

COMMISSIONERS RECORD 52  
FRANKLIN COUNTY  
Commissioners' Proceedings for December 18, 2013

*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 Rick Miller, Chairman; Robert E. Koch, Chair Pro Tem; and Brad Peck, Member; Fred Bowen, County Administrator; and Mary Withers, Clerk to the Board. Meeting convened at 9:00 am with the Pledge of Allegiance.

**PLANNING AND BUILDING DEPARTMENT**

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

Public Meeting: ZC 2013-03, a Zone Change application to rezone approximately 4.1 acres of land from Retail Business (C-1) and Office (O) to Residential Suburban 20,000 (RS-20). The land is located along the east side of Road 52, along the south side of Court Street near the southeast intersection of Road 52 and Court Street near site address 5016 W Court Street (Parcel Number 119-542-031 and 119-542-013). The property is within the Pasco Urban Growth Area Boundary.

Public Meeting convened at 9:00 am. Present: Commissioners Miller, Koch and Peck; County Administrator Fred Bowen; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Franklin County Planning Commission member Melinda Didier, Marlon Johnson and Tri-City Herald Reporter Geoff Folsom.

The Agenda Summary Report was reviewed (Exhibit 1). On the screen, Mr. MacPherson showed aerial maps with zoning overlay.

Matt Beaton joined the audience at 9:05 am.

The planners answered Mr. Peck's questions about the subdivision platting process.

**Motion** – Mr. Koch: Mr. Chairman, I move for approval of ZC 2013-03 subject to the five findings of fact. Second by Mr. Peck. 3:0 vote in favor. Ordinance 11-2013 was approved (Exhibit 2).

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Public Meeting: CUP 2013-01, a Conditional Use Permit application request to construct a 100' high communication tower in the AP 20 Zoning District. The property is located north of Basin City, south of Othello, north of Rangeview Road, south of View Drive N, along the west side of Sagehill Road near site address 9111 Sagehill Road (Parcel Number 120-090-197).

Public Meeting convened at 9:09 am. Present: Commissioners Miller, Koch and Peck; County Administrator Fred Bowen; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Franklin County Planning Commission member Melinda Didier, Marlon Johnson, Geoff Folsom, Matt Beaton and Ed Thornbrugh.

Agenda Summary Report was reviewed (Exhibit 3). On the screen, Mr. MacPherson showed an aerial photograph with zoning overlay, photographs of the site, and site plans. The site is located at the area commonly called Radar Hill.

**Motion** – Mr. Koch: Mr. Chairman, I move to grant approval of CUP 2013-01 subject to the six findings of fact and eleven conditions of approval. Second by Mr. Peck. 3:0 vote in favor. Resolution 2013-443 was approved.

**AUDITOR (9:21 am)**

Auditor Matt Beaton and Director of Finance Thomas Westerman met with the Board. Present in audience: Geoff Folsom, Ed Thornbrugh, Melinda Didier, Kathy Simon, Marlon Johnson and Tim Anderson.

Adoption of 2014 Franklin County Budget

A line item has been renamed to “Franklin County Reserve Fund.” The previous line name was “Current Expense Cumulative Reserve Fund.” The fund has the same specific purpose and is just being renamed. It is to be used for unforeseeable emergencies that occur in the Current Expense fund. The line is located outside of the Current Expense budget.

**Motion** – Mr. Peck moved for approval of adoption of the Franklin County 2014 Current Expense Budget. Second by Mr. Koch. 3:0 vote in favor. Resolution 2013-444 was approved.

Matt Mahoney, Matthew Rasmussen and Liz Cupples joined the audience.

**Motion** – Mr. Peck moved for approval of the 2014 Franklin County Miscellaneous Budget as presented. Second by Mr. Koch. 3:0 vote in favor. Resolution 2013-445 was approved.

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**HUMAN SERVICES (HS) (9:46 am)**

HS Administrator Ed Thornbrugh met with the Board. Present in audience: Melinda Didier, Kathy Simon, Marlon Johnson, Matt Mahoney, Matthew Rasmussen and Liz Cupples.

Mr. Thornbrugh presented three contracts and noted that the coordinated entry system will be on-line by February 1, 2014.

First Amendment to Agreement #2013-HHAA-CBVC (F/C2) between Benton and Franklin Counties Department of Human Services and Columbia Basin Veteran Coalition

**Motion** – Mr. Peck moved for approval of First Amendment to Agreement #2013-HHAA-CBVC (F/C2) between Benton and Franklin Counties Department of Human Services and Columbia Basin Veteran Coalition. Second by Mr. Koch. 3:0 vote in favor. Resolution 2013-445 was approved.

Third Amendment to Agreement #2013-HHAA-CAC (F/C2) between Benton and Franklin Counties Department of Human Services and Benton-Franklin Community Action Committee

**Motion** – Mr. Peck moved for approval of Third Amendment to Agreement #2013-HHAA-CAC (F/C2) between Benton and Franklin Counties Department of Human Services and Benton-Franklin Community Action Committee. Second by Mr. Koch. 3:0 vote in favor. Resolution 2013-446 was approved.

First Amendment to Agreement #2013-HHAA-TIR (F/C2) between Benton and Franklin Counties Department of Human Services and Therapeutic Innovations and Recovery

**Motion** – Mr. Peck moved to approve First Amendment to Agreement #2013-HHAA-TIR (F/C2) between Benton and Franklin Counties Department of Human Services and Therapeutic Innovations and Recovery. Second by Mr. Koch. 3:0 vote in favor. Resolution 2013-447 was approved.

**PUBLIC WORKS (9:52 am)**

Public Works Director Matt Mahoney and Engineer Matthew Rasmussen met with the Board. Present in audience: Melinda Didier, Kathy Simon, Geoff Folsom, Tom Wilson, Ed Thornbrugh and Marlon Johnson.

Resolution accepting the work performed by Premier Excavation, Inc., under contract for County Road Project CRP 600 – Filbert Bridge #408-0.69

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**Motion** – Mr. Peck moved for approval of accepting work performed by Premier Excavation, Inc., under contract for CRP 600 - Filbert Bridge #408-0.69. Second by Mr. Koch. 3:0 vote in favor. Resolution 2013-448 was approved.

**Reclassification of Road Supervisor Position to Grade 17, non-bargaining, 8 hour**

After discussion, the resolution was approved.

**Motion** – Mr. Peck moved for approval of reclassification of Road Supervisor position to Grade 17, non-bargaining, 8 hour, effective 1 July 2013. Second by Mr. Koch. 3:0 vote in favor. Resolution 2013-450 was approved.

**Recessed** at 10:08 am.

**Reconvened** at 10:18 am.

**HUMAN RESOURCES**

Deputy Prosecutor Janet Taylor met with the Board. Present in audience: Melinda Didier, Kathy Simon, Tom Wilson, Ed Thornbrugh, Marlon Johnson and Geoff Folsom.

**Bi-County Bailiffs' Collective Bargaining Agreement for 2014 Wages and Benefits**

**Motion** - Mr. Peck: I move for approval of the subject resolution as presented: Amending 2013-2014 Agreement between Benton-Franklin Counties Superior Court and Teamsters Local Union 839, representing Bailiffs. Second by Mr. Koch. 3:0 vote in favor. Resolution 2013-451 was approved.

Matt Mahoney joined the audience.

**Public Works 2013-2015 Collective Bargaining Agreement between Franklin County and Local 874 (Franklin County Roads and Motor Vehicle Departments)**

**Motion** – Mr. Koch: Mr. Chairman, I move for approval of the 2013-2015 Collective Bargaining Agreement between Franklin County and Local 874 for Franklin County Roads and Motor Vehicle Departments. Second by Mr. Peck. 3:0 vote in favor. Resolution 2013-452 was approved.

**OFFICE BUSINESS (10:24 am)**

Administrative Assistant Margo Hines met with the Board.

**Approval of Vouchers**

Mr. Bowen has reviewed the Current Expense vouchers.

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**Motion** – Mr. Peck moved for approval of payment of fund expenditures in the total amount of \$749,182.23 as signed by Mr. Beaton, County Auditor. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 4)

<u>Fund Expenditures</u>	<u>Warrants</u>		<u>Amount Issued</u>
Current Expense	91236	91283	\$65,594.37
Current Expense	91284	91311	\$26,469.11
Supplemental Preservation Fund	91312	-	\$104.17
Election Equipment Revolving	91313	91315	\$3,517.63
Courthouse Facilitator Program	91316	-	\$1,100.00
Jail Commissary	91317	-	\$351.26
Enhanced 911	91318	-	\$564.40
Capital Outlays 1/4% Excise	91319	-	\$105,918.75
Law Library	91320	91323	\$9,797.97
Veteran's Assistance	91324	91326	\$1,190.31
Ending Homelessness Fund	91327	91333	\$19,059.59
Affordable Housing Fund	91334	-	\$33,198.28
.3% Criminal Justice Const Fnd	91335	91338	\$133,933.70
Dept of Commerce Pass Through	91339	91341	\$7,005.22
County Roads	91342	91366	\$208,848.40
Solid Waste	91367	91372	\$2,867.03
Motor Vehicle/Public Works	91373	91396	\$57,366.71
FC Public Facilities Const Fund	91397	91400	\$5,524.19
TRAC Operations Fund	91401	91431	\$39,140.77
Franklin County RV Facility	91432	91435	\$26,555.23
Current Expense	91436	-	\$1,075.14

**Motion** – Mr. Peck: I move for approval of County Road and Motor Vehicle payrolls in the amount of \$111,182.65. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 5)

<u>Fund</u>	<u>Warrant</u>	<u>Amount</u>
<b>County Road</b>		
Payroll	91512-91531	22,217.62
Direct Deposit		37,519.75
		<u>59,737.37</u>
Benefits	91532-91541	33,726.13
	<b>Total</b>	<b><u>\$93,463.50</u></b>
<b>Motor Vehicle</b>		
Payroll	91542-91559	\$5,487.12
Direct Deposit		5,731.71
		<u>\$11,218.83</u>
Benefits	91560-91569	6,500.32

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<b>Total</b>	<b><u>\$17,719.15</u></b>
<b>Grand Total All Payrolls</b>	<b><u><u>\$111,182.65</u></u></b>

