asked about market values in rural settlement areas in the county. He wonders if it is affordable for a small business owner. Mr. MacPherson did not have information about market values.

Mr. MacPherson showed the preliminary plat submitted by the applicant.

Currently the road would be private. If they finalize the plat and request building permits, it would have to become a public road. There would need to be some sort of development agreement between the owners and new buyers.

Fire hydrants placement was discussed. Fire hydrants would be required at the time of plat. Additional hydrants may be required when building occurs.

Mr. Wendt reviewed the conditions of approval.

Mr. Peck is concerned about upfront costs and asked if there is an option to do something lesser than paving the road, for instance a gravel emergency access. Mr. MacPherson said the county road standard is hard surface. There is another option available. He gave an example of how an applicant can work with the Public Works Department to construct a road to one lot and then future builders can build the remainder of the road. He answered the Board's questions. He said the lot that will have the water tank is exempt from the requirement for a hard surface road and explained the reasons.

Mr. Peck said my concern is I want to make sure we're not putting undue burdens on the developer who is going to develop just one lot. He understands Mr. MacPherson is saying the developer can do a hard surface road to their lot and the rest of the road might be just gravel. Mr. MacPherson said the way it is written is that the hard surface road would be required from R-170 but there are bonding options which would essentially give financial assurance that the hard surface road would be built. He said it was talked about it at great length. One of Public Works' concerns was piecemealing of the project and never getting it completed. There is a lot

COMMISSIONERS RECORD 51
FRANKLIN COUNTY
Commissioners' Proceedings for April 25, 2012

of work involved with underground utilities, etc. Mr. Wendt said you want to have a surety from people when they buy those lots what their access is going to be and what their responsibilities are going to be. Mr. Peck wants to make sure we're not making this one bit more difficult or more onerous than it absolutely has to be in order to be consistent with public safety. He asked did the applicant express any of these concerns? Mr. Wendt said the applicants were happy to be able to get the plat signed and push these improvements off to a later date. It was discussed at great length.

Mr. Wendt reviewed other conditions of approval.

Motion – Mr. Koch: Mr. Chairman, I would move to grant approval of SUB 2012-01 subject to six findings of fact and eight conditions of approval. Second by Mr. Miller. 3:0 vote in favor. Resolution 2012-044 was approved.

OFFICE BUSINESS

Present in audience: Rich Lahtinen, Jim and Pam Follansbee, Tri-City Herald Reporter John Trumbo, Lester Storms and Tom Larson.

Vouchers

Motion – Mr. Koch moved for approval of fund expenditures totaling \$497,383.32 from the Auditors' Office that have been approved by Matt Beaton and Julie Jordan. Second by Mr. Miller. 3:0 vote in favor. (Exhibit 5)

Fund Expenditures	<u>Warrants</u>		Amount Issued
1999 Distressed Capital GO Bonds	64811	-	\$100,000.00
Current Expense	64878	64927	\$180,291.00
Current Expense	64928	64950	\$25,254.00
TRAC Operations Fund	64951	64973	\$37,226.07
Franklin County RV Facility	64974	64976	\$18,603.36
Current Expense	64977	64985	\$25,661.50
CE Cumulative Reserve Fund	64986	-	\$357.33
Crime Victims/Witness Assist	64987	64990	\$3,069.58
Enhanced 911	64991	64992	\$70,147.50
Law Library	64993	64995	\$4,864.96
Veteran's Assistance	64996	65001	\$3,599.58

COMMISSIONERS RECORD 51
FRANKLIN COUNTY
Commissioners' Proceedings for April 25, 2012

Ending Homelessness Fund	65002	-	\$5,932.31
Affordable Housing Fund	65003	-	\$753.26
FR CO Unemployment Fund	65004	-	\$14,803.68
Dept of Commerce Pass Through	65005	-	\$6,819.19

Motion – Mr. Koch moved for approval of Salary Clearing payroll in the amount of \$746,706.23; on the same voucher list are Emergency Management at \$14,082.56 and Irrigation payroll at \$16,139.66, for a bottom line of \$776,928.45. This has been approved by Jeff Burckhard and Consuelo Curiel. Second by Mr. Miller. 3:0 vote in favor.

Salary Clearing payroll warrants 55925 through 56034 for \$183,073.98; Direct Deposit for \$325,384.47; and Benefits warrants 56035 through 56049 for \$238,247.78; for a total of \$746,706.23;

Emergency Management payroll warrants 65035 through 65044 for \$3013.06; Direct Deposit for \$6606.94; and Benefits warrants 65045 through 65053 for \$4462.56; for a total of \$14,082.56; and

Irrigation payroll warrants 65006 through 65018 for \$6754.53; Direct Deposit for \$3374.38; and Benefits warrants 65019 through 65026 for \$6010.75; for a total of \$16,139.66.

Grand total is \$776,928.45. (Exhibit 6)

Consent Agenda

Motion - Mr. Koch: Mr. Chairman, I would move for approval of consent agenda for April 25, 2012, with the six items. Second by Mr. Miller. Mr. Peck asked for Board concurrence to pull item 3 for further discussion with Mr. Verhulp. There was no objection. The Board pulled item #3 from the consent agenda. 3:0 vote in favor.

1. Approval of Resolution 2012-145, renewal of Minolta Copier Maintenance Contract between Abadan and Franklin County Corrections for the copier located in Corrections Work Release
2. Approval of Resolution 2012-146, Settlement Agreement between Benton-Franklin Counties and AFSCME, Council 2, Local 3962, representing Crisis Response

(Clerk's Note: Consent Agenda Item #3 was removed from the consent agenda.)

COMMISSIONERS RECORD 51
FRANKLIN COUNTY
Commissioners' Proceedings for April 25, 2012

3. Approval of Resolution 2012-____, extension of time to complete a condition of a Special Warranty Deed between Franklin County and Mohinder and Gurdish Sohal
4. Approval of Commissioners Proceedings for April 18, 2012
5. Approval of Resolution 2012-147, Lease renewal of (1) the Agreement for lease of space between the City of Pasco and Franklin County for the Public Safety Building dated March 16, 1970, adopted by Franklin County Resolution 23-70; and (2) the Amendment to the Public Safety Building Lease Agreement between the City of Pasco and Franklin County dated June 5, 1995
6. Approval of Resolution 2012-148, rescinding Resolution 2012-131 and approving Amendment #1 to Interlocal Agreement for Provision of Engineering Services between Benton County and Franklin County adopted by Resolution 2012-055, extending the ending date to July 31, 2012

Regular Agenda

Resolution: To Heighten Awareness of "Global" Environmental Policies and their Impact on Local Communities in the United States

Present in audience: Rich Lahtinen, Jim and Pam Follansbee, Tri-City Herald Reporter John Trumbo, Lester Storms and Tom Larson. Darrel Farnsworth and Guy Walters joined the audience at 9:45 am.

Mr. Miller presented a resolution and explained why he feels the resolution is needed to help protect agriculture in Franklin County. He said agriculture accounts for about 30% of our tax base in Franklin County. The homes in Pasco are about 52% of our tax base. He gave some examples of efforts he feels are being made to encroach on agriculture by the Environmental Protection Agency (EPA) and the Army Corps of Engineers. There was extensive discussion.

Motion – Mr. Miller: I would like to make a motion that we approve the Heighten Awareness of Global Environmental Policies and their Impact on Local Communities in the United States resolution. He asked for a second. Mr. Koch said I think there are some inconsistencies in the resolution. I can go along with the concept. I don't know that I can go along with it as written. I think we need some more discussion on content. Mr. Peck said I think Commissioner Koch is spot-on. None of us are excited about further state and federal government intrusions into our

COMMISSIONERS RECORD 51
FRANKLIN COUNTY
Commissioners' Proceedings for April 25, 2012

lives and we've all made it clear at times that we're staunch supporters of Franklin County agriculture. Motion failed for lack of a second.

PUBLIC WORKS

Assistant Engineer Guy Walters and Shop Superintendent Darrel Farnsworth met with the Board.

Public Hearing for the purpose of considering the advisability of declaring surplus and putting up for sale a vehicle (ET-6912, 2002 Ford Super Cab 4x4)

Public Hearing convened at 9:53 am. Present in audience: Rich Lahtinen, John Trumbo, John Larson, Pam and Jim Follansbee and Lester Storms.

The Board had no comments. There were no comments from the audience.

Motion – Mr. Koch: I would move for approval of surplus of a vehicle designated as ET6912 by the Public Works Department, 2002 Ford Supercab. Second by Mr. Peck. 3:0 vote in favor. Resolution 2012-149 was approved.

Public Hearing: Declaring two modular buildings to be surplus property and authorizing their sale at auction

Public Hearing convened at 9:54 am. Present in audience: Rich Lahtinen, John Trumbo, John Larson, Pam and Jim Follansbee, Lester Storms and Ryan Verhulp.

There were no comments from the audience.

The Board approved Resolution 2012-150, approval of declaring two modular buildings to be surplus property and authorizing their sale at auction. Resolution 2012-150 was approved.

PROSECUTOR / PUBLIC WORKS (9:56 am)

Deputy Prosecutor Ryan Verhulp and Assistant Public Works Director Guy Walters met with the Board. Present in audience: Rich Lahtinen, John Trumbo, John Larson, Pam and Jim Follansbee, Lester Storms and Tim Waters.

Interpleader Action: Cat Tracks

Mr. Verhulp explained what work has occurred and the need for an interpleader action and the process that it involves.

COMMISSIONERS RECORD 51
FRANKLIN COUNTY
Commissioners' Proceedings for April 25, 2012

Motion – Mr. Miller: I move that we authorize the prosecuting attorney and/or his designee to take all necessary steps to commence and prosecute the interpleader action regarding Cat Tracks, Inc. Second by Mr. Koch. 3:0 vote in favor. Resolution 2012-151 was approved.

Executive Session at 10:04 am expected to last up to 20 minutes based on RCW 42.30.110(1)(i) in regards to potential litigation and/or legal risks of a proposed action related to tax parcel numbers 117490074, 117490075 and 117490109. Those in the audience left the meeting room.