**Motion** - Mr. Peck moved for approval of Salary Clearing payroll in the total amount of \$116,952.32 for medical payout for non-bargs, elected officials, elected judges, courthouse union and appraisers union with the amounts shown in the document signed by Mr. Burckhard. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 6)

<b><u>Fund</u></b>	<b><u>Warrant</u></b>	<b><u>Amount</u></b>
Payroll		
Direct Deposit	59760-59773	20,667.42
		<u>81,174.56</u>
Benefits		101,841.98
	59774-59777	<u>15,110.34</u>
	<b>Total</b>	<b><u><u>\$116,952.32</u></u></b>

**Consent Agenda**

**Motion** – Mr. Koch: I move for approval of consent agenda 1 through 22. Second by Mr. Peck. 3:0 vote in favor.

1. Approval of Resolution 2013-453, Professional Services Agreement #BFJC1314CB001 to Provide Legal Representation to Juveniles in Benton-Franklin Counties Juvenile Court between Benton-Franklin Counties Office of Public Defense and Christine Bennett
2. Approval of Resolution 2013-454, Professional Services Agreement #BFJC1314DS001 to Provide Legal Representation to Juveniles in Benton-Franklin Counties Juvenile Court between Benton-Franklin Counties Office of Public Defense and Daniel Stovern
3. Approval of Resolution 2013-455, Professional Services Agreement #BFJC1314SDH001 to Provide Legal Representation to Juveniles in Benton-Franklin Counties Juvenile Court between Benton-Franklin Counties Office of Public Defense and Susan Henwood
4. Approval of Resolution 2013-456, Professional Services Agreement #BFJC1314DLP001 to Provide Legal Representation to Juveniles in Benton-Franklin Counties Juvenile Court between Benton-Franklin Counties Office of Public Defense and Danielle Purcell
5. Approval of Resolution 2013-457, Professional Services Agreement #BFJC1314HRV001 to Provide Legal Representation to Juveniles in Benton-Franklin Counties Juvenile Court between Benton-Franklin Counties Office of Public Defense and Heather Villani
6. Approval of Resolution 2013-458, approving Interagency Agreement IAA14202 between State of Washington Administrative Office of the Courts and Franklin County

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7. Approval of Resolution 2013-459, Interlocal Agreement for emergency radio communications site facility between Franklin County and City of Connell
8. Approval of Resolution 2013-460, re-appointing Louise Matzner to the Mid-Columbia Library Board of Trustees for a term expiring December 31, 2020
9. Approval of Resolution 2013-461, appointing Pam Gilmore, Ed Skelton and Mike Sullivan to the Franklin County Horticultural Pest and Disease Control Board
10. Approval of Resolution 2013-462, Professional Services Contract #PSC-2013/14-SHELTER PLUS CARE-CFCS-00 between Catholic Family & Child Service of the Tri-Cities and Benton and Franklin Counties Department of Human Services
11. Approval of Resolution 2013-463, Computer Equipment Software License Agreement between Benton County and Franklin County as requested by Franklin County Sheriff's Office
12. Approval of Resolution 2013-464, Collection Agency Contract between the Franklin County Planning and Building Department and Washington Collectors Tri-Cities, Inc., effective January 1, 2014 through December 31, 2014
13. Approval of Franklin County Commissioner Proceedings for December 4 and December 11, 2013
14. Approval of Resolution 2013-465, Agreement between Franklin County and the City of Kahlotus for law enforcement services effective January 1, 2014 through December 31, 2015
15. Approval of Resolution 2013-466, Agreement between Franklin County and the City of Mesa for law enforcement services effective January 1, 2014 through December 31, 2015
16. Approval of Resolution 2013-467, Software Support Contract between Compu-Tech, Inc., and Franklin County
17. Approval of Resolution 2013-468, Grant Number 14-46108-03-CHG, Consolidated Homeless Grant between Washington State Department of Commerce, Community Services and Housing Division, Housing Assistance Unit, and Benton and Franklin Counties Department of Human Services
18. Approval of Resolution 2013-469, Grant Number 14-46107-001-ESG, Emergency Solutions Grant (ESG) between Washington State Department of Commerce, Community Services Division, Housing Assistance Unit, and Benton and Franklin Counties Department of Human Services

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19. Approval of Resolution 2013-470, authorizing Information Services to accept the quote from Telemate.net Software, Inc., for the purchase of a Netspective Content Filter appliance including 500 licenses
20. Approval of Resolution 2013-471, Independent Attorney Agreement to provide Special District Court Prosecution for Franklin County between Franklin County and Jennifer L. Johnson
21. Approval of Resolution 2013-472, re-appointing Kim Empey to the Franklin County Mosquito Control District Board of Trustees for a two-year term representing Commissioner District 3, effective January 1, 2014 through December 31, 2015
22. Approval of Resolution 2013-473, Inter-Budget Transfer of \$27,000 from the 2013 Current Expense Non-Departmental Budget #001-000-700, Contingency, to Public Defense Budget #001-000-180, Miscellaneous Professional Services

**COUNTY ADMINISTRATOR (10:34 am)**

County Administrator Fred Bowen met with the Board. Present in audience: Geoff Folsom, Janet Taylor, Matt Mahoney, Matthew Rasmussen, Ed Thornbrugh, Liz Cupples and Marlon Johnson.

Authorization for County Administrator to approve for unforeseen expenses up to \$10,000

The Board discussed the proposed resolution.

**Motion** – Mr. Koch: I move for approval of authorizing authority for the Franklin County Administrator to spend up to \$10,000 for unforeseen or emergency situations requiring immediate attention. Second by Mr. Peck. 3:0 vote in favor. Resolution 2013-474 was approved.

Reimbursement from South Columbia Basin Irrigation District for Cypress Lane repair

Matt Mahoney and Matthew Rasmussen met with the Board.

**Executive Session** at 10:40 am pursuant to RCW 42.30.110(1)(i) to discuss matters related to agency enforcement actions; litigation or potential litigation, expected to last 15 minutes. Those in the audience left the meeting.

**Open Session** at 10:56 am.

Deputy Prosecutor Janet Taylor joined the meeting.



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**Executive Session** at 10:58 am pursuant to RCW 42.30.140(4) expected to last up to ten minutes regarding union negotiations.

**Open Session** at 11:08 am.

**Executive Session** at 11:09 am pursuant to RCW 42.30.110(1)(g) to review performance of a public employee expected to last 10 minutes.

**Open Session** at 11:27 am.

**ADJOURNMENT**

**Adjourned** at 11:28 am.

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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until December 23, 2013.

BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON



Rick Miller, Chairman



Robert E. Koch, Chairman Pro Tem



Brad Peck, Member

Attest:

  
Clerk to the Board

Approved and signed January 8, 2014.

**Franklin County**  
**Board of Commissioners**  
**Agenda Summary Report**

**DATE:** December 9, 2013**PRESENTED BY:** Jerrod MacPherson**ITEM:** (Select One)☐ Consent Agenda.☒ To Be Brought Before the Board. Date: December 18, 2013Time needed: 15 minutes

**SUBJECT / ISSUE:** ZC 2013-03, a zone change application to rezone approximately 4.1 acres of land from Retail Business (C-1) and Office (O) to Residential Suburban 20,000 (RS-20).

**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 approximately 4.1 acres of land from Retail Business (C-1) and Office (O) to Residential Suburban 20,000 (RS-20).

The land is located within the City of Pasco's Urban Growth Area Boundary and is designated for Mixed Residential/Commercial and Mixed Residential uses in the City's Urban Area Comprehensive Plan.

While maintaining consistency with the Urban Area Plan, the property is eligible to be zoned C-1 Retail Business, Office, or Residential (RS-20 through R-3).

A majority of the applicant's 17 acres is currently zoned RS-20 and they wish to rezone the C-1 and Office portions (4.1 acres) to RS-20 as well.

The City of Pasco has commented that this rezone request is consistent with the Urban Area Plan.

The properties are located along the east side of Road 52 and along the south side of Court Street near the southeast intersection of Road 52 and Court Street near site address 5016 W Court Street (Parcel Number(s) 119-542-031 and 119-542-013).

**Public Testimony and Discussions:**

Phone and/or In-Office Discussions: Planning Staff did not receive any phone calls or have any in-office discussions from the public regarding this application.

Open Record Hearing Testimony:

- In support of application: One person (applicant).
- Opposed to application: None.
- Clarification only: None.

Planning Commission Voting/Discussion: Positive recommendation with 4 in favor; 0 against.

**Summary:** At the regularly scheduled Planning Commission hearing on December 3, 2013 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:

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**Agenda Summary Report**

**Finding of Fact:**

1. The application to rezone approximately 4.1 acres of land from Retail Business (C-1) and Office (O) to Residential Suburban 20,000 (RS-20). **IS** in accordance with the goals and policies of the Pasco Urban Area Comprehensive Plan.
  - a. In accordance with Chapter 43 of the County Zoning Ordinance and consistent with the County-Wide Planning Policies, the Comprehensive Plans of the City of Pasco, the City of Connell, the City of Mesa, and the City of Kahlotus have been adopted by Franklin County to guide development and redevelopment of lands within each respective City's Urban Growth Area. All rezoning activities are to be guided by the respective City's Comprehensive Plan for those lands within a designated Urban Growth Area.
  - b. This is a zone change application to rezone approximately 4.1 acres of land from Retail Business (C-1) and Office (O) to Residential Suburban 20,000 (RS-20).
  - c. The land is located within the City of Pasco's Urban Growth Area Boundary. The proposed rezone is consistent with the Pasco Urban Area Comprehensive Plan designation of Mixed Residential/Commercial and Mixed Residential.
  - d. The County Comprehensive Plan encourages urban level growth and development to occur in designated urban growth areas where adequate public facilities (city water) exist or may be provided.
  - e. According to Chapter 14 of the County Zoning Ordinance, the RS-20 zoning district is established to provide Urban Growth Area Boundaries a low density residential environment permitting 2-5 dwelling units per acre.
  - f. Rezoning the property to low density residential such as RS-20 is supported by the Urban Area Comprehensive Plan and would be considered a proper implementation of the Plan.
    - (i) The City of Pasco Urban Area Comprehensive Plan includes the Allocation of Land Uses Table (Land Use Chapter) that is used to identify the types of land uses and zoning classifications. This table indicates single-family dwellings, patio homes, townhouses, apartments and condominiums are all acceptable residential land uses to be located in the "Mixed Residential/Commercial" and "Mixed Residential" areas of the community. The appropriate zoning districts identified in the Table for this Comp Plan designation include RS-20 through R-3.
2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental.
  - a. The rezone request is consistent with the surrounding area. Single family residential uses (RS-20) are consistent with the surrounding residential uses occurring in the area.
  - b. The 4.1 acres is bordered by residential zoning to the south and west.
  - c. **Access:**

Per a revision to Franklin County Design Standards for Construction of Roads and Bridges (Resolution 2002-270), corner clearance from roadway approaches for roads with speeds of less than 35 MPH permits approaches as close as 50 feet from an intersection. However, since neither of the roads in question has a speed within this lower range (Court Street- 40 mph and Road 52- 35 mph), approaches closer than 230 feet from the intersection are not permitted.

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In the past, the Public Works Department has worked to permit approaches within this 230-foot limit. As the dimensions of the property are roughly 300 ft (along Road 52) by 630 feet (along W Court Street), any side street for a subdivision of the property off of Road 52 will need to be aligned with the existing street on the west side of the right-of-way (Snowcrest Court). The dimensions of any side street, along with any other right-of-way improvements, will be governed by the design standards adopted by the County at the time of construction. No additional lot access or side street intersection will be permitted on Court Street.

3. There **IS** merit and value in the proposal for the community as a whole.
  - a. The rezone to RS-20 furthers the implementation of the Urban Area Comprehensive Plan. The Comprehensive Plan designates the site for Mixed Residential/Commercial and Mixed Residential development. The proposed rezone to RS-20 is consistent with the Plan designation. The proposal is also consistent with the policies of the Plan that encourage the development of a full range of residential environments.
  - b. The City of Pasco Urban Area Comprehensive Plan includes the Allocation of Land Uses Table (Land Use Chapter) that is used to identify the types of land uses and zoning classifications. This table indicates single-family dwellings, patio homes, townhouses, apartments and condominiums are all acceptable residential land uses to be located in the "Mixed Residential/Commercial" and "Mixed Residential" areas of the community. The appropriate zoning districts identified in the Table for this Comp Plan designation include RS-20 through R-3.
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).
  - b. All future development at this site shall comply with local, state, and federal agency standards.
  - c. Access for future development: As the dimensions of the property are roughly 300 ft (along Road 52) by 630 feet (along W Court Street), any side street for a subdivision of the property off of Road 52 will need to be aligned with the existing street on the west side of the right-of-way (Snowcrest Court). The dimensions of any side street, along with any other right-of-way improvements, will be governed by the design standards adopted by the County at the time of construction. No additional lot access or side street intersection will be permitted on Court Street.
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 of Commissioners approve ZC 2013-03 with the following motion:

**Motion:**

Grant approval of ZC 2013-03, subject to the five (5) findings of fact.

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**Agenda Summary Report**

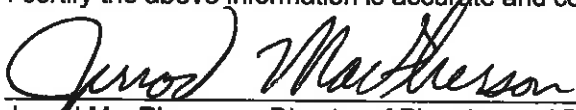
**HANDLING / ROUTING:**

N/A

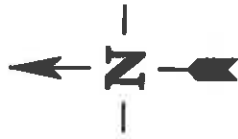
**ATTACHMENTS:**

Three (3) exhibits are attached for consideration: 1) The City of Pasco Urban Area Comprehensive Land Use Plan map identifying the area in question; 2) A Zoning overlay map of the area and the parcel(s) in question; and 3) An aerial overlay map of the area and the parcel(s) in question.

I certify the above information is accurate and complete.



Jerrod MacPherson – Director of Planning and Building



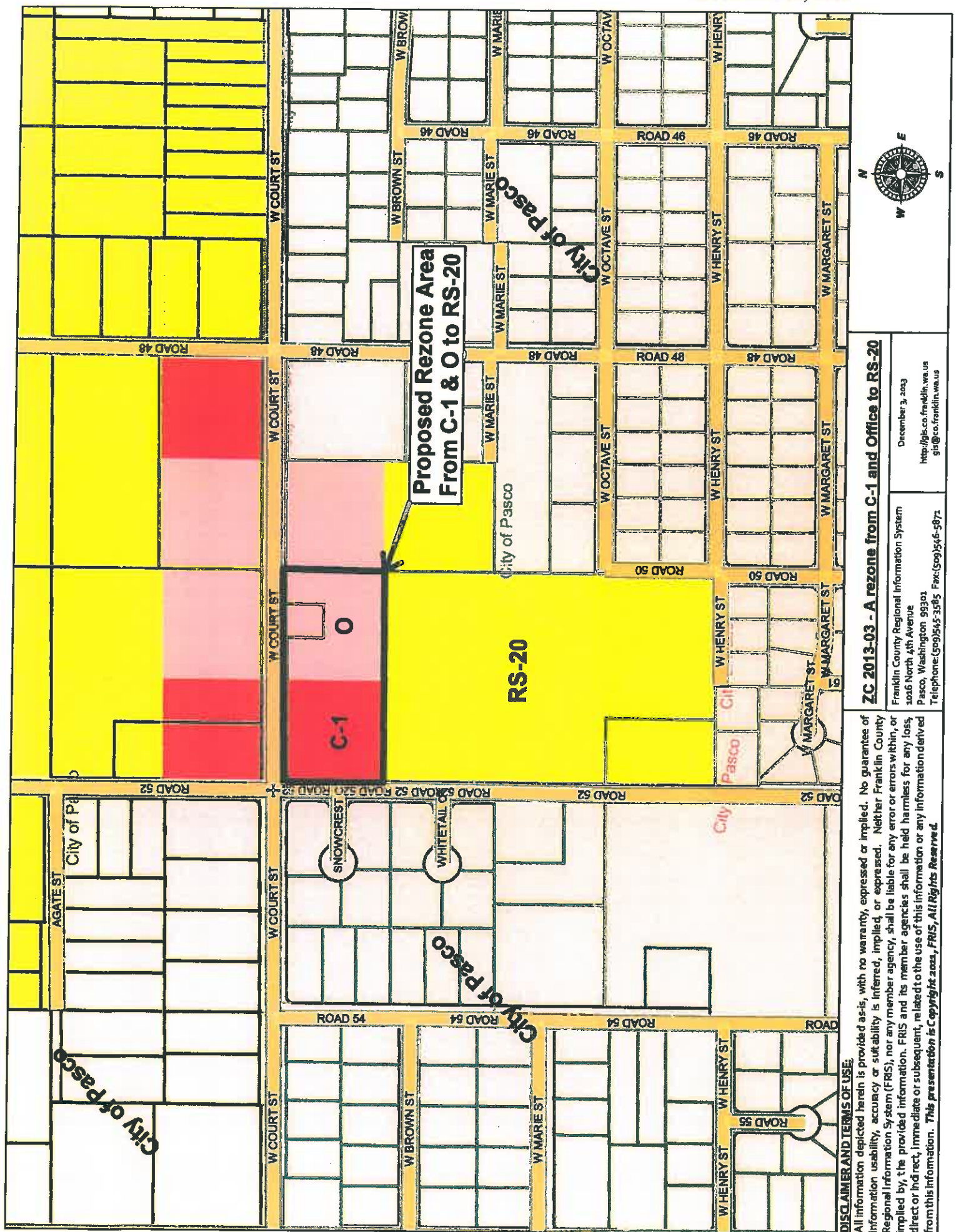
# Land Use Map June 2008

Proposed Site Location

Legend	
	Low-Density Residential
	Mixed Residential
	High-Density Residential
	Mixed Residential/Commercial
	Urban Growth Boundary
	Commercial
	Industrial
	Public/Quasi-Public
	Parks/Open Spaces

NOTES: NO WARRANTY BY AGENCY. The information shown on the attached map was compiled for use by the City of Pasco, its employees and consultants. The City of Pasco does not warrant the accuracy, completeness, or timeliness of the information shown on the map. The City of Pasco does not assume any liability for any errors or omissions, or for any consequences arising from the use of the map. The City of Pasco does not assume any liability for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of the map. The City of Pasco does not assume any liability for any damages, including but not limited to, direct, indirect, or consequential damages, arising from the use of the map.









### ZC 2013-03 - A rezone from C-1 and Office to RS-20

December 3, 2013  
<http://gis.co.franklin.wa.us>  
[gin@co.franklin.wa.us](mailto:gin@co.franklin.wa.us)

Franklin County Regional Information System  
 2026 North 4th Avenue  
 Pasco, Washington 99301  
 Telephone: (509) 545-3585 Fax: (509) 546-5871

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**ORDINANCE NUMBER 11-2013**

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

**IN THE MATTER OF COUNTY PLANNING** – to change the zoning classification on approximately 4.1 acres of land from Retail Business (C-1) and Office (O) to Residential Suburban 20,000 (RS-20).