Open Session at 10:24 am.

Present in audience: Tim Waters, Gordon Hanscom, Matt Beaton, Rich Lahtinen, John Trumbo, John Larson, Pam and Jim Follansbee, Lester Storms and Tim Waters.

Mr. Peck said tax parcel 117490074 and tax parcel 117490075 are parcels in the vicinity of the TRAC facility that were the subject of a previous sale and some subsequent actions. The Board took an action last week approving Resolution 2012-139. It now appears that that action may have been premature and there may have been some other considerations that we were not privy to.

Motion – Mr. Miller: I move to rescind Resolution 2012-139 that was approved last week. Second by Mr. Koch. 3:0 vote in favor. Resolution 2012-139 was rescinded. Resolution 2012-152 was approved.

WSU EXTENSION (10:28 am)

Extension Agent Tim Waters met with the Board. Present in audience: Gordon Hanscom, Pam and Jim Follansbee, John Trumbo, Tom Larson and Rich Lahtinen.
Commercial vegetables

Mr. Waters told the Board about commercial vegetable production in Franklin County.

The zebra chip is a small aphid-like insect that is affecting potatoes in the area. He explained what the insect does and the damages it causes. Insecticides are effective on the pest. Mr. Waters told the Board about ongoing efforts to do research about the pest, determine the extent of the problem, and to inform growers and fieldmen about it. He explained how chemicals are used and their effects.

Students have been hired to help with summer growing trials.

COMMISSIONERS RECORD 51
FRANKLIN COUNTY
Commissioners' Proceedings for April 25, 2012

Communication (10:40 am)

Mr. Peck suggested considering using communications students and staff from WSU-Tri-Cities to help with communication to farmers and other agriculture-related people. Mr. Waters said it is a good idea. He said internships are also a good way to get people involved with agriculture and careers in agriculture.

FACILITIES (10:44 am)

Facilities Director Gordon Hanscom met with the Board. Present in audience: Pam and Jim Follansbee, John Trumbo, Tom Larson and Rich Lahtinen.

Approval of Public Works Contract between Franklin County and Meyer Roofing Solutions, LLC

Motion – Mr. Koch: I would move for approval of Public Works Contract between Franklin County and Meyer Roofing Solutions, LLC. Second by Mr. Miller. Mr. Hanscom answered Mr. Peck's questions. 3:0 vote in favor. Resolution 2012-153 was approved. The work is expected to be started prior to May 21.

Approval of Public Works Contract between Franklin County and Legacy Telecommunications, Inc.

The original contract from Legacy Telecommunications, Inc., for removal of antenna and satellite dish has not been received.

Approval of award of bid for HVAC supply duct and thermostat installation in the basement of the Public Safety Building for \$4007.00 to Apollo Sheet Metal, Inc.

Motion – Mr. Koch: Mr. Chairman, I move to award the bid for HVAC supply duct and thermostat installation in the new office area to Apollo Sheet Metal in the amount of \$4007.00. Second by Mr. Miller. 3:0 vote in favor. (Exhibit 7)

Mr. Hanscom said electrical work will be added to this room as well.

OTHER BUSINESS (10:49 am)

Present in audience: Pam and Jim Follansbee, John Trumbo, Tom Larson and Rich Lahtinen.

COMMISSIONERS RECORD 51
FRANKLIN COUNTY
Commissioners' Proceedings for April 25, 2012

Public Works Accounting

Mr. Peck said the Board took action last week to approve the reporting structure for the accounting positions in Public Works to move them to where they report to the Auditor. He said the purpose of that was to get them more closely aligned with a full auditing department that could back them up when they were shortanded and perhaps vice versa. He said his memory is part of the discussion was: Are they first and foremost Public Works employees or are they first and foremost accounting experts who provide accounting services to the citizens and we decided the latter.

Mr. Peck said the pending question or decision is whether or not it would be appropriate for them to continue operating out of the Public Works facility where they have been or whether it is appropriate to co-locate them with the Auditor's staff.

The Board discussed the matter.

Mr. Koch feels that the accountants at Public Works are foremost Public Works accountants and also feels that they need to stay in the Public Works office.

Mr. Miller feels that it's appropriate to have the financial people for all of the county located at the Auditor's Office. He explained further, noting that he feels there has been a problem with complacency. He does not see a problem with having the finance people go out to Public Works when needed. He feels it is important to make some changes. Mr. Miller would like to see them under the auditor in his office with direction given by the auditor. He feels it will take a long time before the new financial software is running completely and will take some financial investment. He said I applaud the auditor for wanting to take this on because it's quite a load.

Mr. Koch is concerned about the efficiency of operations for the Public Works Department if the accounting staff is moved to the Auditor's Office.

Mr. Peck said it is clear there are good arguments to support leaving them where they are and also good arguments for relocating them. He wants to take action now to move them to the Auditor's Office, then continue to check to see how it's working. If we were to move them physically and it didn't work, it would be with the understanding we could move them back.

COMMISSIONERS RECORD 51
FRANKLIN COUNTY
Commissioners' Proceedings for April 25, 2012

Mr. Koch asked where are we going to find room for them and what are we going to do for accommodations? Mr. Peck said they will be located in the Auditor's Office.

Motion – Mr. Miller: I move that we move Public Works accounting to the Auditor's Office.
Second by Mr. Peck. 2:1 vote in favor. Yeas: Peck and Miller. Nay: Koch.

ADJOURNMENT

Motion – Mr. Miller: I move that we adjourn. Second by Mr. Koch.

Adjourned at 11:02 am.

COMMISSIONERS RECORD 51
FRANKLIN COUNTY
Commissioners' Proceedings for April 25, 2012

There being no further business, the Franklin County Board of Commissioners meeting was adjourned until May 2, 2012.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON



Brad Peck, Chairman



Rick Miller, Chairman Pro Tem



Robert E. Koch, Member

Attest:


Clerk to the Board

Approved and signed May 9, 2012.

Franklin County
Board of Commissioners
Agenda Summary Report

DATE: April 17, 2012**PRESENTED BY:** Jerrod MacPherson**ITEM:** (Select One)

☐ Consent Agenda.
☒ To Be Brought Before the Board. Date: April 25, 2012
Time needed: 15 minutes

SUBJECT / ISSUE: CUP 2012-05 (Basin City Water-Sewer District), a Conditional Use Permit (CUP) application for the placement of a new water tank. The proposed water tank will provide peak demand equalization, emergency standby water, and fire suppression water to the Basin City Water-Sewer District system.

ACTION(S) REQUESTED:

Review the Planning Commission Recommendation in a Public Meeting; Pass a motion; and Pass a Resolution.

BACKGROUND:

A Conditional Use Permit application request for the placement of a new water tank for the Basin City Water-Sewer District. The proposed water tank will provide peak demand equalization, emergency standby water, and fire suppression water to the District's system. Proposed final tank size may be as large as 40 feet in diameter and 125 feet in height. The property is located east of Canal Blvd N, north of R-170 and west of Center St N (Parcel Number 121-231-153).

Public Testimony and Discussions:

Phone and/or In-Office Discussions: Planning Staff did not receive any phone calls or in office inquiries regarding this application.

Open Record Hearing Testimony:

-In support of application: 2 public (applicant/representative) spoke in support of the application.

-Opposed to application: No public spoke against the application.

- Clarification only: None.

Planning Commission Voting/Discussion: Positive recommendation with 5 in favor; 0 against; 1 abstain.

Summary: At the regularly scheduled Planning Commission hearing on April 10, 2012 the Franklin County Planning Commission voted to forward a positive recommendation for this application to the Board of County Commissioners subject to the following six (6) findings of fact and seventeen (17) conditions of approval:

Finding of Fact:

1. The proposal is in accordance with the goals, policies, objectives, maps and or narrative text of the comprehensive plan.
 - a. The property is currently zoned Agricultural Production 20 (AP-20), with a pending rezone to General Industrial (I-2).
 - b. The Comprehensive Plan designation for the property is Rural Settlement-Basin City.
 - c. The Basin City Rural Settlement Area is developed with a mixture of residential, commercial, and industrial uses.
 - d. The property is not located in a designated Critical Area (Wetland, Fish and Wildlife Area, Floodplain, Aquifer Recharge Area, or Geologically Hazardous Area).

Page 2
Agenda Summary Report

2. The proposal **will not** adversely affect public infrastructure.
 - a. The proposed water tank will be accessed from R-170, through Center Street North and into the proposed development. Additionally, a secondary access road is proposed to assist with emergency access to the site.
3. The proposal **will be** constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity.
 - a. The water storage tank and associated improvements are to be located in an area where both the intended and existing character is industrial. The historical land use in the general area is industrial.
4. The location and height of proposed structures and the site design **will not** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
 - a. The proposal will not discourage permitted uses in the area. The location of the facility is located in an area historically utilized for industrial type uses. The tank is proposed to be 125' feet in height (maximum) which is not uncommon in industrial zoned areas with no applicable height restrictions.
5. The operation in connection with the proposal **will not** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
 - a. This use will not be more objectionable by reasons of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses in the I-2 Zoning District.
6. The proposal **will not** endanger the public health or safety if located and developed where proposed, or in anyway will become a nuisance to uses permitted in the district.
 - a. The public health or safety will not be endangered by the placement of a well, water storage tank and accessory uses on the described property.
 - b. Water system improvements will benefit the public health by increasing system reliability and adequacy of water supply to water system users. Additionally, the new tank will provide fire suppression water to the system.
 - c. To assist with safety at the site and minimize potential nuisance issues, the proposed fencing shall be no greater in height than 8 feet (additionally allowed 3 strands of barbed wire).

Conditions of Approval:

1. This is a Conditional Use Permit application request by the Basin City Water-Sewer District for a community service facility involving the placement of a new District water tank and necessary tank accessories. The proposed water tank will provide peak demand equalization, emergency standby water, and fire suppression water to the District's system.

The Basin City Water-Sewer District currently owns and operates a community water system which serves 230 connections. The District currently serves the system with a single ground well. The District owns three additional wells which are normally kept in standby status due to low flow characteristics and high nitrate levels.

In order to improve system reliability and to ensure that an adequate supply of water is able to be delivered consistently throughout the system during peak demand and outage periods, a steel water storage tank is proposed to be constructed to provide water storage.

2. **Water Tank:** Proposed final tank size may be as large as 40 feet in diameter and 125 feet in height. Tank panels are to be powder coated to provide an aesthetic appearance. The tank shall be natural in color to blend into the surroundings to the best extent possible.

Page 3
Agenda Summary Report

3. **Safety Fence:** To assist with safety at the site and minimize potential nuisance issues, the proposed fencing shall be no greater in height than 8 feet (additionally allowed 3 strands of barbed wire).
4. **Access/Parking:** Access to the tank site will be, at a minimum, graveled. A small parking area is proposed at this time.
5. **Building Division Requirements:**
 - i. A completed Building Permit application(s) is required for new construction.
 - ii. Submit copy of the Geo-Technical Engineering for the site.
 - iii. Submit 2 copies of WA State Engineered plans and details for the Water Storage Tank.
 - iv. Submit a current copy of an access permit from the Franklin County Public Works Department.
6. Comply with the requirements of the **South Columbia Basin Irrigation District**, including the standard that no discharge into a USBR facility is allowed without express written consent of the USBR.
7. Compliance with **United States Bureau of Reclamation** standards is required including the USBR comments included in the March 21, 2012 letter from the USBR to the Planning and Building Department.
8. **Fire Code:**
 - i. This property shall remain free of all fire hazards, including but not limited to weeds, debris, new or used tires, discarded vehicle parts, hazardous waste, fuel or oil storage.
 - ii. Any proposed new structure, its use and occupancy classification(s) shall meet the adopted Building Codes, Fire Codes and Fire & Life Safety codes in effect and as adopted by Franklin County.
9. All new structures shall comply with a setback of 25' from a county right of way or access easement.
10. Applicant/owner shall ensure the height and design of the water tank is in compliance with FAA standards, if applicable.
11. The water tank is eligible to be used as a **co-location structure** for wireless communication facilities if the owner/applicant wishes to pursue this in the future. Please contact the Planning and Building Department for information and standards.
12. Any **outdoor lighting at the facility** shall be shielded down to the best extent possible. This will assist in ensuring the outdoor lighting will not become a nuisance to neighboring properties and will limit light pollution in the Basin City Area.
13. Any discontinuance or abandonment of the approved use for a period of one (1) year shall null and void this approval.
14. CUP 2012-05 shall be commenced (construction started) at the site within **2 years** of CUP approval.
15. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
16. In accordance with the County's Zoning Ordinance, any special permit may be revoked by the Board of Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.

Page 4
Agenda Summary Report

17. This permit applies to the described lands and shall be for the above named individual and/or his heirs and or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning Department or the permit will be cancelled. It cannot be transferred to another site.

COORDINATION:

N/A

RECOMMENDATION:

The County Planning Commission recommends the Board of Commissioners approve CUP 2012-05 with the following motion:

Motion:

Grant approval of CUP-2012-05, subject to the six (6) findings of fact and seventeen (17) conditions of approval.

HANDLING / ROUTING:

N/A

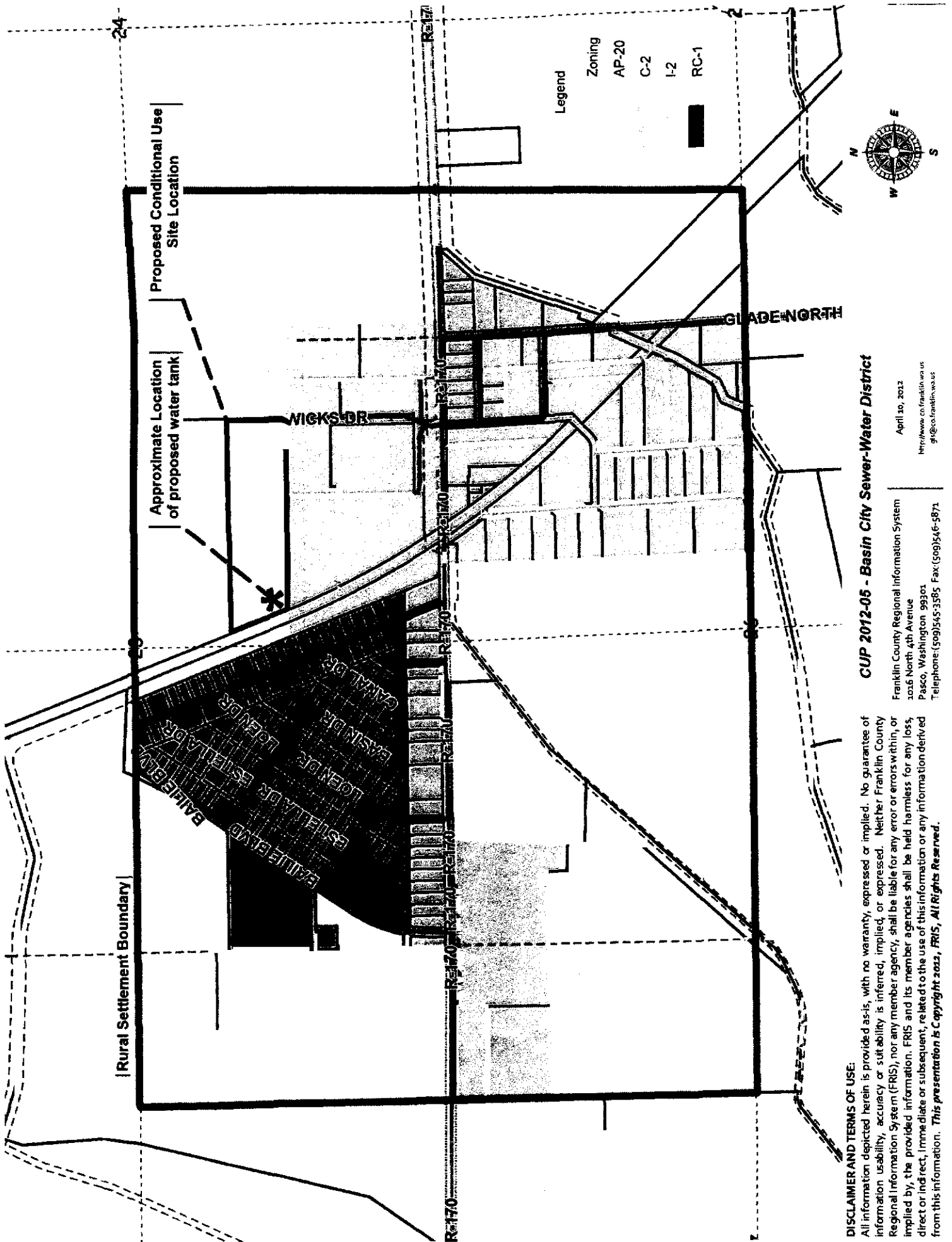
ATTACHMENTS:

Three (3) exhibits are attached for consideration: 1) A zoning and parcel overly map of the Basin City Rural Settlement Area and property in question; 2) An aerial and parcel overlay map of the Basin City Rural Settlement Area and property in question; and 3) An aerial site plan of the proposed improvements.

I certify the above information is accurate and complete.



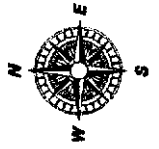
Jerrod MacPherson – Director of Planning and Building





Proposed Conditional Use
Site Location

Approximate location
of proposed water tank



CUP 2012-05 - Basin City Sewer-Water District

April 10, 2012
http://www.co.franklin.wa.us
gri@co.franklin.wa.us

Franklin County Regional Information System
1016 North 4th Avenue
Pasco, Washington 99301
Telephone: (509)545-3585 Fax: (509)546-5871

DISCLAIMER AND TERMS OF USE:

All information depicted herein is provided as-is, with no warranty, expressed or implied. No guarantee of information usability, accuracy or suitability is inferred, implied, or expressed. Neither Franklin County Regional Information System (FRIS), nor any member agency, shall be liable for any error or errors within, or implied by, the provided information. FRIS and its member agencies shall be held harmless for any loss, direct or indirect, immediate or subsequent, related to the use of this information or any information derived from this information. **This presentation is Copyright 2012, FRIS, All Rights Reserved.**



NOTE: ITEMS SHOWN HAVE NOT BEEN SURVEYED. LOCATIONS SHOWN ARE APPROXIMATE AND ARE FOR PLANNING PURPOSES ONLY.



**BASIN CITY WATER TOWER BASIN
CITY, WASHINGTON**

— 1 of 1 —
SHEET 1



James A. Sewell and Associates LLC
CONSULTING ENGINEERS
SPOKANE, WASHINGTON, 99201
(509) 747-5784



PROJECT NO.
02081-10-005-04

JUN SCALE AS SHOWN

JUN FILE NAME TAYLOR SITE

JUN DATA NO.

5/17/12

REVISIONS		DESIGNED	DRAWN	CHECKED	DATE
NO.	DATE	BY	DESCRIPTION		

Franklin County
Board of Commissioners
Agenda Summary Report

DATE: April 17, 2012**PRESENTED BY:** Jerrod MacPherson

ITEM: (Select One) ☐ Consent Agenda.
☒ To Be Brought Before the Board. Date: April 25, 2012
Time needed: 15 minutes

SUBJECT / ISSUE: ZC-2012-01, an application to rezone approximately 20.09 acres from Agricultural Production 20 (AP-20) to General Industrial (I-2).

ACTION(S) REQUESTED:

Review the Planning Commission Recommendation in a Public Meeting; Pass a motion; and Pass an Ordinance.

BACKGROUND:

This is a zone change application to rezone a 20.09 acre parcel of land from Agricultural Production 20 (AP-20) to General Industrial (I-2).

The property is designated as a Rural Settlement Area (Basin City) by the County Comprehensive Plan. A Rural Settlement Area permits a mixture of residential, commercial, and industrial uses.

The rezone is associated with the Basin City Water-Sewer District improvement project.