**APPLICANT:** Sandra Steele, 1117 Road 52, Pasco, WA 99301.

**WHEREAS**, on December 18, 2013, 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 4.1 acres of land (Parcel Number(s) 119-542-031 and 119-542-013); and

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

The County Planning Commission, after public hearing and consideration on ZC 2013-03 did recommend approval of said rezone (see attached map), with the following findings of fact:

1. The application to rezone approximately 4.1 acres of land from Retail Business (C-1) and Office (O) to Residential Suburban 20,000 (RS-20) **IS** in accordance with the goals and policies of the Pasco Urban Area Comprehensive Plan.
  - a. In accordance with Chapter 43 of the County Zoning Ordinance and consistent with the County-Wide Planning Policies, the Comprehensive Plans of the City of Pasco, the City of Connell, the City of Mesa, and the City of Kahlotus have been adopted by Franklin County to guide development and redevelopment of lands within each respective City's Urban Growth Area. All rezoning activities are to be guided by the respective City's Comprehensive Plan for those lands within a designated Urban Growth Area.
  - b. This is a zone change application to rezone approximately 4.1 acres of land from Retail Business (C-1) and Office (O) to Residential Suburban 20,000 (RS-20).
  - c. The land is located within the City of Pasco's Urban Growth Area Boundary. The proposed rezone is consistent with the Pasco Urban Area Comprehensive Plan designation of Mixed Residential/Commercial and Mixed Residential.
  - d. The County Comprehensive Plan encourages urban level growth and development to occur in designated urban growth areas where adequate public facilities (city water) exist or may be provided.
  - e. According to Chapter 14 of the County Zoning Ordinance, the RS-20 zoning district is established to provide Urban Growth Area Boundaries a low density residential environment permitting 2-5 dwelling units per acre.
  - f. Rezoning the property to low density residential such as RS-20 is supported by the Urban Area Comprehensive Plan and would be considered a proper implementation of the Plan.
    - (i) The City of Pasco Urban Area Comprehensive Plan includes the Allocation of Land Uses Table (Land Use Chapter) that is used to identify the types of land uses and zoning classifications. This table indicates

**ORDINANCE NUMBER 11-2013**  
**Zone Change 2013-03**  
**Page 2**

single-family dwellings, patio homes, townhouses, apartments and condominiums are all acceptable residential land uses to be located in the "Mixed Residential/Commercial" and "Mixed Residential" areas of the community. The appropriate zoning districts identified in the Table for this Comp Plan designation include RS-20 through R-3.

2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental.

a. The **rezone** request is consistent with the surrounding area. Single family residential uses (RS-20) are consistent with the surrounding residential uses occurring in the area.

b. The 4.1 acres is bordered by residential zoning to the south and west.

c. **Access:**

Per a revision to Franklin County Design Standards for Construction of Roads and Bridges (Resolution 2002-270), corner clearance from roadway approaches for roads with speeds of less than 35 MPH permits approaches as close as 50 feet from an intersection. However, since neither of the roads in question has a speed within this lower range (Court Street- 40 mph and Road 52- 35 mph), approaches closer than 230 feet from the intersection are not permitted.

In the past, the Public Works Department has worked to permit approaches within this 230-foot limit. As the dimensions of the property are roughly 300 ft (along Road 52) by 630 feet (along W Court Street), any side street for a subdivision of the property off of Road 52 will need to be aligned with the existing street on the west side of the right-of-way (Snowcrest Court). The dimensions of any side street, along with any other right-of-way improvements, will be governed by the design standards adopted by the County at the time of construction. No additional lot access or side street intersection will be permitted on Court Street.

3. There **IS** merit and value in the proposal for the community as a whole.

a. The rezone to RS-20 furthers the implementation of the Urban Area Comprehensive Plan. The Comprehensive Plan designates the site for Mixed Residential/Commercial and Mixed Residential development. The proposed rezone to RS-20 is consistent with the Plan designation. The proposal is also consistent with the policies of the Plan that encourage the development of a full range of residential environments.

b. The City of Pasco Urban Area Comprehensive Plan includes the Allocation of Land Uses Table (Land Use Chapter) that is used to identify the types of land uses and zoning classifications. This table indicates single-family dwellings, patio homes, townhouses, apartments and condominiums are all acceptable residential land uses to be located in the "Mixed Residential/Commercial" and "Mixed Residential" areas of the community. The appropriate zoning districts identified in the Table for this Comp Plan designation include RS-20 through R-3.

**ORDINANCE NUMBER 11-2013****Zone Change 2013-03****Page 3**

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).
  - b. All future development at this site shall comply with local, state, and federal agency standards.
  - c. Access for future development: As the dimensions of the property are roughly 300 ft (along Road 52) by 630 feet (along W Court Street), any side street for a subdivision of the property off of Road 52 will need to be aligned with the existing street on the west side of the right-of-way (Snowcrest Court). The dimensions of any side street, along with any other right-of-way improvements, will be governed by the design standards adopted by the County at the time of construction. No additional lot access or side street intersection will be permitted on Court Street.
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 4.1 acres (approximate) of land be rezoned from Retail Business (C-1) and Office (O) to Residential Suburban 20,000 (RS-20) as described above and as depicted on the attached map.

**SIGNED AND DATED THIS 18<sup>th</sup> DAY OF DECEMBER 2013.**

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



CHAIRMAN

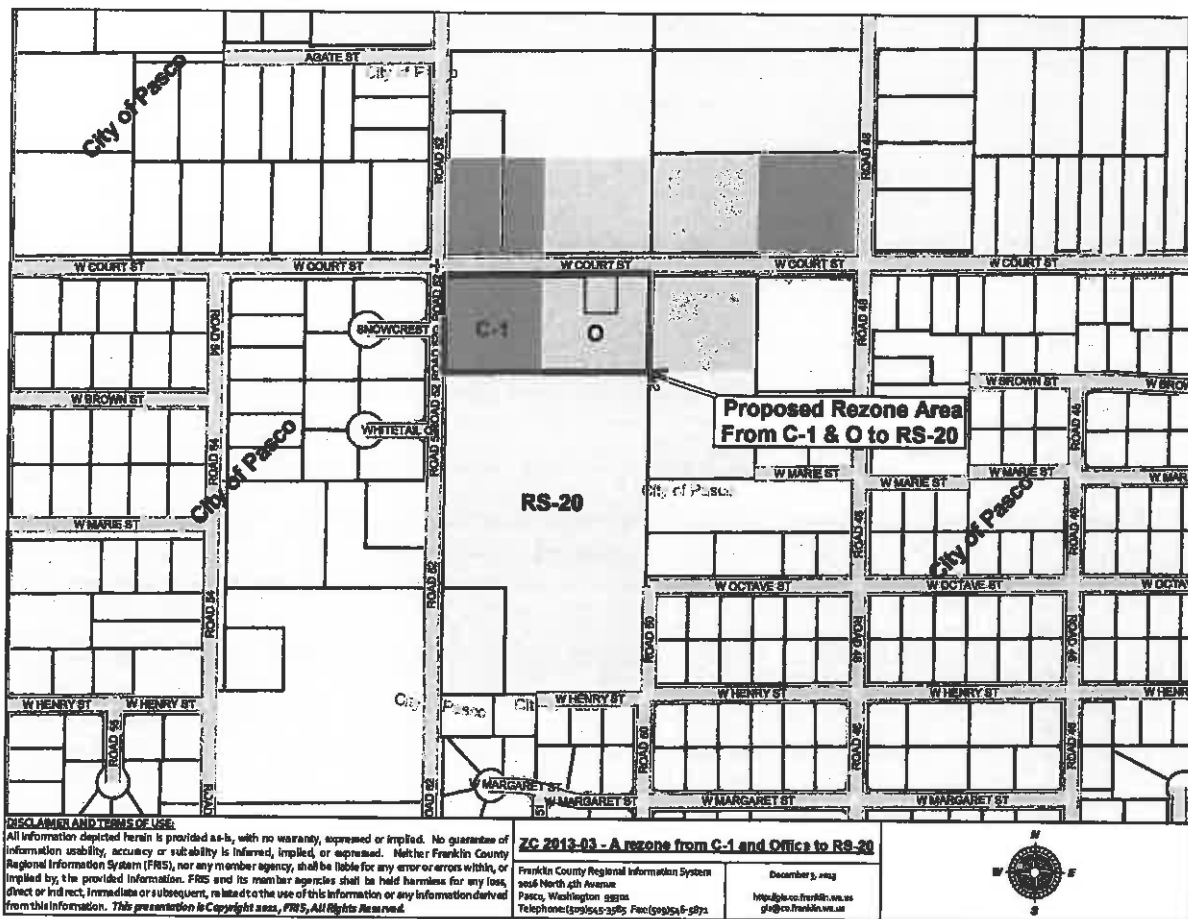


CHAIR PRO TEM

**ATTEST:**

  
CLERK OF THE BOARD

MEMBER



Res. 2013-443

**Franklin County**  
**Board of Commissioners**  
**Agenda Summary Report**

**DATE:** December 9, 2013**PRESENTED BY:** Jerrod MacPherson**ITEM:** (Select One)

☐ Consent Agenda.  
☒ To Be Brought Before the Board. Date: December 18, 2013  
Time needed: 15 minutes

**SUBJECT / ISSUE:** CUP 2013-01, a Conditional Use Permit (CUP) application to construct a 100' ft high communication tower facility in the Agricultural Production 20 (AP-20) Zoning District.

**ACTION(S) REQUESTED:**

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

**BACKGROUND:**

AT&T is requesting a Conditional Use Permit to construct a 100' high wireless communication tower (monopole tower with attached antenna and microwave dish) and a 12' x 20' equipment shelter within a 3,600 square ft. leased area.

As proposed by the applicant, the goal of the communication site is to provide wireless coverage and service in the immediate area along Sagehill Road and SR-24.

The property is located north of Basin City, south of Othello, north of Rangeview Road, south of View Drive N, along the west side of Sagehill Road near site address 9111 Sagehill Road (Parcel Number 120-090-197). The 22 acre site is zoned Agricultural Production 20 (AP-20). The property is home to an abandoned Air Force Radar Facility.

**Public Testimony and Discussions:**

Phone and/or In-Office Discussions: Planning Staff did receive 1 phone call on this application.

Open Record Hearing Testimony:

- In support of application: 4 people spoke in support of the application. One letter of support was submitted for the record in support of the application.
- Opposed to application: 2 people spoke against the application.
- Clarification only: The applicant's RF Engineer was able to answer many questions that seem to address the oppositions concerns regarding cellular coverage in the area.

Planning Commission Voting/Discussion: Positive recommendation with 4 in favor; 0 against.

**Summary:** At the regularly scheduled Planning Commission hearing on December 3, 2013 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 eleven (11) 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 land is zoned Agricultural Production 20 (AP-20).
  - b. The Comprehensive Plan designates the land as Agricultural.