The property is located east of Canal Blvd N, north of R-170 and west of Center St N (Parcel Number 121-231-153).

Public Testimony and Discussions:

Phone and/or In-Office Discussions: Planning Staff did not receive any phone calls or in office inquiries regarding this application.

Open Record Hearing Testimony:

-In support of application: 2 public (applicant/representative) spoke in support of the application.

-Not in support of application: No public spoke against the application.

- Clarification only: None.

-Planning Commission Voting/Discussion. Positive recommendation with 5 in favor; 0 against; 1 abstain

Summary: At the regularly scheduled Planning Commission hearing on April 10, 2012 the Franklin County Planning Commission voted to forward a positive recommendation for this application to the Board of County Commissioners subject to the following five (5) findings of fact:

Findings of Fact:

1. The application to rezone a 20.09 acre parcel of land from Agricultural Production 20 (AP-20) to General Industrial (I-2) **IS** in accordance with the goals and policies of the Comprehensive Plan.
 - a This is a zone change application to rezone a 20.09 acre parcel of land from Agricultural Production 20 (AP-20) to General Industrial (I-2).

Page 2
Agenda Summary Report

- b. The property is designated as being located in a Rural Settlement Area (Basin City) by the County Comprehensive Plan. A Rural Settlement Area permits a mixture of residential, commercial, and industrial uses.
 - c. The rezone is associated with the Basin City Water-Sewer District improvement project.
 - d. Surrounding Area: The properties located to the south of the rezone location area are currently zoned General Industrial. This area has been historically used for industrial development. The properties to the north and east are zoned AP-20. The central residential area in Basin City is located to the west of the industrial lands across an old railroad area.
2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental.
- a. The rezone application will not damage or be harmful to the immediate vicinity.
 - b. The surrounding area consists of a mixture of properties zoned residential and agricultural.
 - c. The properties located to the south of the rezone location area are currently zoned General Industrial. This area has been historically used for industrial development. The properties to the north and east are zoned AP-20. The central residential area in Basin City is located to the west of the industrial lands across a vacated railroad right of way.
3. There **IS** merit and value in the proposal for the community as a whole.
- a. The rezone from a AP-20 to I-2 will further the implementation of the County Comprehensive Plan.
4. Conditions **ARE** required to be imposed in order to mitigate any significant adverse impacts from the proposal.
- a. All future development at the site shall comply with County Development Regulations (including Zoning and Subdivision). This will ensure the proposed development complies with local, state, and federal agency standards and ensure appropriate access and health issues are sufficiently addressed.
5. A concomitant agreement between the County and the petitioner **IS NOT** required for this application.

COORDINATION:

N/A

RECOMMENDATION:

The County Planning Commission recommends the Board approve ZC-2012-01 with the following motion:

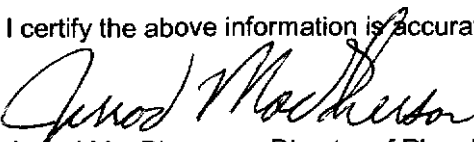
Motion:

Grant approval of zone change application ZC-2012-01, subject to the five (5) findings of fact.

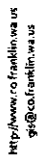
ATTACHMENTS:

Two (2) rezone area site maps – 1.) The proposed rezone area with zoning overlay, and 2.) The proposed rezone area with aerial overlay.

I certify the above information is accurate and complete.

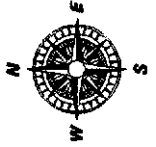


Jerrod MacPherson – Director of Planning and Building





Proposed Rezone Location
AP-20 to I-2



ZC 2012-01 - Basin City Sewer-Water District

April 30, 2012
http://www.co.franklin.wa.us
gr@co.franklin.wa.us

Franklin County Regional Information System
3056 North 4th Avenue
Pasco, Washington 99301
Telephone: (509)545-3585 Fax: (509)546-5871

DISCLAIMER AND TERMS OF USE:

All information depicted herein is provided as-is, with no warranty, expressed or implied. No guarantee of information usability, accuracy or suitability is inferred, implied, or expressed. Neither Franklin County Regional Information System (FRIS), nor any member agency, shall be liable for any error or errors within, or implied by, the provided information. FRIS and its member agencies shall be held harmless for any loss, direct or indirect, immediate or subsequent, related to the use of this information or any information derived from this information. **This presentation is Copyright 2012, FRIS, All Rights Reserved.**

ORDINANCE NUMBER # 2-2012

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

IN THE MATTER OF COUNTY PLANNING – to change the zoning classification on a 20.09 acre parcel of land from Agricultural Production 20 (AP-20) to General Industrial (I-2).

APPLICANT: Bailey Memorial Youth Foundation and the Basin City Water-Sewer District (contact Martin Taylor with James Sewell and Associates 1205 Highway 2, Suite 101, Sandpoint, Idaho 83864).

WHEREAS, on April 25, 2012, the Clerk of the Board did set this date for a public meeting to consider the positive recommendation of the Franklin County Planning Commission to change the zoning classification on approximately 20.09 acres of land, and

WHEREAS, at the public meeting the Board has found as follows:

The County Planning Commission, after public hearing and consideration on **ZC 2012-01** did recommend approval of said rezone (see attached map), with the following findings of fact:

1. The application to rezone a 20.09 acre parcel of land from Agricultural Production 20 (AP-20) to General Industrial (I-2) **IS** in accordance with the goals and policies of the Comprehensive Plan.
 - a. This is a zone change application to rezone a 20.09 acre parcel of land from Agricultural Production 20 (AP-20) to General Industrial (I-2).
 - b. The property is designated as being located in a Rural Settlement Area (Basin City) by the County Comprehensive Plan. A Rural Settlement Area permits a mixture of residential, commercial, and industrial uses.
 - c. The rezone is associated with the Basin City Water-Sewer District improvement project.
 - d. Surrounding Area: The properties located to the south of the rezone location area are currently zoned General Industrial. This area has been historically used for industrial development. The properties to the north and east are zoned AP-20. The central residential area in Basin City is located to the west of the industrial lands across an old railroad area.
2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental.
 - a. The rezone application will not damage or be harmful to the immediate vicinity.
 - b. The surrounding area consists of a mixture of properties zoned residential and agricultural.

ORDINANCE NUMBER # 2-2012**Zone Change 2012-01****Page 2**

- c. The properties located to the south of the rezone location area are currently zoned General Industrial. This area has been historically used for industrial development. The properties to the north and east are zoned AP-20. The central residential area in Basin City is located to the west of the industrial lands across a vacated railroad right of way.
3. There **IS** merit and value in the proposal for the community as a whole.
 - a. The rezone from AP-20 to I-2 will further the implementation of the County Comprehensive Plan.
4. Conditions **ARE** required to be imposed in order to mitigate any significant adverse impacts from the proposal.
 - a. All future development at the site shall comply with County Development Regulations (including Zoning and Subdivision). This will ensure the proposed development complies with local, state, and federal agency standards and ensure appropriate access and health issues are sufficiently addressed.
5. A concomitant agreement between the County and the petitioner **IS NOT** required for this application.

WHEREAS, it appears to be in the public use and interest to approve said zone change.

NOW, THEREFORE, BE IT ORDAINED that the 20.09 acres (approximate) of land be rezoned from AP-20 to I-2 as described above and as depicted on the attached map.

SIGNED AND DATED THIS 25th DAY OF APRIL 2012.

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

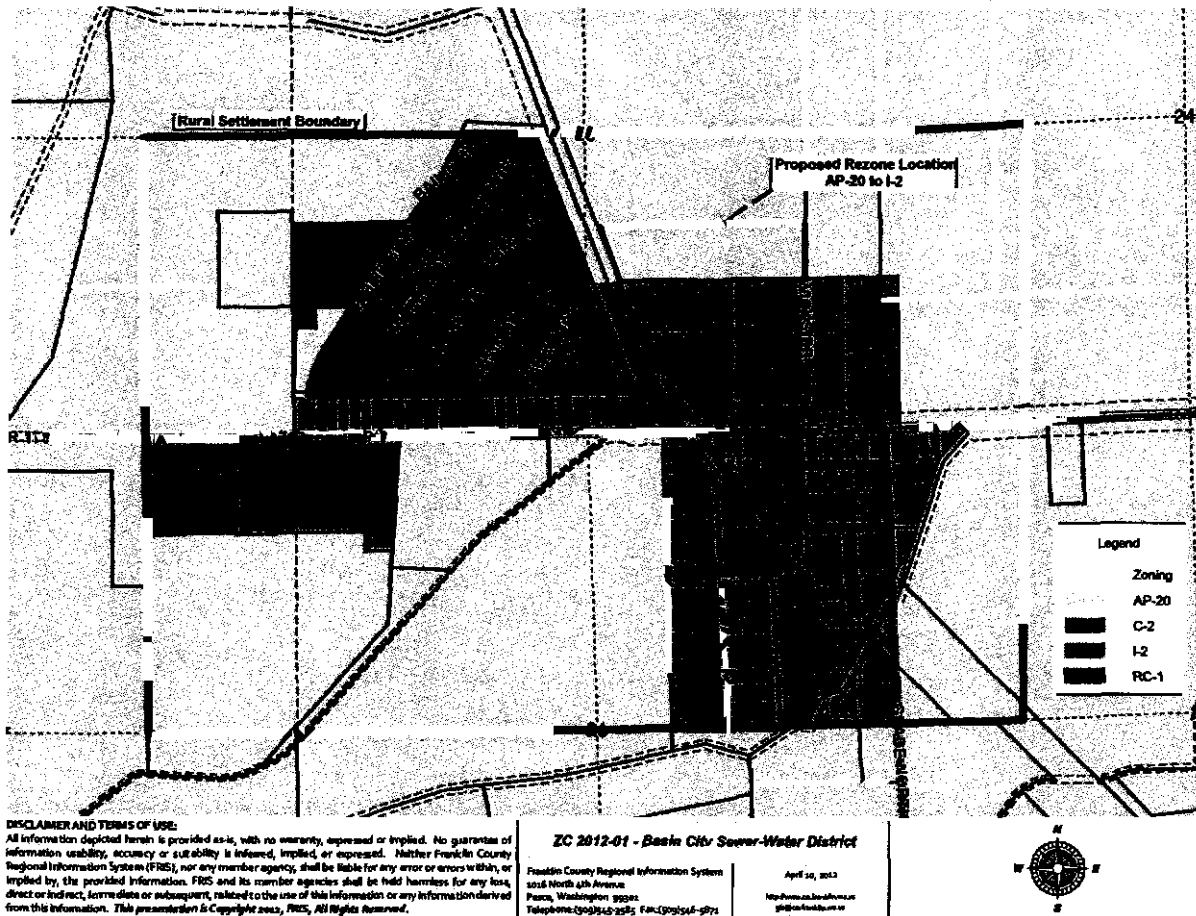

CHAIRMAN


CHAIR PRO TEM

ATTEST:


CLERK OF THE BOARD


MEMBER

ORDINANCE NUMBER # 2-2012**Zone Change 2012-01****Page 3****A rezone from AP-20 to I-2****(Parcel Number 121-231-153)**

Franklin County
Board of Commissioners
Agenda Summary Report

DATE: April 17, 2012**PRESENTED BY:** Jerrod MacPherson

ITEM: (Select One) Consent Agenda.
 X To Be Brought Before the Board. Date: April 25, 2012
Time needed: 15 minutes

SUBJECT / ISSUE: SUB 2012-01, a subdivision (SUB) application to subdivide approximately 29.11 acres into 10 lots to be used for industrial purposes. The average lot size in the development is approximately 2.65 acres in size. The property is located east of Canal Blvd N, north of R-170 and west of Center St N (Parcel Number(s) 121-231-153 and 121-231-144).

ACTION(S) REQUESTED:

Review the Planning Commission Recommendation in a Public Meeting; Pass a motion; and Pass a Resolution.

BACKGROUND:

A Preliminary Plat application to subdivide approximately 29.11 acres into 10 lots to be used for industrial purposes. The average lot size in the development is approximately 2.65 acres in size. The largest lot is approximately 3.71 acres and the smallest lot is approximately 1.01 acres in size.

This application is being processed concurrently with a two (2) other land use applications.

1. Zone Change application: The Zone Change proposes to change the zoning on approximately 20 acres in this preliminary plat application. The change is from Agricultural Production 20 to General Industrial I-2.
2. Conditional Use Permit application: The Conditional Use Permit request is to place a new water tank (operated by Basin City Water-Sewer District) on a 1.01 acre lot in the preliminary plat.

The land is located within the Basin City Rural Settlement Area. This area allows for a mixture of uses and lot sizes. The property is located east of Canal Blvd N, north of R-170 and west of Center St N (Parcel Number(s) 121-231-153 and 121-231-144).

Public Testimony and Discussions:

Phone and/or In-Office Discussions: Planning Staff did not receive any phone calls or in office inquiries regarding this application.

Open Record Hearing Testimony:

-In support of application: 2 public (applicant/representative) spoke in support of the application.

-Not in support of application: No public spoke against the application.

- Clarification only: None.

-Planning Commission Voting/Discussion. Positive recommendation with 5 in favor; 0 against; 1 abstain

Summary: At the regularly scheduled Planning Commission hearing on April 10, 2012 the Franklin County Planning Commission voted to forward a positive recommendation for this application to the Board of County Commissioners subject to the following six (6) findings of fact and eight (8) 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;

Page 2
Agenda Summary Report

a. Comprehensive Plan:

- i. The property is zoned General Industrial I-2 (pending final approval by the Board of County Commissioners).
- ii. The Comprehensive Plan designation for the property is Rural Settlement-Basin City.
- iii. The Basin City Rural Settlement Area is developed with a mixture of residential, commercial, and industrial uses.
- iv. The property is not located in a designated Critical Area (Wetland, Fish and Wildlife Area, Floodplain, Aquifer Recharge Area, or Geologically Hazardous Area).

b. Health:

The development shall comply with all local Health Department Standards.

c. Water Supplies:

Basin City Water-Sewer District.

d. Roads/Access:

The proposed subdivision will be accessed from R-170, through Center Street North and into the proposed development. Additionally, a secondary access road is required from the development to R-170 for emergency vehicles.

e. Septic System:

The applicant is required to comply with local Health Department standards as it relates to the sanitary wastes (i.e. septic systems) for proposed uses.

f. School/School grounds:

The site is located within the North Franklin School District. Appropriate provisions for schools/school grounds are provided through public approved levies and general obligation bond measures. These funding mechanisms fund property acquisitions, fulfill maintenance and operations obligations, and fund new school construction. Washington state capital construction funds are commonly available on a match basis for school related construction.

g. Storm water:

Drainage swales are required in the public right of way which will assist in compliance with storm water standards/requirements.

h. Parks:

New homes are not proposed for this industrial development. Park dedication fees (Subdivision Ordinance #2-2008, Chapter 13 Dedication for Parks) are not required.

i. Irrigation:

The source for irrigation water is the South Columbia Basin Irrigation District.

j. Fire Protection:

The property is located within Fire District #4. Three (3) fire hydrants are needed for the new industrial lots.

Page 3
Agenda Summary Report

2. The proposed subdivision **does** contribute to the orderly development and land use patterns in the area;
 - a. The development is consistent with the land use patterns in the area. The area is adjacent to lands historically utilized for industrial development.
 - b. The proposed subdivision will be accessed from R-170 through Center Street North. Prior to final plat approval, Center Street N will need to become a county road and a new east-west road will be constructed.
3. The public use and interest **will** be served by permitting the proposed subdivision;
 - a. The development complies with the County Development Regulations and furthers the implementation of the Rural Settlement standards in the Comprehensive Plan.
 - b. The subdivision will allow the creation of a 1 acre parcel for the Basin City Water-Sewer District. This lot will accommodate the construction of a water tank needed to provide adequate water storage for demand equalization and emergency standby supply for the consolidated Basin City water system.
 - c. The other 9 nine lots in the development are suitable for industrial development.
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;
 - a. The proposed lots conform to the minimum lot size requirements of the Franklin County Zoning Ordinance.
 - b. The proposed subdivision conforms to the requirements of the Franklin County Subdivision Ordinance.
 - c. The proposed subdivision conforms to the general purposes of and the applicable policies of the Franklin County Comprehensive Plan.
5. The proposed subdivision **does** conform to the comprehensive plan and zoning requirements;
 - a. The property is zoned General Industrial I-2 (pending final approval by the Board of County Commissioners).
 - b. The Comprehensive Plan designation for the property is Rural Settlement-Basin City.
 - c. The Basin City Rural Settlement Area is developed with a mixture of residential, commercial, and industrial uses.
6. The proposed subdivision **does** conform to the general purposes of the Subdivision Ordinance.
 - a. This development does comply with the purpose of the subdivision code. The purpose of the code is to regulate the division of land within unincorporated Franklin County. This ordinance is to also further the purpose of promoting the health, safety, convenience, comfort, prosperity and general welfare of the present and future inhabitants of Franklin County, and to:
 - i. Prevent the overcrowding of land;

The average lot size in the development is 2.65 acres which complies with the zoning ordinance and comprehensive plan.
 - ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;

The proposed subdivision will be accessed from R-170 through Center Street North. Prior to final plat approval, Center Street N will need to become a county road and a new east-west road will be constructed.
 - iii. Promote the effective use of land;

Page 4
Agenda Summary Report

The development utilizes the existing landscape and fulfills the intent of the Comprehensive Plan by encouraging a mixture of land uses in the Rural Settlement Area.

- iv. Provide for adequate light and air;

The proposed lots in the development are of a size to provide adequate light and air to the industrial development and the surrounding lands.

- v. Facilitate adequate provision for water, sewerage, drainage, parks and recreational areas, and other public requirements;

The development shall comply with all local Health Department Standards. The land is located in an area designated by the Comprehensive Plan as a Rural Settlement Area. Industrial development will involve lots that average 2.65 acres in size. Landowners are eligible to connect to the Basin City Water system. Industrial lots will be provided access via a proposed east-west and north-south county road which connects to R-170. The applicant is required to comply with local Health Department standards as it relates to the sanitary wastes (i.e. septic systems). Drainage swales are required in the public right of way which will assist in compliance with storm water standards/requirements. The site is located within the North Franklin School District. Appropriate provisions for schools/school grounds are provided through public approved levies and general obligation bond measures. These funding mechanisms fund property acquisitions, fulfill maintenance and operations obligations, and fund new school construction. Washington state capital construction funds are commonly available on a match basis for school related construction. New homes are not proposed for this industrial development. Park dedication fees (Subdivision Ordinance #2-2008, Chapter 13 Dedication for Parks) are not required. The source for irrigation water is the South Columbia Basin Irrigation District.

- vi. Provide for proper ingress and egress;

Industrial lots will be provided access via a proposed east-west and north-south county road which connects to R-170.

- vii. Provide for the expeditious review and approval of proposed land divisions which comply with this Ordinance, the Franklin County Zoning Standards, other County Plans, policies and land use controls, and Chapter 58.17 R.C.W.;

The land development process for this project complies with all applicable County Ordinances, R.C.W.'s, and associated timelines for development review.

- viii. Adequately provide for the housing, commercial and industrial needs of the citizens of the State and County;

This 10 lot industrial development is located in an area zoned General Industrial and located in a Rural Settlement Area.

- ix. Require uniform monumenting of land divisions and conveyance by accurate legal descriptions;

Development shall comply with the provision of the County Subdivision Ordinance as it relates to monumenting and legal description development.

- x. Implement the goals, objectives and policies of the Comprehensive Plan;

The Franklin County Comprehensive Plan designates this area as Rural Lands. More specifically, it's known as the Basin City Rural Settlement Area. This area allows for a mixture of residential, commercial, and industrial uses. The average lot size in the new development is approximately 2.65 acres. The new lots comply with the minimum lot size requirement of the zoning district. The development conforms to both the current zoning designation and the County Comprehensive Plan.

Page 5
Agenda Summary Report

Conditions of Approval:

1. A Preliminary Plat application to subdivide approximately 29.11 acres into 10 lots to be used for industrial purposes. The average lot size in the development is approximately 2.65 acres in size. The largest lot is approximately 3.71 acres and the smallest lot is approximately 1.01 acres in size.
 This application is being processed concurrently with a two (2) other land use applications.
 - a. Zone Change application: The Zone Change proposes to change the zoning on approximately 20 acres in this preliminary plat application. The change is from Agricultural Production 20 to General Industrial I-2.
 - b. Conditional Use Permit application: The Conditional Use Permit request is to place a new water tank (operated by Basin City Water-Sewer District) on a 1.01 acre lot in the preliminary plat.

The land is located within the Basin City Rural Settlement Area. This area allows for a mixture of uses and lot sizes. The property is located east of Canal Blvd N, north of R-170 and west of Center St N (Parcel Number(s) 121-231-153 and 121-231-144).

2. Applicant shall comply with the **County Public Works Department** requirements including:
 - a. Closure notes for the Subdivision shall be submitted and verified by Franklin County PLS prior to acceptance of final Subdivision.
 - b. **The following notes shall be added to the Final Plat:**
 - i. Prior to the issuance of a building permit for *Lot 7 of Block 1 (Water Tank Lot)*, as a minimum, an Access Road, for fire and emergency apparatus, shall be constructed in accordance with "Franklin County Design Standards" along with Center Street North from R-170 to *Lot 7 of Block 1 (Water Tank Lot)*.

 The minimum standard for the Access Road shall be 20 feet wide, four (4) inches of crushed surfacing, and shall include the "T" turnaround.
 - ii. Prior to the issuance of a building permit for *Lots 1-6 of Block 1 and Lots 1-3 of Block 2*, as a minimum, an All-Weather County Road shall be designed and constructed in accordance with "Franklin County Design Standards" along Center Street North from R-170 to *Lot 7 of Block 1 (Water Tank Lot)*, including the "T" turnaround.

 The design of the road shall be approved by the County Engineer prior to the commencement of any construction and shall be constructed in accordance with the "Franklin County Design Standards", the approved plans, and all requirements to be set forth.

 The new road shall be constructed at one time and shall not be completed in parts or phases. The applicant shall provide documentation of a deeded right-of-way or appropriate waiver documentation to the County prior to the beginning of any construction of the new County Road.
 - iii. Prior to the issuance of a building permit for *Lots 1-6 of Block 1 and Lots 1-3 of Block 2* the proposed water line extension and required fire hydrants shall be constructed, in place, and approved.
 - iv. Prior to the issuance of a building permit for *Lots 1-6 of Block 1 and Lots 1-3 of Block 2*, as a minimum, an Access Lane, to serve as a second means of emergency access to the new lots, shall be constructed in accordance with "Franklin County Design Standards". The Access Lane, for emergency vehicle ingress and egress, shall be constructed from the west side of *Lot 7 of Block 1 (Water Tank Lot)* southerly along the vacated BNSF Right of Way to R-170.

 The minimum standard for the Access Lane shall be a 20 foot clear area, 12 feet wide, and four (4) inches of crushed surfacing.
 - v. Approach Permits are required for any new approaches onto County Roads.

Page 6
Agenda Summary Report

3. **Benton-Franklin Health District:** Applicant shall meet and comply with the standards of the Benton-Franklin Health Department (See letter dated March 15, 2012).
4. **Big Bend REA:** Applicant shall meet and comply with standards of the Big Bend REA.
5. **South Columbia Basin Irrigation District:** If any lands within the proposed subdivision have a water allotment, it must be released prior to the District signing off on the plat.
6. **United States Bureau of Reclamation:** Applicant shall meet and comply with the standards of the United States Bureau of Reclamation (See letter dated March 14, 2012).
7. **Fire Code:**
 - a. Area is covered by Volunteer Fire District # 4. The developer is to comply with the Adoption of the 2009 International Fire Codes for placement of Fire hydrants within this proposed subdivision.
 - b. It is being recommended at this time that three (3) fire hydrants be placed and installed at the locations stated below, which will allow for a maximum of 400 feet of coverage from the hydrants (International Fire Code Sec-507.5 (1-6)).

These three (3) fire hydrants are being recommended at the proposed following location(s):

 - i. SW Corner of Proposed Lot # 5;
 - ii. SW Corner of Proposed Lot # 3; and
 - iii. SE Corner of Proposed Lot # 2.
 - c. Applicant is encouraged to coordinate with Fire District 4 and the County Fire Code Official regarding the location, type, and placement of hydrants to best serve the area.
 - d. The land shall be in compliance with the County Fire and Nuisance codes at all times. The property owner is responsible for the maintenance of this property and it shall remain free of any fire hazards, including but not limited to weeds, debris, and/or other nuisances.
8. **County Planning Department:** The County Planning Department has determined the following for this application:
 - a. The land is zoned General Industrial I-2 (pending final approval by the Board of County Commissioners) and is within the Basin City Rural Settlement Area as designated in the County Comprehensive Plan.
 - b. The developer is proposing that each lot will be eligible for a water system connection and a septic tank.
 - c. **The following language shall be specifically listed on the final plat under Notes:**
 - i. 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.
 - d. **All of the statements that are required to be on the face of the plat shall be either: 1)** recorded as a restrictive covenant on each applicable parcel with the County Auditor **OR 2)** described in detail in the developer's covenants that is recorded and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording. Coordination of this requirement shall occur with the Planning Department prior to final plat approval.
 - e. A road name for the new east-west roadway shall be proposed and approved by E911. Coordination with the Planning and Building Department and E911 shall occur to ensure the name complies with E911 requirements.

Page 7
Agenda Summary Report

- f. Prior to final plat approval, the applicant shall coordinate with the County Planning and Building Department to have an address created for each lot placed on the final plat. The addresses will be created and approved by the Franklin County Emergency E911.
- g. Prior to final plat approval by the County Commissioners, 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.
- h. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
- i. Prior to obtaining the County Treasurer's Signature on the final plat mylar, the applicant shall visit the County **Assessor's Office** to receive a Treasurer's Verification Form for the property. Further, the applicant is encouraged to contact the **Assessor's Office and/or Treasurer's Office** to discuss potential property tax implications of the platting process. Items such as the removal of an open space designation and/or an advanced tax payment requirement for the property may be applicable.
- j. A State Environmental Policy Act (SEPA) review has been completed for this project. A Determination of Non-Significance (DNS) was issued on March 8, 2012. Interested public and agencies were allowed to submit comments up to 5:00 pm on Thursday April 5, 2012.
- k. The property is not located within a designated Critical Area.
- l. The Final Plat:
 - i. The Final Plat shall be developed by a licensed Surveyor.
 - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 2-2008 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at: http://www.co.franklin.wa.us/planning/subdivision_ordinance.html
 - iii. The Final Plat Signature Blocks shall be provided for the following: Big Bend Electric; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; South Columbia Basin Irrigation District; United States Bureau of Reclamation; Benton Franklin Health Department; County Engineer; County Treasurer; County Assessor; and County Auditor.
 - iv. The final five (5) signatures (for final plat approval) to be obtained by the applicant are: #5 County Assessor; #4 County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040; #3 County Planning Commission Chair (See Planning and Building Department for assistance in obtaining signature); #2 Chairman of Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date); #1 County Auditor's Office (Recording of the final plat).
- m. 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.

COORDINATION:
N/A

RECOMMENDATION:

The County Planning Commission recommends the Board of County Commissioners approve SUB 2012-01 with the following motion:

Page 8
Agenda Summary Report

Motion:

Grant approval of SUB-2012-01, subject to the six (6) findings of fact and eight (8) conditions of approval.

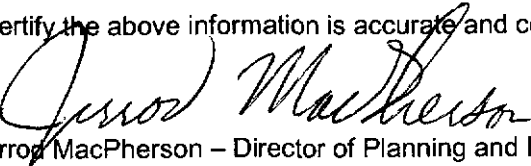
HANDLING / ROUTING:

N/A

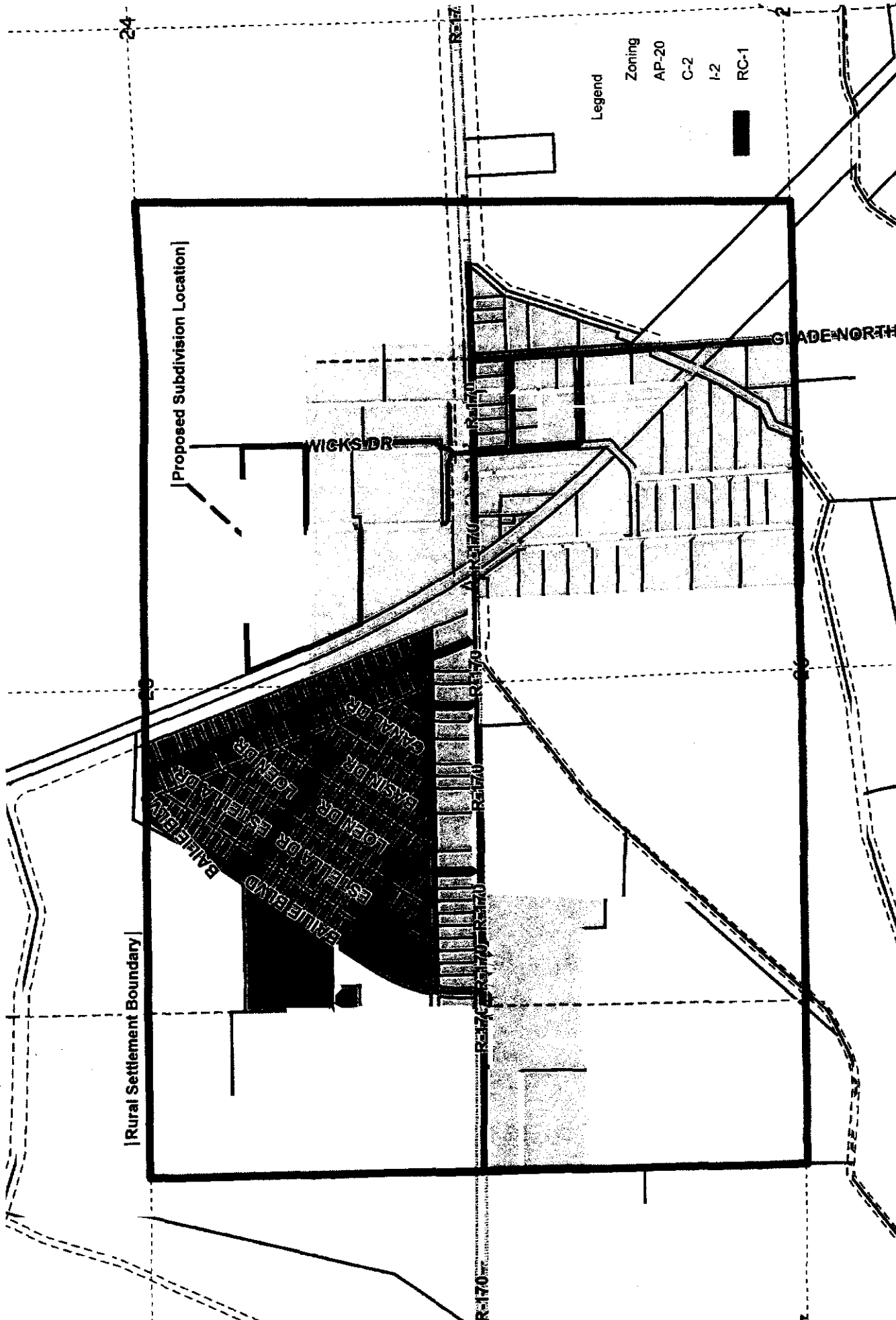
ATTACHMENTS:

Four (4) exhibits are attached for consideration: 1) A zoning and parcel overly map of the Basin City Rural Settlement Area and property in question; 2) An aerial and parcel overlay map of the Basin City Rural Settlement Area and property in question; 3) A copy of the preliminary plat; and 4) A copy of the preliminary plat with the fire hydrant location and coverage overly.

I certify the above information is accurate and complete.



Jerrod MacPherson – Director of Planning and Building

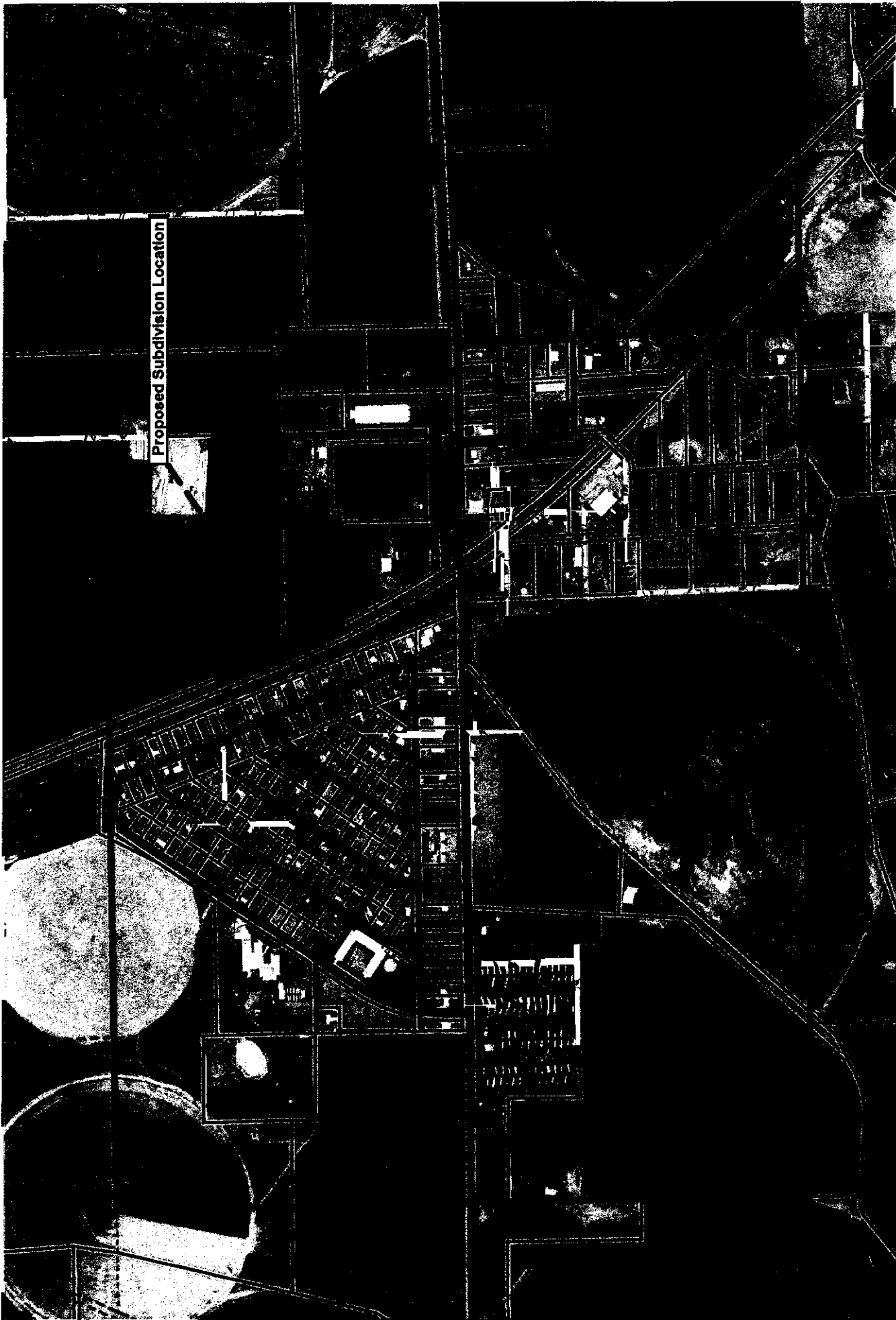


SUB 2012-01 - Basin City Sewer-Water District

April 20, 2012
Franklin County Regional Information System
1015 North 4th Avenue
Pasco, Washington 99301
Telephone: (509) 545-3585 Fax: (509) 546-5871
<http://www.co.franklin.wa.us>
95@co.franklin.wa.us

DISCLAIMER AND TERMS OF USE:

All information depicted herein is provided as-is, with no warranty, expressed or implied. No guarantees of information usability, accuracy or suitability is inferred, implied, or expressed. Neither Franklin County Regional Information System (FRIS), nor any member agency, shall be liable for any error or errors within, or implied by, the provided information. FRIS and its member agencies shall be held harmless for any loss, direct or indirect, immediate or subsequent, related to the use of this information or any information derived from this information. This presentation is Copyright 2012, FRIS, All Rights Reserved.

**DISCLAIMER AND TERMS OF USE:**

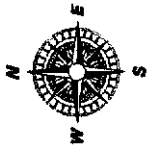
All information depicted herein is provided as-is, with no warranty, expressed or implied. No guarantee of information usability, accuracy or suitability is inferred, implied, or expressed. Neither Franklin County Regional Information System (FRIS), nor any member agency, shall be liable for any error or errors within, or implied by, the provided information. FRIS and its member agencies shall be held harmless for any loss, direct or indirect, immediate or subsequent, related to the use of this information or any information derived from this information. *This presentation is Copyright 2012, FRIS, All Rights Reserved.*

SUB 2012-01 - Basin City Sewer-Water District

Franklin County Regional Information System
1016 North 4th Avenue
Pasco, Washington 99301
Telephone: (509)545-3585 Fax: (509)546-5871

April 19, 2012

<http://www.co.franklin.wa.us>
gs@co.franklin.wa.us



SECTION 23, TOWNSHIP 13 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON



Q -- FOLDED 5/8" SQUARE WITH PLASTIC CAP, PLS. 304-40, UNLESS OTHERWISE NOTED.

51 -- TEST HOLE LOCATION

1. THE PROPERTY IS SUBJECT TO THE REGENERATION OF MINERALS ON AGRICULTURAL LAND USE, IS INDUSTRIAL.
2. THE PROPERTY IS SUBJECT TO THE REGENERATION OF MINERALS ON AGRICULTURAL LANDS, ACCESS RIGHTS AND USE OF SURFACE AREA FOR MINING OPERATIONS AS SET FORTH IN WASHINGTON COUNTY RECORDS, VOLUME 1 OF SURVEY PLATS, PAGE 517, TRANSFER DEEDS RECORDS.
3. THE PROPERTY IS SUBJECT TO THE REGENERATION OF MINERALS ON AGRICULTURAL LANDS, ACCESS RIGHTS AND USE OF SURFACE AREA FOR MINING OPERATIONS AS SET FORTH IN WASHINGTON COUNTY RECORDS, VOLUME 1 OF SURVEY PLATS, PAGE 517, TRANSFER DEEDS RECORDS.
4. THE PROPERTY IS SUBJECT TO THE REGENERATION OF MINERALS ON AGRICULTURAL LANDS, ACCESS RIGHTS AND USE OF SURFACE AREA FOR MINING OPERATIONS AS SET FORTH IN WASHINGTON COUNTY RECORDS, VOLUME 1 OF SURVEY PLATS, PAGE 517, TRANSFER DEEDS RECORDS.

4. THE PROPERTY IS SUBJECT TO THE EASEMENTS DEPICTED ON SHORT PLAT 300-14 AS SET FORTH IN VOLUME 1 OF SHORT PLATS, PAGE 537, FRANKLIN COUNTY RECORDS.

1205 HIGHWAY 2, SUITE 101
SANDPOINT, IDAHO 83864
(208) 263-4160



ERMIT OF LOTS 2 & 3 OF SHORT PLAT
D. 2001-16 PRELIMINARY PLAT
THE YOUTH MEMORIAL FOUNDATION
SALEM CITY
TANNERLIN COUNTY, WA

DATE: 02-24-12
SCALE: AS SHOWN
DESIGN BY: TAC/DMA
CHECKED BY: MWD/MET
CADD FILES: 001-075-0000
PROJ # 001-11-000

DATE 1. OF 2.