**Page 2**  
**Agenda Summary Report**

- c. A Conditional Use Permit is required for the placement of a tower facility in the AP-20 Zone.
- d. A SEPA Review and Determination of Non Significance (DNS) have been completed for this application.
- 2. The proposal **will not** adversely affect public infrastructure;
  - a. The subject parcel is located on the west side of Sagehill Road north of Rangeview Road. The site is accessed by a paved approach that meets or exceeds current County standards for paved approaches. This type of installation generates very little traffic. Sagehill Road is of sufficient width and construction to accommodate the additional traffic generated by the proposal.
- 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 property consists of numerous buildings associated with an abandoned federal radar facility.
  - b. The intended character of the land is agricultural based upon the Franklin County Comprehensive Plan.
  - c. The placement of a wireless communication facility is compatible with the current use of the land.
  - d. The applicant is proposing a 12' x 20' equipment shelter within a 3,600 square ft. leased area. Site improvements include a 12' x 20' (240 sq ft) prefabricated concrete equipment building. This complies with the County Zoning Ordinance standards for size as it relates to equipment shelter space allocation.
- 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 tower is located in the AP-20 Zoning District which permits a wide range of agricultural related uses. The tower is proposed to be approximately 100 feet in height and will not discourage the development of property in the area.
  - b. The applicant is proposing a 100' high communication tower (monopole tower with attached antenna and microwave dish) and a 12' x 20' equipment shelter within a 3,600 square ft. leased area. Site improvements include a 12' x 20' (240 sq ft) prefabricated concrete equipment building. The facility will be fenced.
- 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. The facility will not create noise, fumes, vibrations, dust, or traffic as compared to permitted uses in the AP-20 Zoning District. The WCF does not have on-site employees at the site on a daily basis.
- 6. The proposal **will not** endanger the public health or safety if located and developed where proposed, and will not become a nuisance to uses permitted in the district.
  - a. The facility will be located behind a safety fence to assist in preventing unauthorized access to the site. This fencing will assist in limiting any danger to the public health or safety.

**Conditions of Approval:**

- 1. Approval allows for the construction of a 100' high communication tower (monopole tower with attached antenna and microwave dish) and a 12' x 20' equipment shelter within a 3,600 square ft. leased area. Site improvements include a 12' x 20' (240 sq ft) prefabricated concrete equipment building. The facility will be fenced.

**Page 3**  
**Agenda Summary Report**

As proposed by the applicant, the goal of the communication site is to provide wireless coverage and service in the immediate area of the site along Sagehill Road and SR-24 to the north.

The property is located north of Basin City, south of Othello, north of Rangeview Road, south of View Drive N, along the west side of Sagehill Road near site address 9111 Sagehill Road (Parcel Number 120-090-197).

2. The new tower facility shall:
  - a. Be constructed to accommodate co-location which shall consist of a minimum of three (3) available spaces per tower. This is being proposed by the applicant.
  - b. At all times, comply with the standards established in Chapter 33.10.0 Communication Towers of the County Zoning Ordinance 7-2005, as amended.
  - c. Meet current standards and regulations of the FAA and FCC regarding tower lighting and marking.
3. **Height:** Applicant is proposing a tower height of 100 feet.
4. **Abandonment:** If at any point in time the WCF is not in operation (an operational service provider located on the tower) for a continuous period of 12 months the tower shall be considered to be abandoned and shall be removed within 90 days from that date.
5. **Business Registration:** The applicant shall obtain a County Business Registration on an annual basis. A Business Registration shall be issued prior to building permit issuance.
6. **Buildings Permits:** Comply with the Franklin County Building Division requirements for all structures.
  - a. A completed Franklin County Building Permit is required for the tower and equipment building.
  - b. Provide a plot plan for the entire parcel to include: distances to all lot lines, easements, structures, etc.
  - c. A current access permit from the Franklin County Public Works Department.
  - d. Structures located greater than 150' from a fronting County road are to have a graveled driveway installed to meet the following standards: 20' clear area with 12' x 4" of 5/8" minus gravel prior to permit issuance.
  - e. Washington State Engineered tower plans (all tower construction plans shall be designed and stamped by a licensed professional engineer), details, calculations, and foundation plans for site.
  - f. Washington State Engineers Geo-Technical report and recommendations for the site as required by design and/or site.
  - g. Special inspection may be required for compaction and concrete per design criteria.
7. **Fire Code:** The facility area shall remain free of any fire hazards, including but limited to weeds, debris, new or used tires, discarded vehicle parts, hazardous waste, fuel or oil storage.
8. All conditions shall be submitted and applied for (including building permit for the tower) within **1 year** (from the date of Board of Commissioner Approval) of CUP approval or the permit becomes null and void.
9. 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.



**Page 4**  
**Agenda Summary Report**

10. 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.
11. 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 2013-01 with the following motion:

**Motion:**

Grant approval of CUP-2013-01, subject to the six (6) findings of fact and eleven (11) conditions of approval.

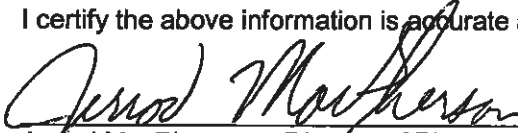
**HANDLING / ROUTING:**

N/A

**ATTACHMENTS:**

Three (3) exhibits are attached for consideration: 1) A detailed site plan and elevations of the proposed facility; 2) Photographs of the proposed site location with "before" shots and "after" shots with the proposed tower super imposed into the photographs; and 3) An RF Coverage report with detailed radio frequency modeling and topography maps.

I certify the above information is accurate and complete.

  
Jerrod MacPherson – Director of Planning and Building

ARCHITECTURAL  
11-0  
TITLE SHEET  
SURVEY  
OVERALL SITE PLAN  
ENLARGED SITE PLAN  
ELEVATIONS  
LANDSCAPE PLAN  
L-1

## PROJECT SUMMARY

**AFFILIANT AGENT:**  
NORTH GROUP  
P.O. BOX 2449  
PHONE: 820/431-1141, WA 98291  
CONTACT: BILL NORTH  
PHONE: 425-876-2828  
FAX: 425-871-0262

**ARCHITECT/ELECTRICAL ENGINEERS:**  
CAMP ASSOCIATES INC.  
4410 80TH ST, SU. SUITE A  
EVERETT, WA 98203  
CONTACT: ERIC CAMP  
PHONE: 425-250-8631

[illegible]

PARCEL NAME:	9F439 - O'HELLO
SITE ADDRESS:	311 SAGEHILL ROAD O'HELLO WA 99344
LAND OWNER:	AGATE PARTNERS 833 MARKET ROAD O'HELLO WA 99344
	CONTACT: DON BUTCHER PHONE: (509) 459-2154
JURISDICTION:	FRANKLIN COUNTY
PARCEL NUMBER:	020502394
ZONING:	AGRICULTURAL PRODUCTION 20
OFFICIAL MAP:	5-2

THE SCOPE OF WORK INCLUDES:

ATTI MOBILITY CORPORATION PROPRIETARY TO INSTALL A NEW WIRELESS FACILITY CONSISTING OF A NEW 160'x150' FENCED AREA WITH A 100' TALL MONOPOLE, AND ANTENNAS. THE EQUIPMENT WILL BE LOCATED WITHIN A PREPARCATED SHELTER NEAR THE COMPOUND.

AT&T SITE NUMBER: SP4262  
9111 SAGEHILL ROAD  
OTHELLO, WA 99344

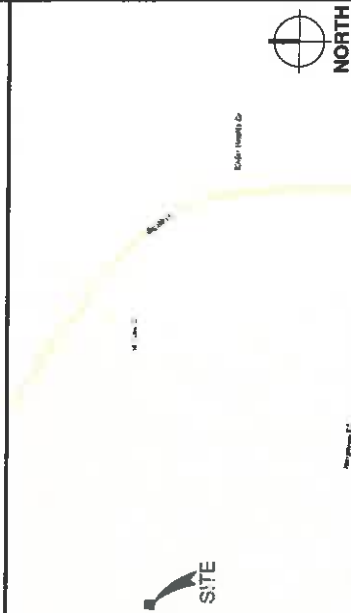
LAT: 46° 43' 21.88" N (NAD 83)  
LONG: 119° 11' 02.56" W (NAD 83)  
ELEV: 1281.5' (NAVD 88)

**CONFIDENTIAL AND PROPRIETARY**

## SIGNATURE BLOCK

TITLE	SIGNATURE	DATE
CONSTRUCTION MANAGER		
RF ENGINEER		
REAL ESTATE		
SITE ACQUISITION		
PROPERTY OWNER		
TOWER OWNER		

## VICINITY MAP



**DRIVING DIRECTIONS FROM SEATTLE:**  
FROM SEATTLE TRAVEL IN AN EAST DIRECTION ON HIGHWAY 90 TO HOKES LAKE. AT HOKES LAKE TAKE HWY 11 SOUTH TOWARDS OTHELLO. IN OTHELLO TURN WEST ON HWY 76. GO A COUPLE OF MILES AND TURN SOUTH ON HWY 74. STAY ON HWY 74 FOR ABOUT 15 MILES AND THEN LEFT ON BAGEHILL ROAD. GO UP THE HILL TO THE HILL TO THE RIGHT AND GO TO GATED ENTRANCE TO OLD AIR FORCE BASE.



**AMERICAN  
TOWER**  
8505 FREEPORT PARKWAY  
SUITE 135  
IRVING, TX 75063

**North**  
**GROUP**

**277943**  
**OTHELLO**  
(NEW MEDIA)

9TH BARNHILL ROAD  
OTHELLO, WA 98934



**CAMP+**  
ASSOCIATES

18401 40TH AVE. W., SUITE 200  
LYNNWOOD, WA 98036  
PHONE: (425) 740-8362  
FAX: (425) 824-1814  
WWW.CAMPASSOC.COM

**DEPARTMENT MANAGER**

PREPARED BY:

APPROVED BY: \_\_\_\_\_

[illegible]

December 18, 2013

**SHEET NAME**

**TITLE SHEET**

**SHEET NUMBER**

# T1.0

**PROTECT YOURSELF**

[illegible][illegible][illegible]





**North**  
**GROUP**

**277943**  
**OTHELLO**  
(NEW BUILD)

8TH SAGEHILL ROAD  
OTHELLO, WA 99334



## CAMP+

9401 40TH AVE. W., SUITE 200  
LYNNWOOD, WA 98038  
PHONE: (425) 740-8302  
FAX: (425) 324-1614  
WWW.CALPAC890C.COM

PROJECT MANAGER: EJC

PREPARED BY:	AND
--------------	-----

**APPROVED BY:** EAC

[illegible][illegible][illegible]

Q7-80-13	ISSUED FOR LONDON
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70

10

**SHEET NAME**

## PLAN

9

A-3

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**GENERAL NOTES**

- [illegible]

**MEMBERSHIP CALL ACTIONS**

PROPOSED ROAD AREA	2,835 SQ. FT.
--------------------	---------------

**ACCESS DRIVE**  
BASE COURSE 4" MIN.  
OF COMPACTED 3"  
COURSE ADEQUATE  
TOP COURSE 3" MIN. OF  
COMPACTED A-B  
COURSE ADEQUATE

Diagram illustrating the cross-section of a building's exterior wall and roof assembly, showing various layers and components.

Labels visible in the diagram include:

- ROOF
- SLOPE
- CEILING
- WALL
- FLOOR
- PARTITION
- EXTERIOR FINISH
- INSULATION
- STRUCTURAL WALL
- INTERIOR FINISH

GRAVEL PAVING DETAIL  
NOT TO SCALE

**THU 01 10AM**



**North**  
**GROUP**

**277943**  
**OTHELLO**  
(NEW BUILD)

9111 BAGWELL ROAD  
OTHELLO, WA 93834



19401 40TH AVE. W., SUITE 200  
LYNNWOOD, WA 98036  
PHONE: (425) 740-8382  
FAX: (425) 224-1814  
WWW.CAMPAS80C.COM

~~EXHIBIT 3~~

PROJECT MANAGER: EJC

PREPARED BY:	AIO
--------------	-----

APPROVED BY:	ELC
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[illegible]

02-03-01	MAILED FOR ZONE
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DATE	01/12
NAME	Mr. J. J. Jones

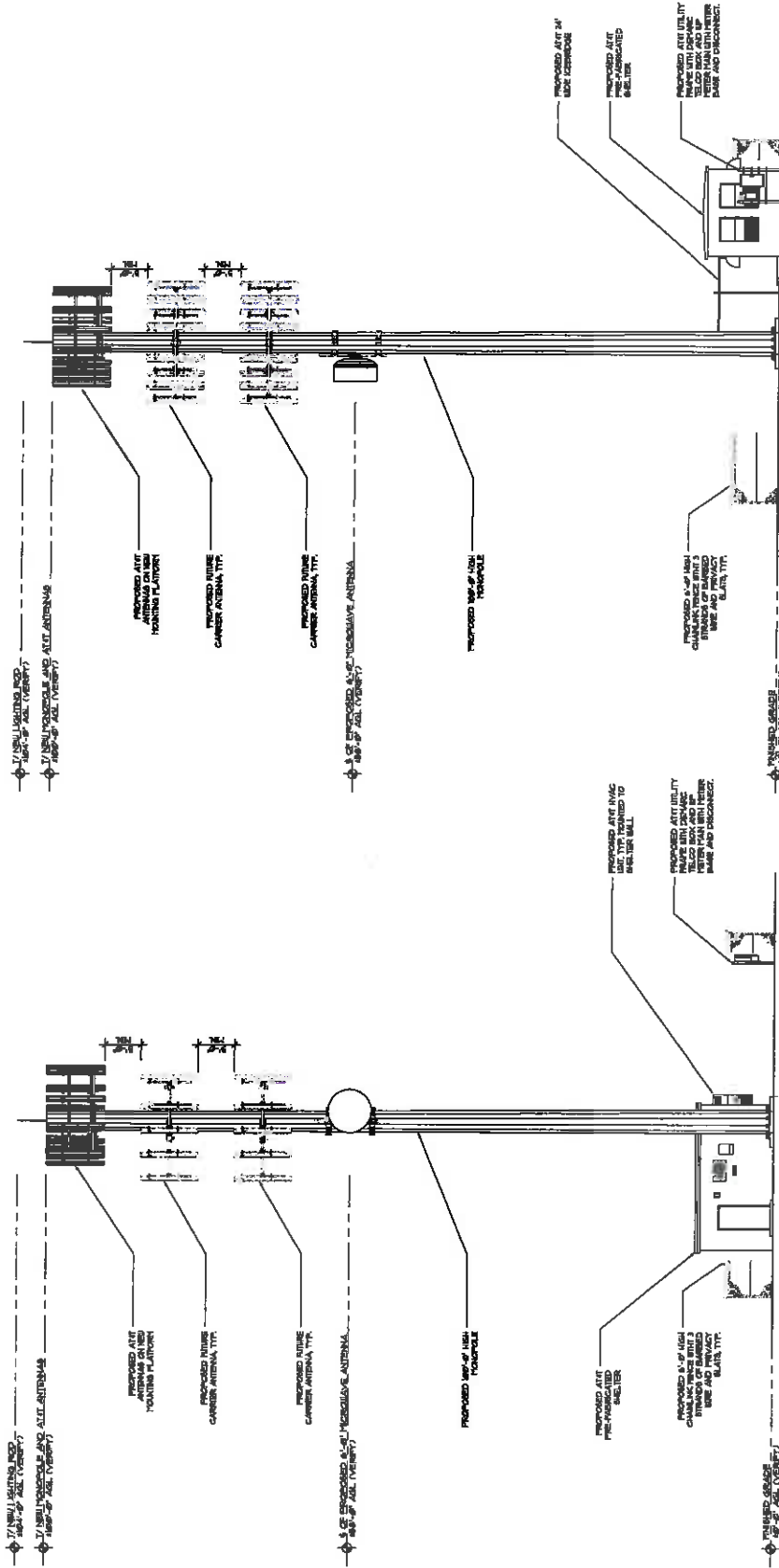
December 18, 2013

SHEET NAME

## ELEVATIONS

**SHEET NUMBER**

A-3

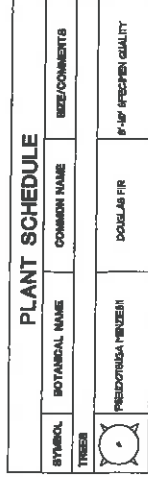
**PROJECT NUMBER**

PROPOSED SOUTH ELEVATION

**PROPOSED WEST ELEVATION**

## ELEVATIONS

SCALE: 1/8" = 1'-0" (22x34), 1/16" = 1'-0" (11x17)



277943  
OTHELLO  
(NEW BUILD)

9111 GAGEWELL ROAD  
OTHELLO, WA 99334



10401 40TH AVE., SUITE 200  
LYNNWOOD, WA 1 0336  
PHONE: (425) 740-8282  
FAX: (425) 324-1814  
WWW.CALPACIFIC.COM

PROJECT MANAGER: EIC

PREPARED BY.	AIO
--------------	-----

APPROVED BY.	ELC
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[illegible]

~~December 18, 2013~~

SHEET NAME  
LANDSCAPE  
PLAN

201  
SHEET NUMBER  
L-1

PROJECT NUMBER

**ENLARGED LANDSCAPE PLAN**  
**SCALE: 1/4" = 1'-0" (22x34), 1/8" = 1'-0" (11x17)**

—





# OTHELLO SP4232

9111 SAGEHILL ROAD, OTHELL, WA



**CURRENT**

**VIEW #1 LOOKING SOUTHEAST**



**PROPOSED**





# OTHELLO SP4232

9111 SAGEHILL ROAD, OTHELL, WA



CURRENT

VIEW #2 LOOKING NORTH



PROPOSED

# SP4232 OTHELLO SE

## RF Coverage

EXHIBIT 3

December 18, 2013



# Engineering Certification

## Affidavit of Ken Seymour

Ken Seymour being duly sworn deposes that he is a qualified and experienced Communications Engineer whose works are a matter of record with the Federal Communications Commission, and throughout cities in the States of Oregon, Washington, Alaska, and Idaho. Ken is an Engineering Manager for AT&T Mobility and is responsible for the Oregon, Washington, Alaska and Idaho Districts.

His professional FCC Radio Telephone License Number is: PG-13-16349.

The proposed facility will operate at less than 950 watts ERP per channel at frequencies in the range of 704 to 892 MHz and 1850 to 2145 MHz as licensed by the Federal Communications Commission, FCC. The maximum general population exposure limit per the FCC Public Standards OET Bulletin 65 in the 734 to 892 MHz Transmit frequency band is 0.4893 mW/cm<sup>2</sup>. Likewise in the 1850 to 2145 MHz frequency band, the maximum exposure limit is 1.0 mW/cm<sup>2</sup>.

The power density calculations for each sector of the proposed facility (typically less than 1% of the FCC limit) will be well below the maximum FCC exposure levels. The proposed facility will not cause other co-located facilities to exceed FCC exposure standards and is categorically proven as safe, according to Federal Guidelines.

I hereby certify that this wireless facility is required for improved quality and service to the AT&T network and will significantly improve service to the community. Please refer to the following slides in this presentation for detailed justification information.



FCC License #  
PG-13-16349

A handwritten signature in blue ink, appearing to read "Ken Seymour".

[ks8316@att.com](mailto:ks8316@att.com)

AT&T Mobility

# Site and Engineering Justification

In preparation for this application for permitting of a wireless communications facility, AT&T has reviewed numerous potential locations in order to see how various candidates fulfill the coverage objectives for improving our network service. We have narrowed down our selection to two candidates: (1) The first we call "Candidate 1" which is the location that we have selected. (2) is a US Cellular wireless facility just over 1.5 miles away bearing 111 degrees from candidate 1. We have referred to this location as 'Candidate 2". Slides 4 and 5 shows the locations of these on a topographic map.

Slide 6 illustrated the nearest AT&T adjacent sites and the Green color shows that the Morphology of a large portion of this area is Farm and Grasslands.

Slide 7 shows the predicted coverage from the selected AT&T location on the central crest of the hill top.

Slide 8 shows the predicted coverage from the US Cellular site located further East along the terrain ridge. This location do not meet our coverage objects. As you can see, this location doesn't provide as good coverage along the major County road arterials. The US Cellular site being 1.5 miles East is actually terrain shielded to the NW where the majority of the AT&T coverage objectives are targeted.

Slide 9 illustrates the coverage differences of the two locations. This self explanatory slide shows the preferred Blue coverage where AT&T will serve better than the location of US Cellular.

**Conclusion:** Candidate 1, is the best location to meet our coverage and network objectives.



The map shows a topographic view of a region with Lake Arrowhead at the top. Two proposed station locations are highlighted with colored 'X' marks and labels in blue boxes:

- AT&T Candidate #1:** Located near the intersection of Northview Dr and Radar Heights Dr, marked with a green 'X'.
- USC Candidate #2:** Located near the intersection of Eagle Rd and Radar Heights Dr, marked with a red 'X'.

Other labeled roads include S Broadway Ave, W Muse Rd, W Muse Rd, W Muse Rd, Radar Hill Rd, Radar Heights Dr, Northview Dr, Sagehill Rd, Sun Terrace Dr, W Valley Vista Dr, Horizon Way, Stricker Rd, and Eagle Rd. Contour lines are shown throughout the map, and the lake is labeled 'Lake Arrowhead'.

Zoom out Scale

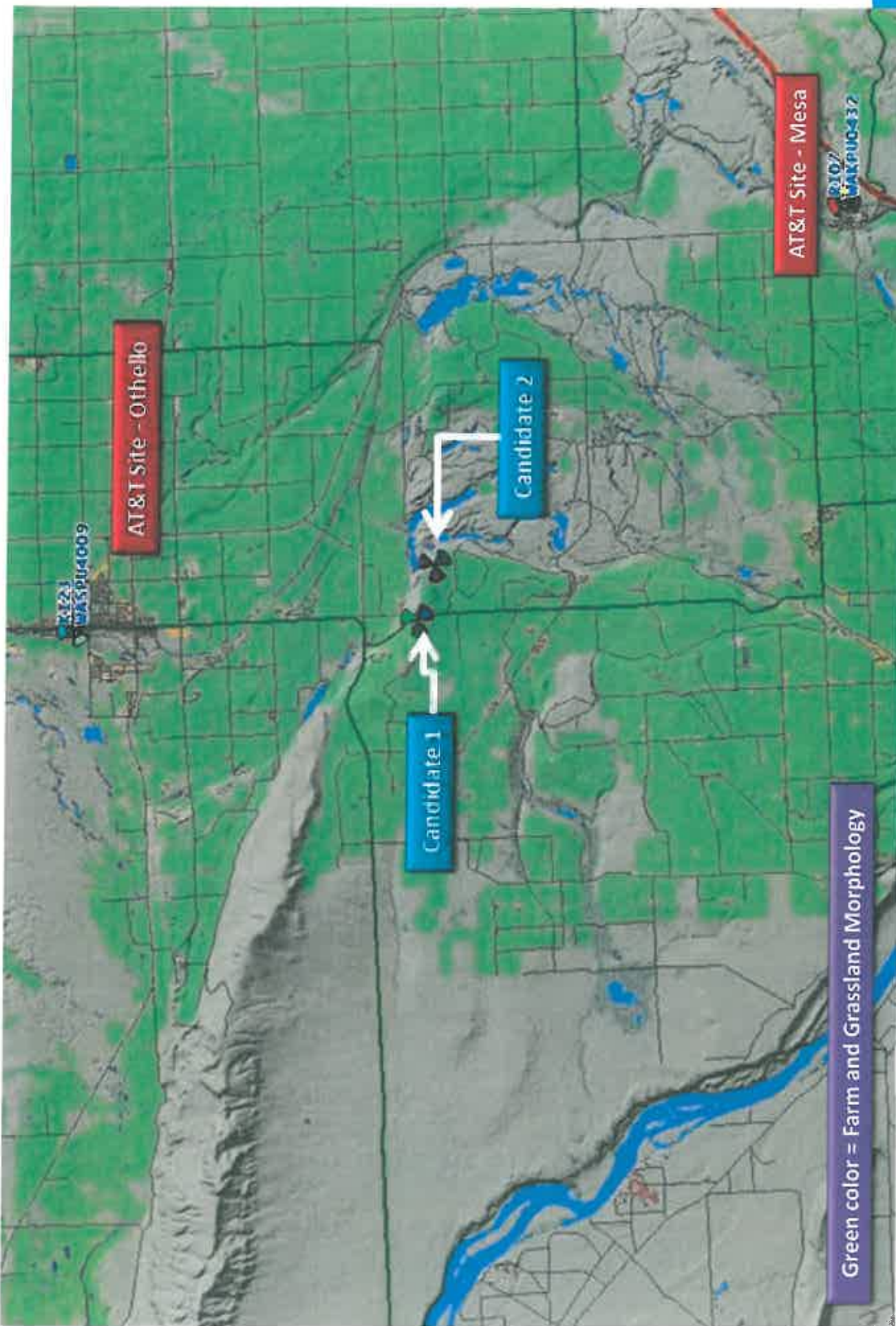




## Nearby Adjacent AT&T Sites

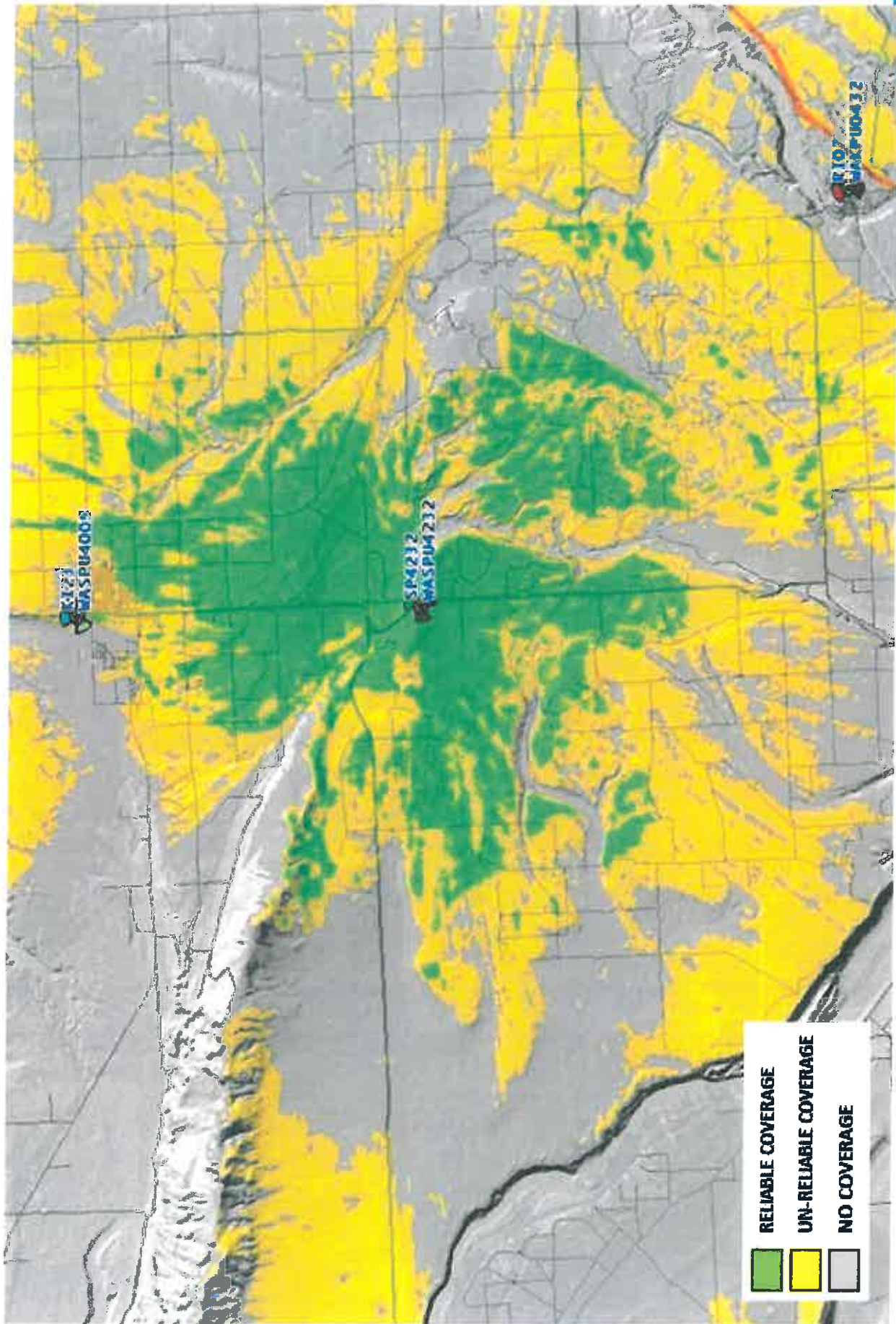
EXHIBIT 3

December 18, 2013



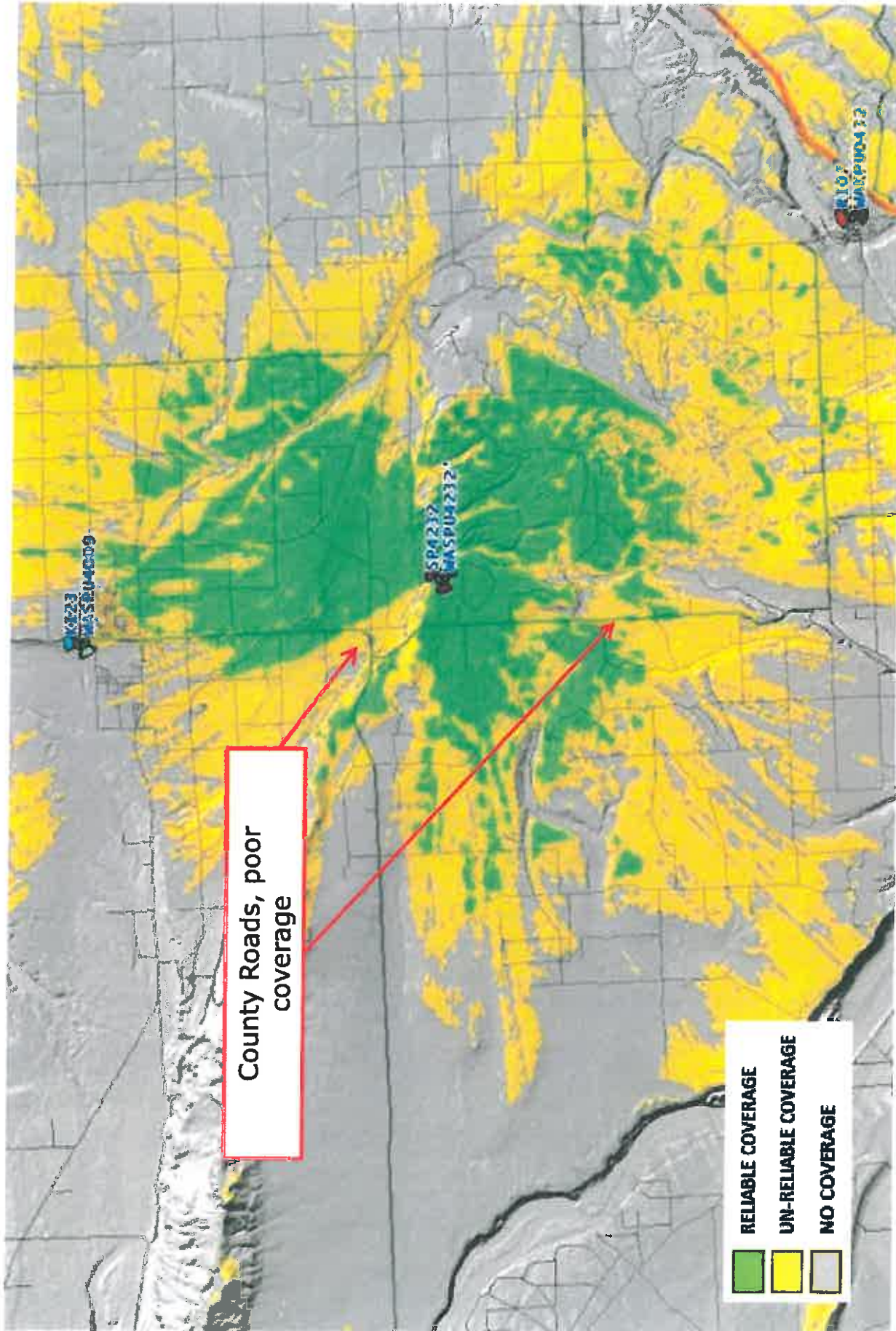


# AT&T Preferred Location - Candidate 1



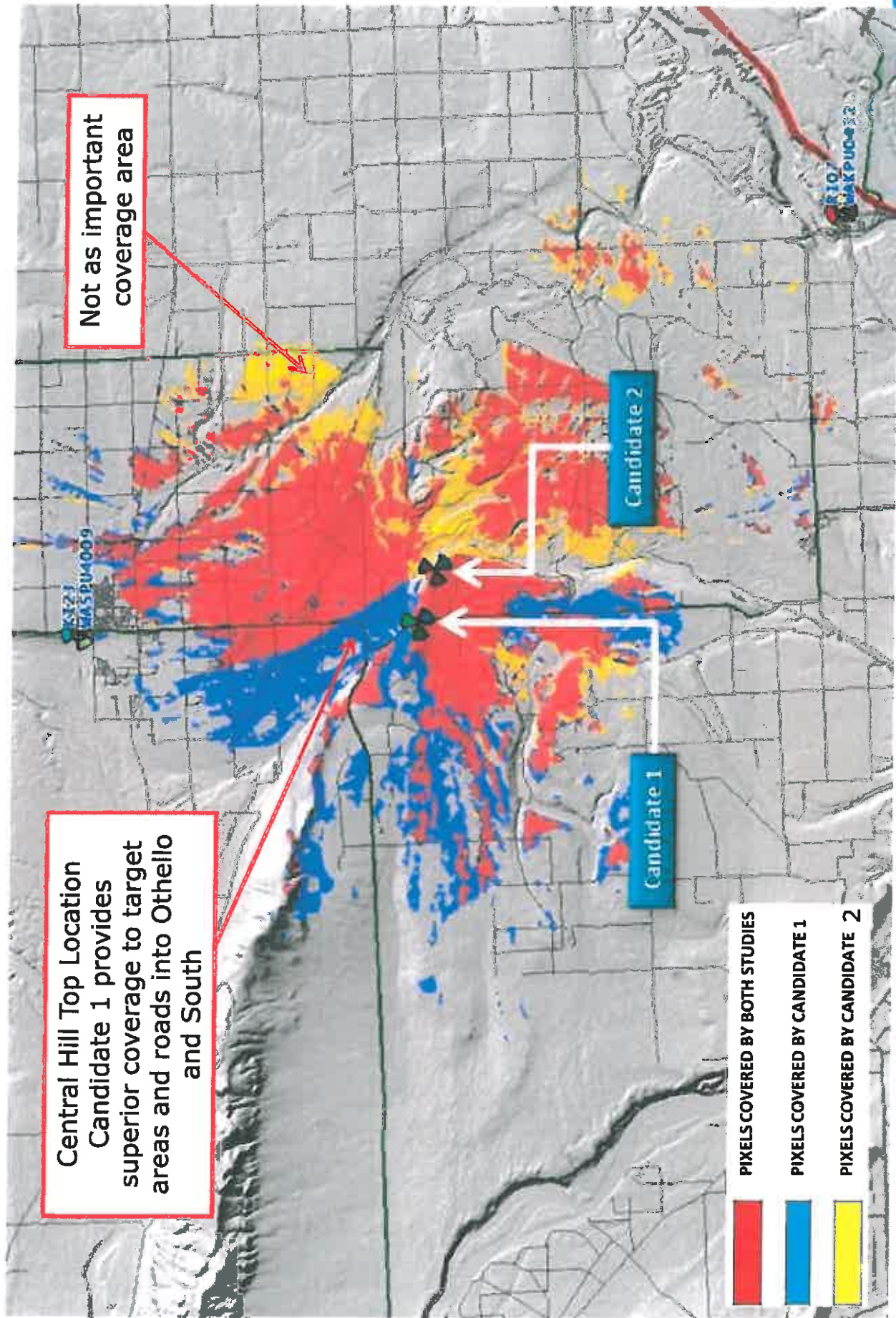


# Candidate 2 US Cellular





# Candidate 1 = AT&T      Candidate 2 = USC





# FRANKLIN COUNTY AUDITOR

Matt Beaton, Auditor

12/18/2013

Franklin County Commissioners:

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

Action: As of this date, 12/18/2013

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.

<u>FUND Expenditures</u>	<u>WARRANTS</u>		<u>AMOUNT ISSUED</u>
Current Expense	91236	91283	\$65,594.37
Current Expense	91284	91311	\$26,469.11
Supplemental Preservation Fund	91312	-	\$104.17
Election Equipment Revolving	91313	91315	\$3,517.63
Courthouse Facilitator Program	91316	-	\$1,100.00
Jail Commissary	91317	-	\$351.26
Enhanced 911	91318	-	\$564.40
Capital Outlays 1/4% Excise	91319	-	\$105,918.75
Law Library	91320	91323	\$9,797.97
Veteran's Assistance	91324	91326	\$1,190.31
Ending Homelessness Fund	91327	91333	\$19,059.59
Affordable Housing Fund	91334	-	\$33,198.28
.3% Criminal Justice Const Fnd	91335	91338	\$133,933.70
Dept of Commerce Pass Through	91339	91341	\$7,005.22
County Roads	91342	91366	\$208,848.40
Solid Waste	91367	91372	\$2,867.03
Motor Vehicle/Public Works	91373	91396	\$57,366.71
FC Public Facilities Const Fund	91397	91400	\$5,524.19
TRAC Operations Fund	91401	91431	\$39,140.77
Franklin County RV Facility	91432	91435	\$26,555.23
Current Expense	91436		\$1,075.14

In the amount of

\$749,182.23

The motion was seconded by

And passed by a vote of 3 to 0

The attached vouchers have been approved by Auditor or Deputy

Vouchers Audited By: Julie Jordan



# FRANKLIN COUNTY AUDITOR

*Matt Beaton, Auditor*

December 18, 2013

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, December 18, 2013 *Beaton*,  
move that the following warrants be approved for payment.

<u>FUND</u>	<u>WARRANT</u>	<u>AMOUNT</u>
<b>County Road</b>		
Payroll	91512-91531	22,217.62
Direct Deposit		37,519.75
		<u>59,737.37</u>
<b>Benefits</b>	91532-91541	33,726.13
	<b>Total</b>	<u><b>\$93,463.50</b></u>
 <b>Motor Vehicle</b>		
Payroll	91542-91559	\$5,487.12
Direct Deposit		5,731.71
		<u>\$11,218.83</u>
<b>Benefits</b>	91560-91569	6,500.32
	<b>Total</b>	<u><b>\$17,719.15</b></u>
 <b>Grand Total All Payrolls</b>		<u><b>\$111,182.65</b></u>

In the total amount of **\$111,182.65** (\$93,463.50+17,719.15)

The motion was seconded by *P. H. H.* and passed by a vote of 3 to 0

*Jeff A. Beaton*  
The attached payroll has been approved by Auditor or Deputy

*Krista Rahovick*  
Payroll Prepared By



# FRANKLIN COUNTY AUDITOR

*Matt Beaton, Auditor*

December 18, 2013

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, December 18, 2013 *Beaton*,  
move that the following warrants be approved for payment.

**Salary Clearing:**      *Medical Payout for: Non-Bargs, Elected Officials, Elected Judges,  
Courthouse Union, Appraisers Union.  
1.2% payout, 40 CL payout, & Medical Payout for Dispatch Union  
1.2% payout, & medical payout for Sheriff's Clerical Union*

## FUND

	<u>WARRANT</u>	<u>AMOUNT</u>
Payroll		
Direct Deposit	59760-59773	20,667.42
		81,174.56
Benefits		101,841.98
	59774-59777	15,110.34
	<b>Total</b>	<b>\$116,952.32</b>

**Grand Total All Payrolls**

**\$116,952.32**

In the total amount of

**\$116,952.32**

The motion was seconded by *Rehach* and passed by a vote of 3 to 0.

*Jeff A. Buschman*  
The attached payroll has been approved by Auditor or Deputy

*Kristen Zahradnik*  
Payroll Prepared By