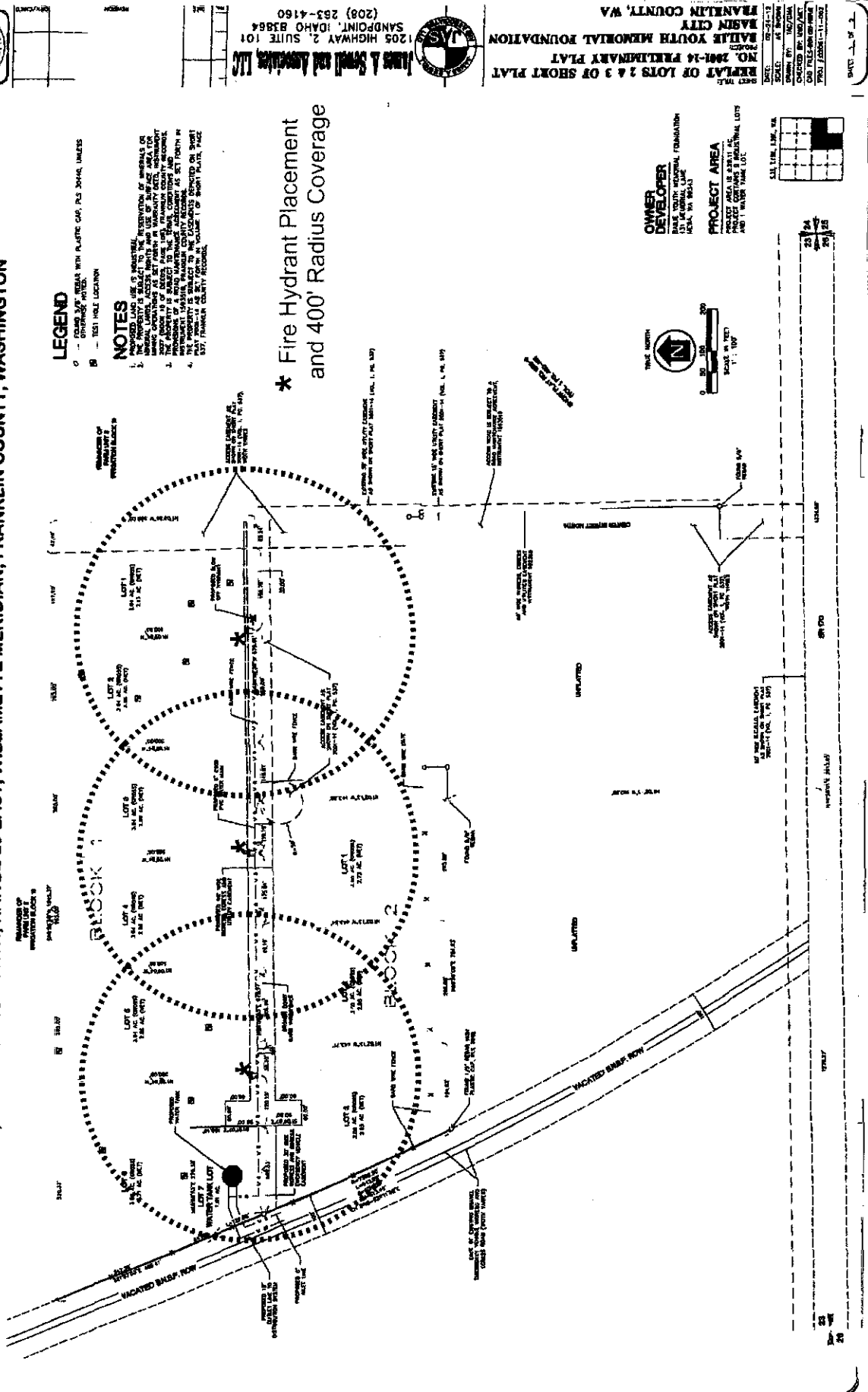
OWNER/DEVELOPER
RAVLE YOUTH CENTRAL FOUNDATION
131 MEMORIAL LANE
WYOMING, WA 98043

PROJECT AREA
PROJECT AREA IS 0.2611 AC.
PROJECT CONTAINS 6 ADJACENT LOT
AND 1 WATER TANK LOT



S.S. 7.132, 1.271, 7.12.

SECTION 23, TOWNSHIP 13 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON





FRANKLIN COUNTY AUDITOR

Matt Beaton, Auditor

4/25/2012

Franklin County Commissioners:

Vouchers audited and certified by the auditing officer by RCW 42.24.080, expense reimbursement claims.

Action: As of this date, 4/25/2012

Move that the following warrants be approved for payment:

certified by RCW 42.24.090, have been recorded on a listing, which has been sent to the board members.

FUND Expenditures	WARRANTS		AMOUNT ISSUED
1999 Distressed Capital GO Bonds	64811	-	\$100,000.00
Current Expense	64878	64927	\$180,291.00
Current Expense	64928	64950	\$25,254.00
TRAC Operations Fund	64951	64973	\$37,226.07
Franklin County RV Facility	64974	64976	\$18,603.36
Current Expense	64977	64985	\$25,661.50
CE Cumulative Reserve Fund	64986	-	\$357.33
Crime Victims/Witness Assist	64987	64990	\$3,069.58
Enhanced 911	64991	64992	\$70,147.50
Law Library	64993	64995	\$4,864.96
Veteran's Assistance	64996	65001	\$3,599.58
Ending Homelessness Fund	65002	-	\$5,932.31
Affordable Housing Fund	65003	-	\$753.26
FR CO Unemployment Fund	65004	-	\$14,803.68
Dept of Commerce Pass Through	65005	-	\$6,819.19

In the amount of

\$497,383.32

The motion was seconded by

And passed by a vote of to

Matt Beaton

The attached vouchers have been approved by Auditor or Deputy

Julie Jordan

Vouchers Audited By



FRANKLIN COUNTY AUDITOR

Matt Beaton, Auditor

April 25, 2012

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, April 25, 2012
move that the following warrants be approved for payment.

A handwritten signature in dark ink, appearing to read "J. A. Buchanan".

<u>FUND</u>	<u>WARRANT</u>	<u>AMOUNT</u>
Salary Clearing Payroll:		
Payroll	55925-56034	183,073.98
Direct Deposit		325,384.47
		508,458.45
Benefits	56035-56049	238,247.78
	Total	\$746,706.23
 Emergency Mgmt Payroll:		
Payroll	65035-65044	\$3,013.06
Direct Deposit		6,606.94
		\$9,620.00
Benefits	65045-65053	4,462.56
	Total	\$14,082.56
 Irrigation Payroll:		
Payroll	65006-65018	\$6,754.53
Direct Deposit		3,374.38
		\$10,128.91
Benefits	65019-65026	6,010.75
	Total	\$16,139.66
Grand Total All Payrolls		\$776,928.45

In the total amount of **\$776,928.45**

(\$746,706.23+\$14,082.56+\$16,139.66)

The motion was seconded by

and passed by a vote of 3 to 0.

The attached payroll has been approved by Auditor or Deputy

Payroll Prepared By



FRANKLIN COUNTY

FACILITIES DEPARTMENT

April 25, 2012

TO: Franklin County Commissioners
Franklin County, Washington

FROM: Gordon Hanscom
Facilities Director

AWARD OF BID: HVAC supply duct and thermostat install (New Office Area)

I recommend that the bid for the HVAC supply duct and thermostat install in the basement of the Public Safety Building, in the amount of \$4,007.00, be awarded to Apollo Sheet Metal, Inc. located at 1207 W. Columbia Drive, Kennewick, WA 99336

Recommended:

A handwritten signature in black ink, appearing to be "G. Hanscom".

Gordon Hanscom
Facilities Director

Dated this 25th day of April, 2012

Approved:

A handwritten signature in black ink, appearing to be "B. B. B.". Below the signature is the word "Chair".

Chair

A handwritten signature in black ink, appearing to be "S. M.". Below the signature is the text "Chair Pro Tem".

Chair Pro Tem

A handwritten signature in black ink, appearing to be "P. K.". Below the signature is the text "Member".

Member

Attest:

A handwritten signature in black ink, appearing to be "Mary Withers". Below the signature is the text "Clerk to the Board".

Clerk to the Board



Apollo Sheet Metal, Inc.

WA Reg. No. APOLLSM187MK OR CCB No. 56241

EXHIBIT 7

April 25, 2012 PD Box 7287
1207 W. Columbia Drive
Kennewick, WA 99336
Ph 509-586-1104
Fax 509-582-6590
www.apollosm.com

April 19, 2012

Franklin County
1016 N 4th
Pasco, Wa 99301

RE: New Office Area

- Run a 12" supply duct from cold deck approximately 65 ft. Duct work to be 26 gauge spiral ducting. With a single register in new office. Register to be expanded metal.
- Apollo Sheet Metal will send one journeyman with an apprentice to complete installation in two days.
- Duct work to be hung from ceiling.
- Install a thermostat controlled damper for cooling. There will need to be a 115 Volt circuit ran to damper control panel.
- Building permit from city of Pasco.
- Core concrete wall 12" hole.
- Start up and and operational check.

Price \$ 4,007.00 Includes Tax. Authorized Signature

Exclusions: High voltage electrical.

Any questions please call,

Thanks Gene Batey

Apollo...Building People Who Build Great Things.
An equal opportunity employer

Franklin County - HVAC New Office

Bid Tabulation Sheet Bid Date: April 19, 2012

Bidder	Lic. No./ UBI	Addenda	Base Bid	Total With WSST	Awarded
Apollo	APOLLOSM006J6	1		\$4,007.00	
	APOLLOSM187MK				

Remarks Low Quote for Small Works Roster turn in was Apollo and one other declined and the rest never responded
New tax rate .086

Quote Opening and Reviewing Received By:

Gordon Hanscom

Jennifer Wagner

Signed:

