

COMMISSIONERS RECORD 52
FRANKLIN COUNTY
Commissioners' Proceedings for January 29, 2014

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 Robert E. Koch, Chairman; Brad Peck, Chair Pro Tem; and Rick Miller, 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 and Building Director Jerrod MacPherson and Assistant Director Greg Wendt met with the Board.

Public Meeting: CUP 2013-02, a Conditional Use Permit request to operate a preschool/ childcare facility in the RS-20 Zoning District. The property is zoned Residential Suburban 20,000 (RS-20) and is located on the south side of Argent Road, on the west side of Road 72, at the southwest intersection of Argent Road and Road 72 at site address 7208 W Argent Road (Parcel Number 118-361-014).

Public Meeting convened at 9:00 am. Present: Commissioners Koch, Peck and Miller; County Administrator Fred Bowen; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Roger Lenk, Tri-City Herald Reporter Geoff Folsom, Matthew Rasmussen, Matt Mahoney, Ed Thornbrugh, Roy McLean, Kevin Robert Kennedy, Kris Kennedy and Michael Fitzgibbons.

Mr. Wendt reviewed information on the Agenda Summary Report (Exhibit 1).

Mr. MacPherson showed aerial photos with zoning overlays and site pictures on the screen.

There was extensive discussion, particularly about Conditions of Approval #8 and #10. Mr. Peck would like the conditional use permit to state that the applicant has to comply with all applicable county ordinances that could include a list of some of the particular requirements and then also include list any additional restrictions and/or requirements for a particular CUP. He does not want any additional requirements imposed just because an application was received

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which allows the county to set requirements. Mr. Koch said it is especially important to be consistent with all applications.

Motion – Mr. Peck: I move that we hold this over for a closed record hearing for the purposes of evaluating the additional requirements listed on the CUP by the Planning Commission, specifically items 8 and 10. Mr. Miller said Condition #8 has already been explained. The question is basically about Condition #10. Second by Mr. Miller. 3:0 vote in favor.

Public Meeting: CUP 2013-03, a Conditional Use Permit request to exceed the 18 foot average roof height standard for a proposed accessory building. The property is zoned Residential Suburban 40,000 (RS-40) and is located north of Burns Road, west of Dent Road, along the south side of Pheasant Run Road at site address 11712 Pheasant Run Road. (9:24 am)

Public Meeting convened at 9:24 am. Present: Commissioners Koch, Peck and Miller; County Administrator Fred Bowen; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Roger Lenk, Geoff Folsom, Matthew Rasmussen, Matt Mahoney, Ed Thornbrugh, Roy McLean, Kevin Robert Kennedy, Kris Kennedy and Michael Fitzgibbons.

Mr. MacPherson reviewed information from the Agenda Summary Report (Exhibit 2). Aerial photographs with zoning overlay were shown on the screen. Elevation drawings were shown on the screen. The Public Meeting was closed.

Motion – Mr. Peck: I move for approval of CUP 2013-03 subject to the six findings of fact and six conditions of approval. Second by Mr. Miller. 3:0 vote in favor. Resolution 2014-040 was approved.

PUBLIC WORKS

Public Works Director Matt Mahoney and Engineer Matthew Rasmussen met with the Board. Present in audience: Roger Lenk, Geoff Folsom, Ed Thornbrugh, Roy McLean, Kevin Robert Kennedy, Kris Kennedy and Michael Fitzgibbons.

Contract between Franklin County and Phase 2 Electric for installation of electrical wiring to heaters for Connell truck barn, not to exceed \$1351

Motion – Mr. Miller: Mr. Chairman, I move that we approve the public works contract between Franklin County and Phase 2 Electric for installation of electrical wiring. Second by Mr. Peck. 3:0 vote in favor. Resolution 2014-041 was approved.

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Vicki Haworth joined the audience.

County Road Right of Way Occupation ordinance discussion (9:37 am)

There was discussion about occupation of county right of way at intersections. The Board directed the Public Works Department to proceed with preparing an ordinance that would establish minimum standards and requirements for the regulation of unused portions of county right-of-way by adjoining land owners.

HUMAN SERVICES (HS)

HS Director Ed Thornbrugh met with the Board. Present in audience: Kevin Robert Kennedy, Kris Kennedy, Michael Fitzgibbons, Vicki Haworth, Roger Lenk and Geoff Folsom.

Consumer Run Organization

Mr. Thornbrugh explained that Warm Line is a consumer run organization that is used by people experiencing mental health problems in a non-emergency setting, not in a crisis, not waiting until there is risk of loss of life, but to get some help. He reviewed the state guidelines for consumer run organizations briefly. He introduced Kevin Kennedy and noted that his organization will be applying to run a Warm Line locally.

LIBERTY MUTUAL INSURANCE (9:52 am)

Vicki Haworth met with the Board. Present in audience: Roger Lenk and Geoff Folsom.
Group Savings Plus Program

Ms. Haworth gave a presentation about Liberty Mutual Insurance's Group Savings Plus Program that would provide voluntary benefits for employees and members for auto and home insurance. Liberty Mutual has plans to open a local office. She explained how local service providers are used. Mr. Peck said he would like to do some more research about the program.

Mr. Lenk expressed concern about employees not supporting local insurance business by using insurance that is not purchased locally.

Recessed at 10:08 am.

Reconvened at 10:16 am.

PROSECUTOR

Deputy Prosecutor Janet Taylor met with the Board. Present in audience: Geoff Folsom, Roger Lenk and Gordon Hanscom.

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Executive Session at 10:17 am pursuant to RCW 42.30.110(1)(g), to evaluate qualifications of applicant for employment or review performance of public employee, expected to last 15 minutes. Those in the audience left the meeting.

Open Session at 10:34 am.

Executive Session continued, expected to last 15 minutes.

Open Session at 10:51 am. Present in audience: Larry Hueter, Gordon Hanscom, Tom Harvey, Geoff Folsom, Roger Lenk and Steve Christiansen.

Ms. Taylor said the Coroner has indicated that he is going to be unavailable for a period of three months on a medical issue and she has reviewed an employment applicant for Breana Davenport who will be placed in a temporary position to provide on-call services every other week from Tuesday at 8:00 am to Tuesday at 8:00 am to relieve the deputy coroner in the Coroner's absence. She recommended that the Board approve funding for this position for up to three months (the duration of the medical disability) in the amount of \$14,500 and that the funding be conditioned upon this position being staffed consistent with county policy and state and Federal labor and employment laws.

Motion – Mr. Peck: So moved. Second by Mr. Miller. 3:0 vote in favor. A resolution will be prepared for next week's agenda.

Ms. Taylor said her department will work to have the employment of the temporary person processed and in place by Friday. It may be Monday before it is done. She asked that the approval be effective immediately.

Motion – Mr. Peck: I move that the Board authorize the funding just approved to be on an immediate basis effective immediately with a resolution to follow. Second by Mr. Miller. 3:0 vote in favor.

FACILITIES (10:55 am)

Facilities Director Gordon Hanscom met with the Board. Present in audience: Larry Hueter, Steve Christiansen, Joe Harvey, Gordon Hanscom, Geoff Folsom and Roger Lenk.

Janitorial Services Proposal

Motion - Mr. Peck: I move to approve Mr. Hanscom's request that we reject the janitorial services proposals received within the last 30 days on the basis that they were deemed

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Election Equipment Revolving	93367	93368	\$193.58
Courthouse Facilitator Program	93369	-	\$1,250.00
Jail Commissary	93370	-	\$1,304.57
Solid Waste	93371	-	\$404.52
Law Library	93372	-	\$4,661.00
Ending Homelessness Fund	93373	93374	\$15,799.95
.3% Criminal Justice Const Fnd	93375	-	\$13,036.20
Motor Vehicle/Public Works	93376	-	\$163.07
Current Expense	93377	93380	\$2,260.80
County Roads	93381	93404	\$321,039.40
Solid Waste	93405	-	\$368.22
Motor Vehicle/Public Works	93406	93420	\$26,825.10
Co Road Unemployment Fund	93421	-	\$855.35
FC Public Facilities Const Fund	93422	93424	\$4,460.03
TRAC Operations Fund	93425	93438	\$11,723.66
 * (Not approved)			
Franklin County RV Facility	93439	93444	\$12,847.03
FC Public Facilities Const Fund	93445	-	\$5,837.25
Franklin County RV Facility	93446	-	\$1,504.94
Current Expense	93447	93474	\$32,516.95
Auditor O & M	93475	93478	\$6,738.47
Law Library	93479	-	\$1,067.66
Veteran's Assistance	93480	93481	\$800.00
Ending Homelessness Fund	93482	93488	\$1,963.00
TRAC Operations Fund	93489	93504	\$15,077.26
Franklin County RV Facility	93505	93507	\$14,125.75
Veteran's Assistance	93550	-	<u>\$250.00</u>
Total:			<u>\$ 583,015.31</u>

Amount not approved : 12,847.03

Grand Total approved: \$ 570,168.28

Motion – Mr. Peck: I move for approval of County Road and Motor Vehicle vouchers in the total amount of \$87,416.62 as presented by the auditor's Office. Second by Mr. Miller. 3:0 vote in favor. (Exhibit 4)

<u>Fund</u>	<u>Warrant</u>	<u>Amount</u>
County Road		
Payroll	93508-93515	16,635.38
Direct Deposit		<u>44,576.62</u>
		61,212.00

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Benefits	93516-93519		11,956.50
		Total	<u>\$73,168.50</u>
Motor Vehicle			
Payroll	93520-93528		\$4,447.74
Direct Deposit			7,415.95
			<u>\$11,863.69</u>
Benefits	93529-93532		2,384.43
		Total	<u>\$14,248.12</u>
		Grand Total:	<u>\$87,416.62</u>

Motion- Mr. Peck: I move for approval of Salary Clearing payroll, Emergency Management payroll and Irrigation payroll in the total amount of \$824, 694.38 as signed by Mr. Burckhard and presented by the Auditor's Office for approval. Second by Mr. Miller. 3:0 vote in favor. (Exhibit 5)

<u>Fund</u>	<u>Warrant</u>	<u>Amount</u>
Salary Clearing Payroll:		
Payroll	59981-60069	196,414.51
Direct Deposit		337,844.68
		<u>534,259.19</u>
Benefits	60070-60084	258,577.51
		Total
		<u>\$792,836.70</u>
Emergency Mgmt Payroll:		
Payroll	93275-93285	\$3,169.20
Direct Deposit		6,807.75
		<u>9,976.95</u>
Benefits	93286-93294	4,801.28
		Total
		<u>\$14,778.23</u>
Irrigation Payroll:		
Payroll	93528-93266	\$5,549.43
Direct Deposit		4,818.33
		<u>10,367.76</u>
Benefits	93267-93274	6,711.69
		Total
		<u>\$17,079.45</u>
		Grand Total:
		<u>\$824,694.38</u>

Consent Agenda

Motion – Mr. Peck: I move for approval of the consent agenda items 1, 2 and 3, acknowledging that item #4 has been pulled. Second by Mr. Miller. 3:0 vote in favor.

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1. Approval of Resolution 2014-042, in the matter of executing a Lease Agreement between Ardell and Sue Curtis Survivor's Trust u/a/d April 2, 2003 and Benton and Franklin Counties on behalf of Benton-Franklin Counties Department of Human Services for the Benton and Franklin Counties Crisis Response Unit and other matters related thereto. (The Franklin County Commissioners and Benton County Commissioners approved the Lease Agreement during a bi-county meeting held on January 15, 2014.)
2. Approval of Resolution 2014-043, Agreement for Digitization Services between Franklin County Treasurer's Office and Comstor Information Management, Inc., for digitization of county tax affidavit records at a cost of \$6651
3. Approval of Franklin County Commissioners Proceedings for January 15, 2014 (regular Board meeting) and January 15, 2014 (bi-county meeting)

(Clerk's Note: Item #4 was pulled from the agenda.)
4. Approval of Resolution 2014-_____, creation of line item 563.20.10.0030 (Deputy Coroner- Temporary) in the 2014 County Coroner Budget #001-000-220 and Inter-Budget Transfer of \$29,000 from the 2014 Current Expense Non-Departmental Budget #001-000-700, Contingency – Salary & Benefits line item, to the 2014 Current Expense County Coroner Budget #001-000-220

OTHER BUSINESS

Jail Construction

After discussion, the Board approved the following motion:

Motion – Mr. Peck: Mr. Chairman, I move for Board approval of increasing the County Administrator's authority for field approvals under our jail construction and remodeling project from the present \$5000 to a maximum of \$10,000. Second by Mr. Miller. 3:0 vote in favor.

The Board members expressed that they do not want to hold up the construction process.

ADJOURNMENT

Adjourned at 12:13 pm.

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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until February 5, 2014.


BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON



Robert E. Koch, Chairman



Brad Peck, Chairman Pro Tem



Rick Miller, Member

Attest:



Clerk to the Board

Approved and signed February 12, 2014.

Franklin County
Board of Commissioners
Agenda Summary Report

DATE: January 21, 2014**PRESENTED BY:** Jerrod MacPherson**ITEM:** (Select One)☐ Consent Agenda.☒ To Be Brought Before the Board. Date: January 29, 2014Time needed: 15 minutes

SUBJECT / ISSUE: CUP 2013-02, a Conditional Use Permit (CUP) application for the renewal to operate a preschool/childcare facility in the RS-20 Zoning District.

ACTION(S) REQUESTED:

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

BACKGROUND:

The application request is for the renewal to operate a preschool/childcare facility in the RS-20 Zoning District.

A preschool was originally established at the site in 2001 and was modified in 2004 under CUP 2004-05. The applicant purchased the property in 2007 and the facility became known as Heart-N-Home Daycare.

CUP 2004-05 required the preschool to renew the operation's Conditional Use Permit within 10 years from the original date of land use approval.

The facility consists of two buildings. Preschool and childcare activities occur in both buildings. Heart-N- Home is licensed through the State of Washington.

The property is located in West Pasco on the south side of Argent Road, on the west side of Road 72, at the southwest intersection of Argent Road and Road 72 at site address 7208 West Argent Road (Parcel Number 118-361-014).

Public Testimony and Discussions:

Phone and/or In-Office Discussions: Planning Staff did receive two (2) phone calls on this application and one (1) in office visit. One individual submitted a letter for the record and others attended the hearing.

Open Record Hearing Testimony:

-In support of application: Two people (applicant(s)) spoke in support of the application.

-Opposed to application: 3 people spoke in opposition. 1 person submitted letter of concern.

Concerns included: Noise (yelling, etc. from kids and adults); Lack of landscaping and fence maintenance; Inoperable vehicles and storage of vehicles; Unsightly placement of garbage dumpster; Timing of garbage pickup and associated noise; Weeds, etc. on the south side of property in vacant portion of lot.

- Clarification only: People in opposition did state that improvements to the property have been made in the past week. Additionally, the applicant stated they plan to irrigate and grass the southern portion of the property which seemed to please people in attendance.

Planning Commission Voting/Discussion: Positive recommendation with 6 in favor; 0 against.

Summary: At the regularly scheduled Planning Commission hearing on January 14, 2014 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 fourteen (14) conditions of approval:

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CUP 2013-02
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Findings 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 Residential Suburban 20,000 (RS-20).
 - b. The City of Pasco Urban Area Comprehensive Plan designates the land as Low Density Residential.
 - c. A Conditional Use Permit is required for the operation of a preschool and child care facility in the RS-20 Zoning District.
2. The proposal **will not** adversely affect public infrastructure;
 - a. Argent Road is an urban collector. The road width is approximately 43 feet and the surface is paved with asphalt. The speed limit is 35 MPH, and, as of a 2011 study of the area, the road has an ADT count of about 3,000.
 - b. Road 72 is an urban local access road. The road width is approximately 20 feet and the surface is BST. The speed limit is 25 MPH, and, as of a 2011 study of the area, the road has an ADT count of about 500.
 - c. The current width of both Argent Road and Road 72 are sufficient to support the current ADT.
 - d. The operation of the day care center for the past 12 years has shown no measureable impact on traffic patterns or accident history.
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 a manufactured home and an accessory building.
 - b. Traffic patterns at the site (access via Argent Road and Road 72) limits the impact of traffic on local access roads in the residential areas.
 - c. The preschool is typically closed during weekends, holidays and evenings minimizing the impact to the neighborhood when people spend most of their time at home.
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 location of the structures/property and general traffic patterns at the site (access via Argent Road and Road 72) limits the impact of traffic on local access roads in the residential areas.
 - b. The height, design and location of the structures on the lot will not change and have not discouraged the development of other residential lots in the general vicinity. Two new subdivisions have been built to the south on Road 72 since the preschool was originally approved in 2001.
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 operation of the childcare facility for the past 12 years has shown no measureable impact on traffic patterns or accident history.

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- b. The operation of childcare facilities on this site has not adversely impacted public infrastructure nor have the childcare activities created objectionable fumes, dust, vibrations or other conditions.
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. Argent Road is an urban collector. The road width is approximately 43 feet and the surface is paved with asphalt. The speed limit is 35 MPH, and, as of a 2011 study of the area, the road has an ADT count of about 3,000.
 - b. Road 72 is an urban local access road. The road width is approximately 20 feet and the surface is BST. The speed limit is 25 MPH, and, as of a 2011 study of the area, the road has an ADT count of about 500.
 - c. The current width of both Argent Road and Road 72 are sufficient to support the current ADT.
 - d. The operation of the day care center for the past 12 years has shown no measureable impact on traffic patterns or accident history.
 - e. The operation shall be in compliance with Health Department standards at all times.
 - f. The operation shall be in compliance with State of Washington and Franklin County licensing standards at all times.
 - g. For safety purposes, no parking will be permitted in the right-of-way at this location. All parking shall be on site in designated parking areas.

Conditions of Approval:

1. The application request is a renewal of a conditional use permit to operate a preschool/childcare facility in the RS-20 Zoning District. A preschool was originally established at the site in 2001 and was modified in 2004 under CUP 2004-05. The applicant purchased the property in 2007 and the facility became known as Heart-N-Home Daycare.

CUP 2004-05 required the preschool to renew the operation's Conditional Use Permit within 10 years from the original date of land use approval.

The facility consists of two buildings. Preschool and childcare activities occur in both buildings. Heart-N-Home Daycare is licensed through the State of Washington. The owner does not live on-site, as the facilities are used for preschool/childcare purposes.
2. If expansion of the preschool is proposed in the future, a new conditional use permit is required.
3. All preschool and childcare activities shall both comply with the licensing requirements of the State of Washington (Department of Early Learning/ Department of Health and Social Services) and Franklin County at all times, if applicable.
4. A County Business Registration and Fire/Life/Safety Form shall be completed annually for the facility.
5. It is encouraged that class times be scheduled appropriately (spaced) to limit the traffic impacts on the area to the best extent possible (as it relates to parents picking up and dropping off the children).
6. Parking of vehicles (preschool/childcare employees or parents dropping off and the picking up of children) shall not occur in the County Right of Way (Rd 72 or Argent Road). Parking shall occur in designated parking areas on the property. The front parking (Road 72 and Argent Rd) lot shall, at a minimum, be maintained with gravel at all times.

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7. The property shall be kept clean of litter, weeds, debris, and fire hazards. This includes the south portion of the property which shall also be kept free of fire hazards and maintained.
8. Waste receptacles kept on site shall be located within an area enclosed on three sides by a five-foot high minimum site obscuring fence or approved landscaping such as arborvitae that is irrigated and maintained.
9. Applicant shall meet and comply with the requirements of the Health Department. The Health Department has stated the following for this application. The on-site sewage system serving this facility was upgraded in 2004 to allow for a maximum of 48 people per day. The total number of daycare children and employees may not exceed 48 per day.
10. The onsite storage of vehicles (operable or in-operable) is not allowed unless the vehicle(s) are needed for the day to day operations of the facility.
11. Applicant shall apply for a new conditional use permit with the County or City Planning Department ten years from the date of issuance by the Board of County Commissioners (January 2024).
12. 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.
13. 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.
14. 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 2013-02 with the following motion:

Motion:

Grant approval of CUP-2013-02, subject to the six (6) findings of fact and fourteen (14) conditions of approval.

HANDLING / ROUTING:

N/A

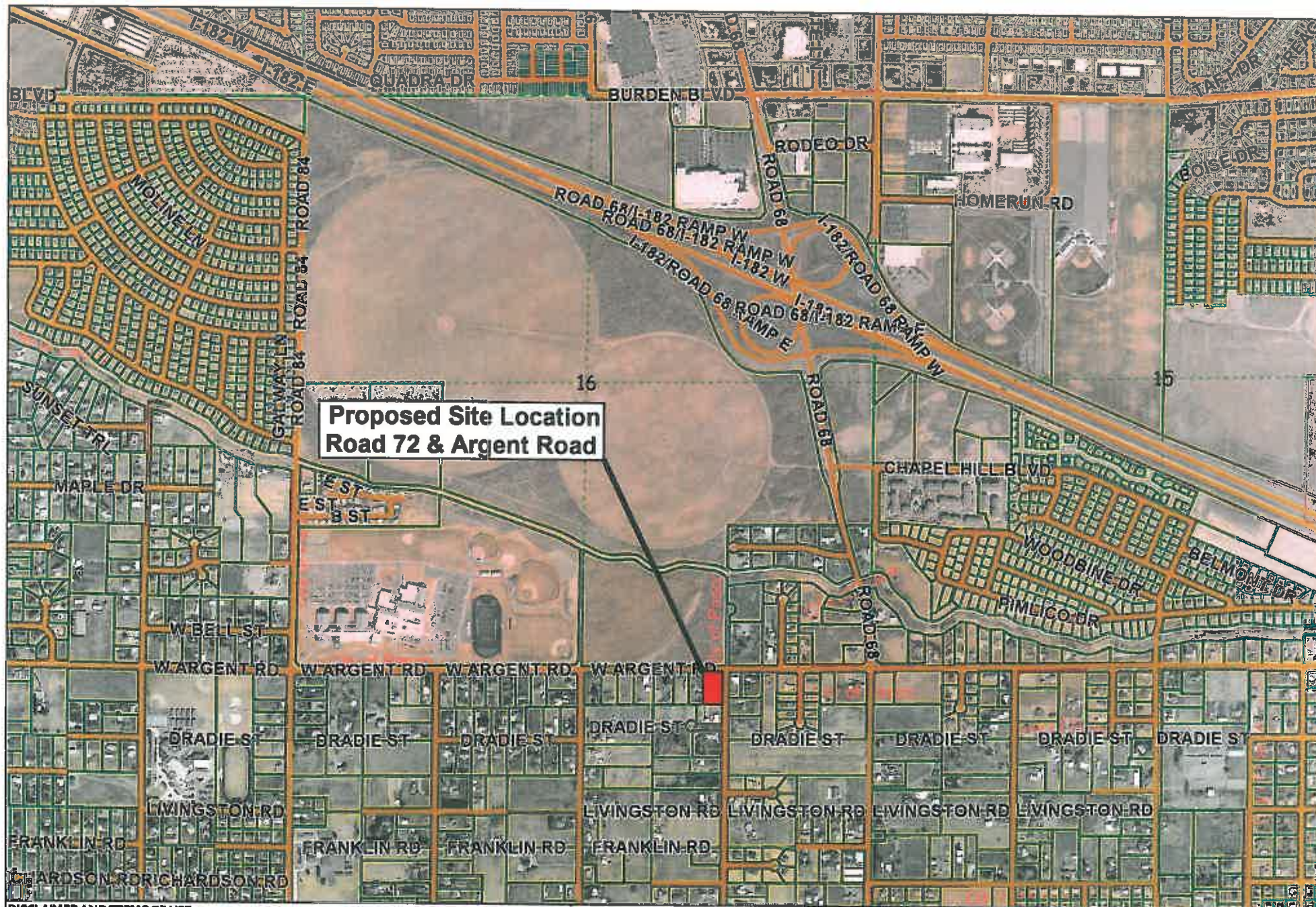
ATTACHMENTS:

Four (4) exhibits are attached for consideration: 1) A parcel and aerial overly map of the general area and of the parcel in question; 2) A detailed aerial overlay map of the parcel in question; 3) A site plan supplied by the applicant of the property in question; and 4) Pictures of the facility and property in question.

I certify the above information is accurate and complete.



Jerrod MacPherson – Director of Planning and Building



**Proposed Site Location
Road 72 & Argent Road**

DISCLAIMER AND TERMS OF USE:

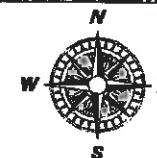
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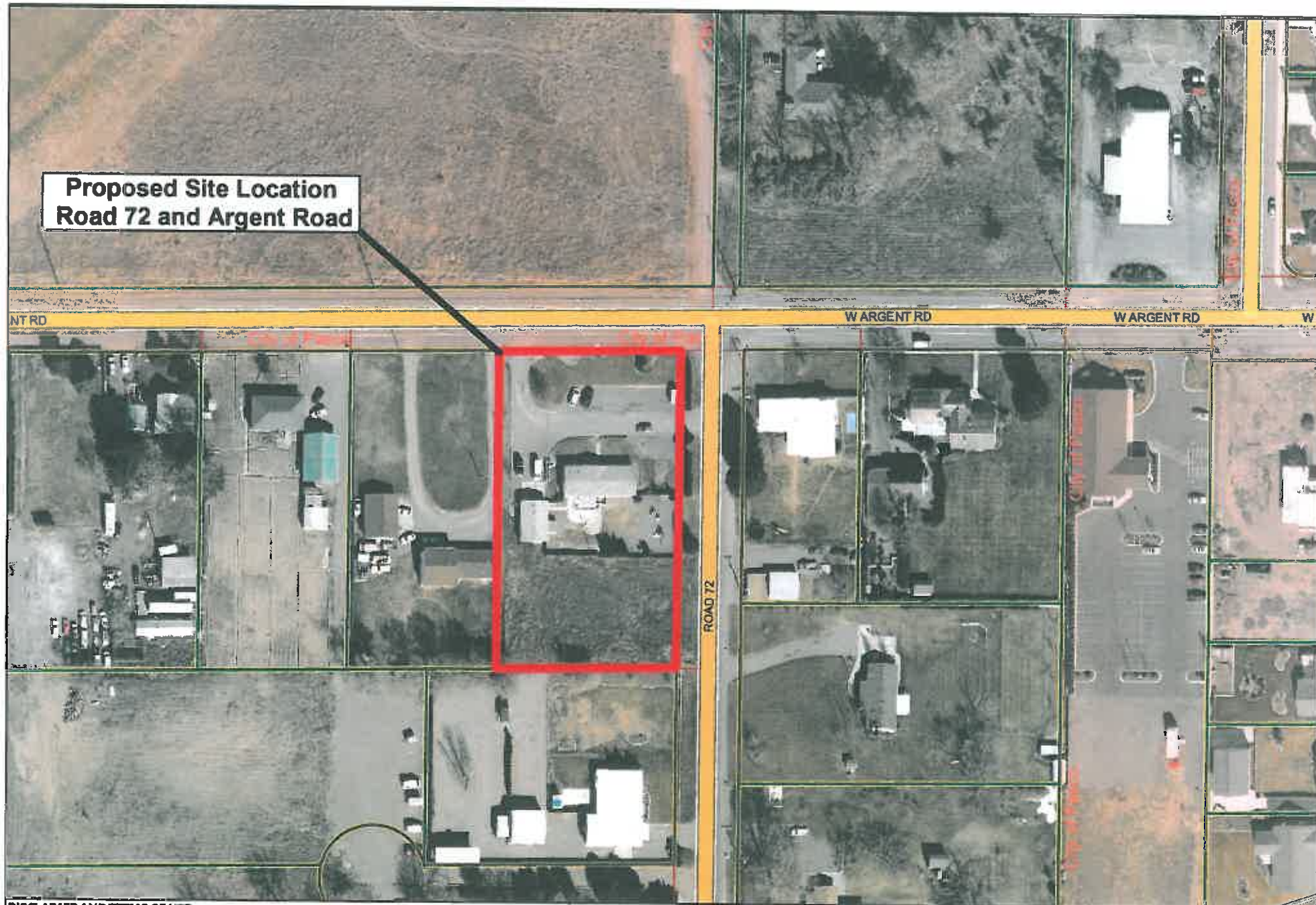
CUP 2013-02 - Preschool/Daycare - Longoria

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

January 7, 2014

<http://gis.co.franklin.wa.us>
gis@co.franklin.wa.us



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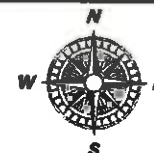
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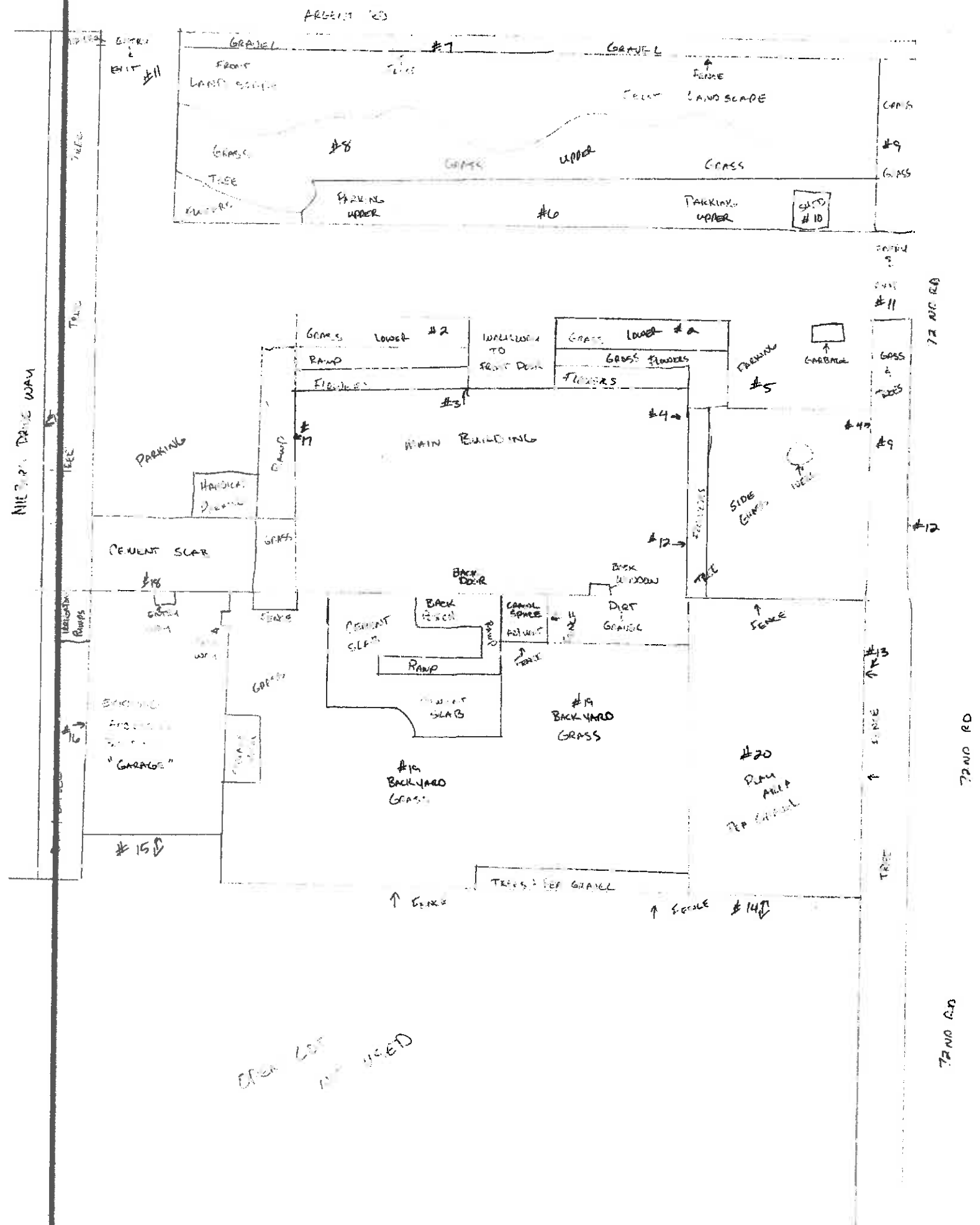
CUP 2013-02 - Preschool/Daycare - Longoria

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

January 7, 2014

<http://gis.co.franklin.wa.us>
gis@co.franklin.wa.us







01/07/2014

January 29, 2014



01/07/2014

January 29, 2014



01/07/2014

EXHIBIT

January 29, 2014



01/07/2014

January 29, 2014



EJIBIT 1

JANUARY 29, 2014

01/07/2014

Franklin County
Board of Commissioners
Agenda Summary Report

2014-040

DATE: January 21, 2014**PRESENTED BY:** Jerrod MacPherson**ITEM:** (Select One)☐ Consent Agenda.☒ To Be Brought Before the Board. Date: January 29, 2014Time needed: 15 minutes

SUBJECT / ISSUE: CUP 2013-03, a Conditional Use Permit (CUP) application to request the ability to exceed the 18 foot average roof height standard for a proposed accessory building.

ACTION(S) REQUESTED:

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

BACKGROUND:

The applicant has requested a conditional use permit to have the ability to exceed the 18' average roof height standard for a proposed accessory building.

The applicant is requesting an average roof height of approximately 19 ft. 6 inches. The total square footage of the new building is approximately 1,833 sf. The accessory building is proposed to match the home aesthetically and will match the home's roof pitch.

The use of the building is for residential activities including personal RV storage and a truck lift. Commercial activities are not permitted in the RS-40 Zoning District.

The land is located north of Burns Road, west of Dent Road, along the south side of Pheasant Run Road at site address 11712 Pheasant Run Road (Parcel Number 126-150-231). The property is approximately 1 acre in size and in the Pasco Urban Growth Area Boundary.

Public Testimony and Discussions:

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

Open Record Hearing Testimony:

-In support of application: One person (applicant) 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 6 in favor; 0 against.

Summary: At the regularly scheduled Planning Commission hearing on January 14, 2014 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 six (6) 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.

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Agenda Summary Report

- a. The County Zoning Ordinance allows, via an approved Conditional Use Permit, the height of an accessory building to exceed the 18' average roof height standard.
2. The proposal **will not** adversely affect public infrastructure.
 - a. The home and proposed accessory building have frontage along an improved County Road. Access to the parcel will be via an approved county approach. No additional impact will occur to public infrastructure with this approval.
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 intended character of the area is residential with the construction of single family residential homes and compatible residential accessory buildings.
 - b. The lots in the neighborhood, including the applicant's, are over an acre in size enabling larger houses and shops to be built without overpowering or encroaching on other properties
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 accessory building is proposed to match the home aesthetically and will match the home's roof pitch.
 - b. The applicant is proposing property setbacks for the accessory building that will exceed the minimum requirements thereby creating greater separation from adjoining properties and structures.
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 increased height request for the accessory building will not negatively affect neighboring property owners due to noise, fumes, vibrations, dust, traffic, or flashing lights.
6. The proposal **will not** endanger the public health, safety, or general welfare if located where proposed.
 - a. The increased height request for the accessory building will not endanger the public health, safety, or general welfare if located where proposed.

Conditions of Approval:

1. The applicant has requested a conditional use permit to have the ability to exceed the 18' average roof height for a proposed accessory building. Approval grants the applicant the ability to construct an accessory building with an average roof height that is not to exceed a height of 19 ft. 6 inches.
2. The accessory building is proposed to match the home aesthetically and will match the home's roof pitch.
3. The use of the structure is for typical residential uses. Commercial activities are not allowed in the RS-40 Zoning District unless permitted through a home occupation permit process or a special use process approved by the County.
4. The applicant shall commence the special use authorized **within six (6) months** after the effective date of the special permit, or the special permit shall expire.

Page 3
Agenda Summary Report

5. 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.
6. 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 2013-03 with the following motion:

Motion:

Grant approval of CUP-2013-03, subject to the six (6) findings of fact and six (6) conditions of approval.

HANDLING / ROUTING:

N/A

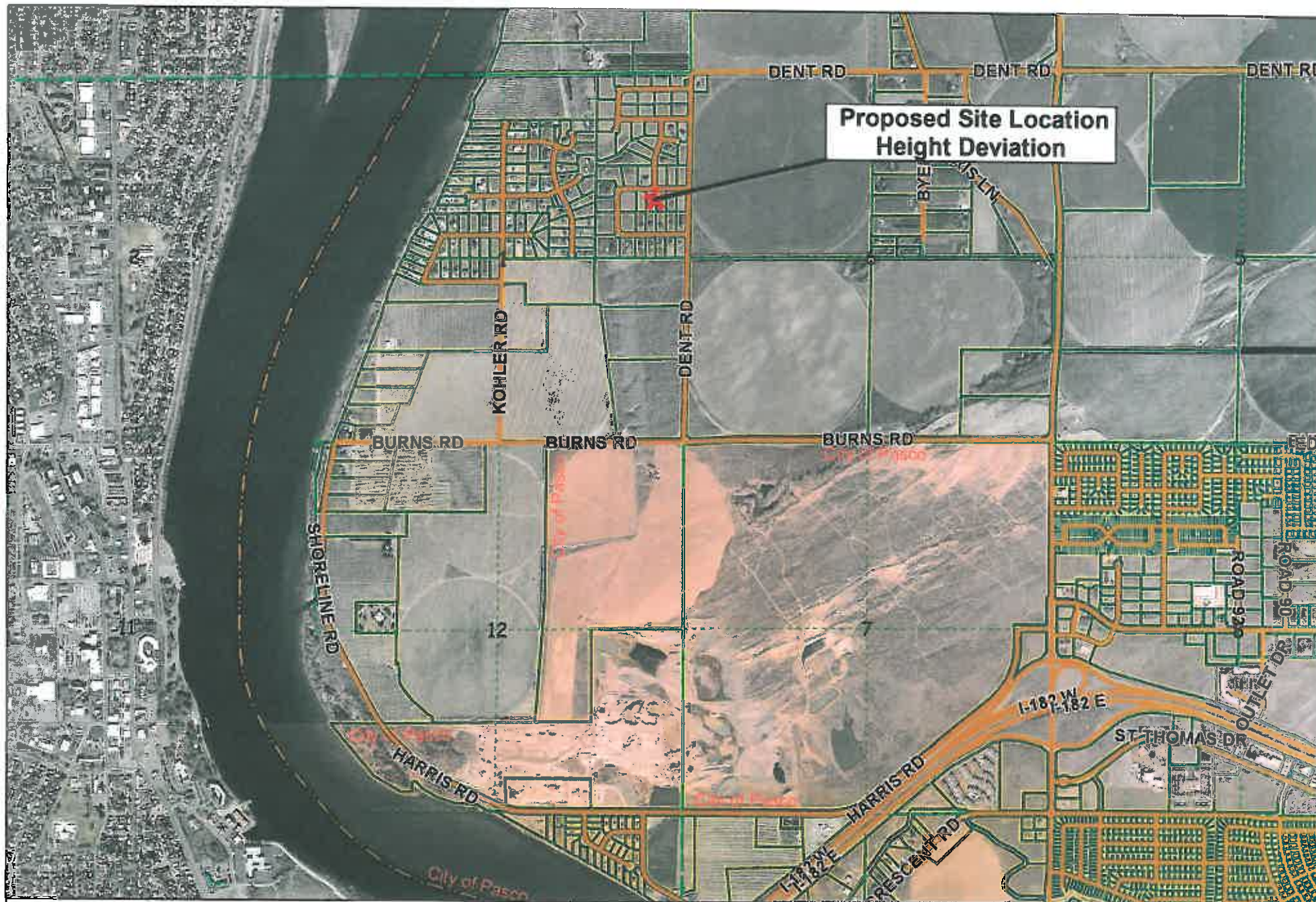
ATTACHMENTS:

Four (4) exhibits are attached for consideration: 1) An aerial overlay map of the general area and of the parcel in question; 2) A detailed aerial overlay map of the parcel in question; 3) A site plan of the property and proposed accessory building location; and 4) Architectural renderings (elevations) of the proposed accessory building.

I certify the above information is accurate and complete.



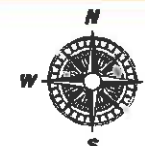
Jerrod MacPherson – Director of Planning and Building

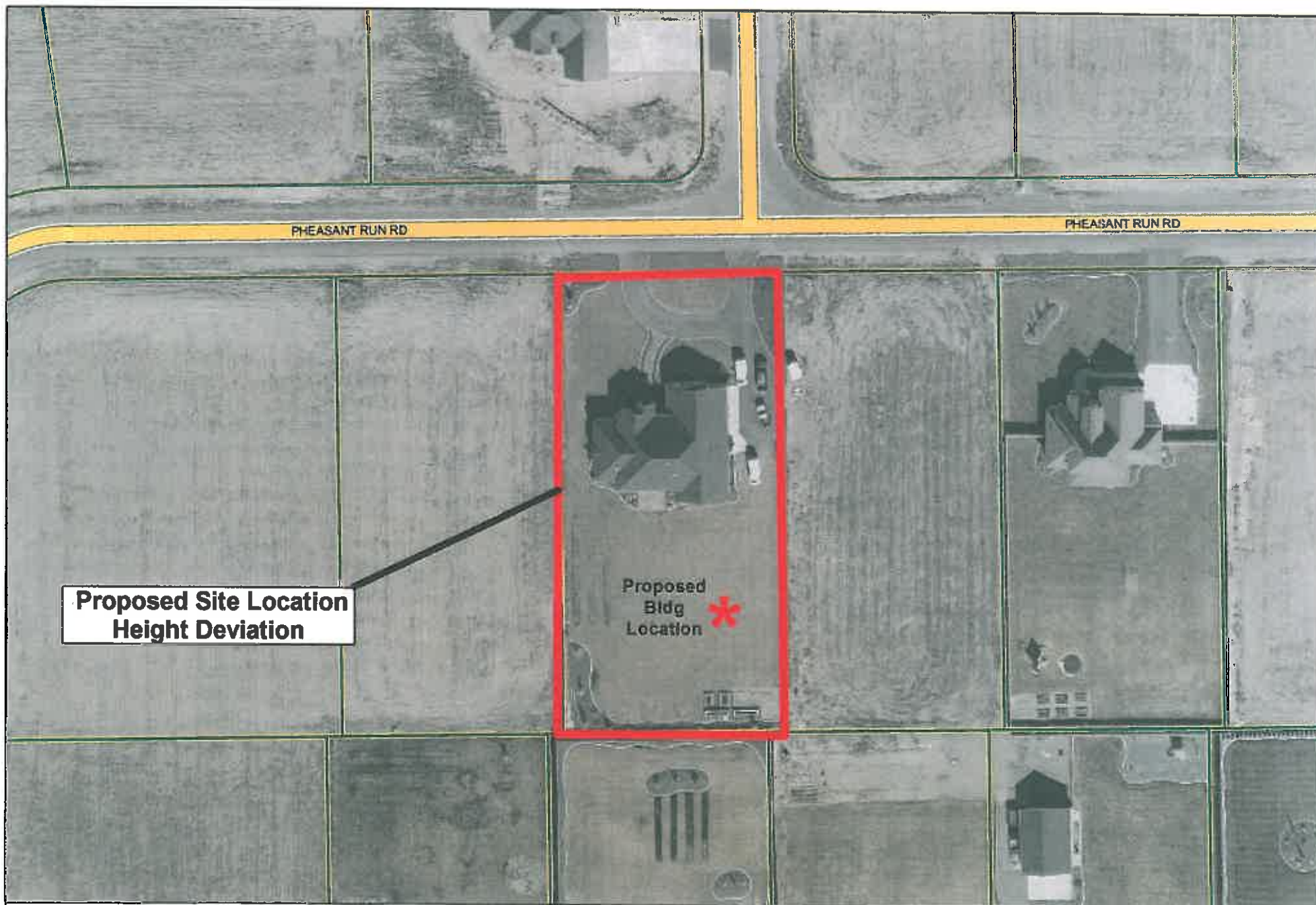
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CUP 2013-03 - Height Deviation - Haws

January 7, 2014
<http://gis.co.franklin.wa.us>
gis@co.franklin.wa.us



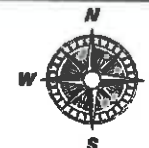
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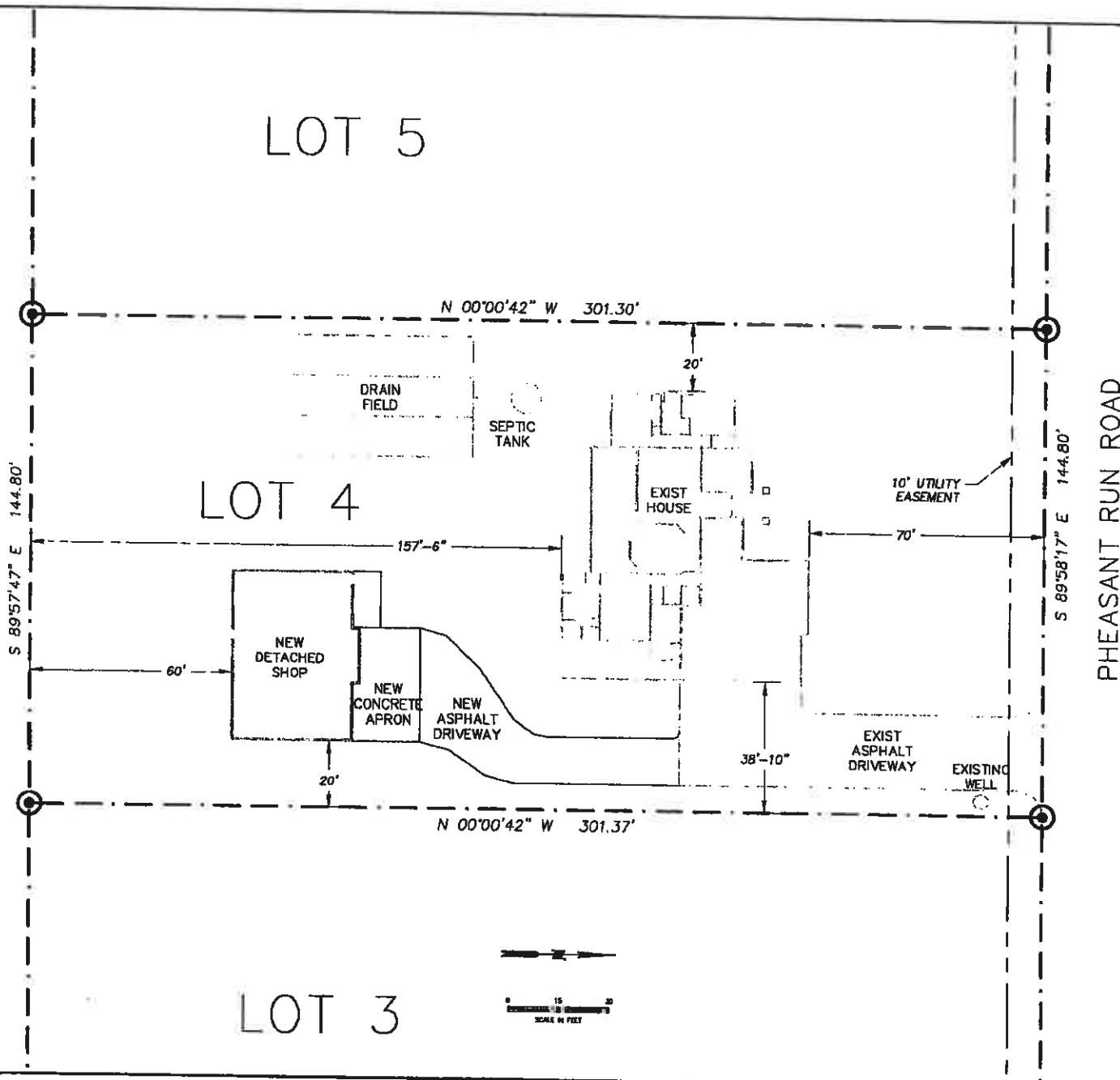
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CUP 2013-03 - Height Deviation - Haws

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DRAWING INDEX:
 A 1.1- SITE PLAN
 A 2.1- FIRST FLOOR & ROOF PLAN
 A 3.1- ELEVATIONS
 A 5.1- SECTION VIEW

SI - FOUNDATION PLAN

SQUARE FOOTAGE
 DETACHED SHOP 1,833 SF

GENERAL NOTES:

1. ALL CONSTRUCTION MUST COMPLY WITH THE 2009 IBC.
2. VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DESIGNER.



LEGAL DESCRIPTION:
 LOT 4, PHEASANT RUN, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "11" OF PLATS, PAGE 340, RECORDS OF FRANKLIN COUNTY, WASHINGTON.

LOT NUMBER:
 LOT 4

PARCEL NUMBER:
 126-150-231

REV	DESCRIPTION	DATE

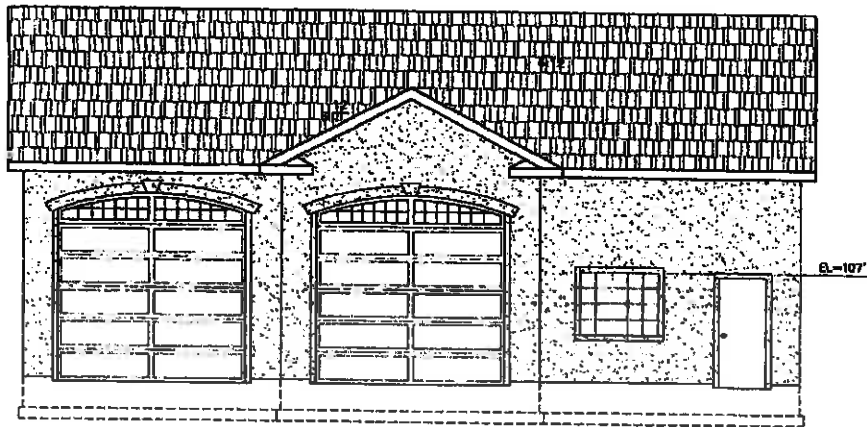
SCOT HAWS SHOP
11712 PHEASANT RUN
PASCO, WA
SITE PLAN

DATE: 10/8/13
SCALE: 1"=50'
DRAWN: SCAM
PLAN #: 61

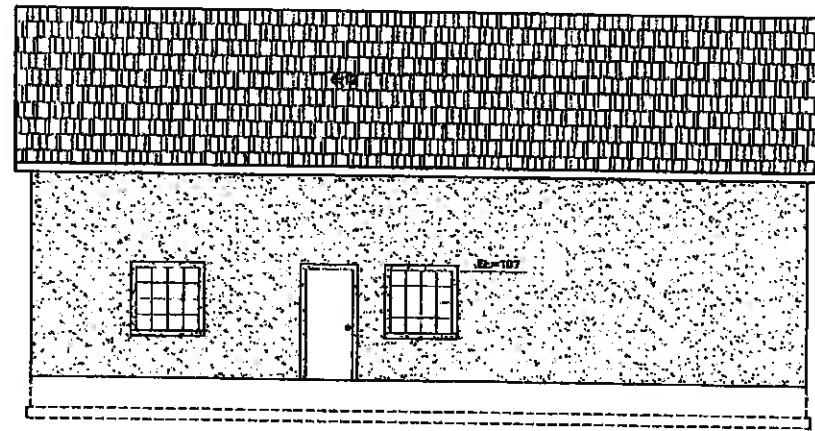
A
1.1

EXHIBIT 2

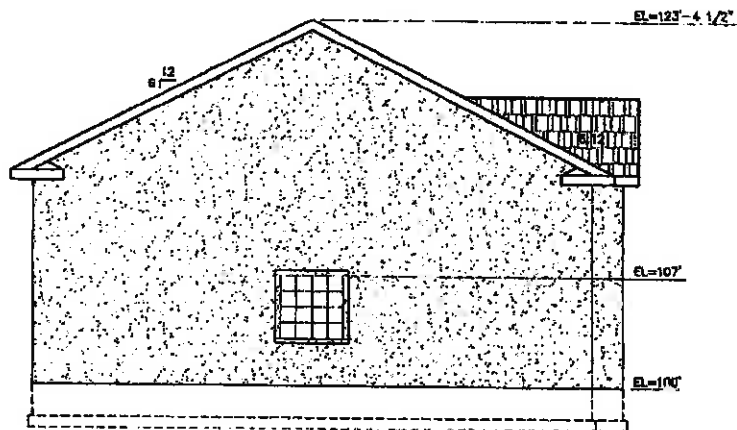
January 29, 2014



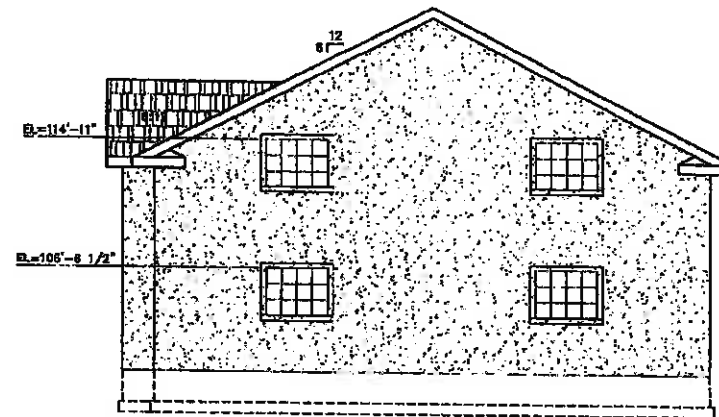
FRONT VIEW



REAR VIEW



LEFT SIDE VIEW



RIGHT SIDE VIEW

0 4 8
SCALE IN FEET

REV	DESCRIPTION	REVISIONS	DATE

SCOT HAWS SHOP
11712 PHEASANT RUN
PASCO, WA
ELEVATIONS

DATE: 10-8-13
SCALE: 1/8"=1'
DRAWN: SCM
PLAN #: 61

EXHIBIT 2

January 29, 2014

A
3.1



FRANKLIN COUNTY AUDITOR

Matt Beaton, Auditor

1/29/2014

Franklin County Commissioners:

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

Action: As of this date, 1/29/2014

Beaton

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
Landfill Closure Trust Fund	93324		\$7,338.78
Current Expense	93325	93344	\$23,421.88
Current Expense	93345	93366	\$55,180.89
Election Equipment Revolving	93367	93368	\$193.58
Courthouse Facilitator Program	93369	-	\$1,250.00
Jail Commissary	93370	-	\$1,304.57
Solid Waste	93371	-	\$404.52
Law Library	93372	-	\$4,661.00
Ending Homelessness Fund	93373	93374	\$15,799.95
.3% Criminal Justice Const Fnd	93375	-	\$13,036.20
Motor Vehicle/Public Works	93376	-	\$163.07
Current Expense	93377	93380	\$2,260.80
County Roads	93381	93404	\$321,039.40
Solid Waste	93405	-	\$368.22
Motor Vehicle/Public Works	93406	93420	\$26,825.10
Co Road Unemployment Fund	93421	-	\$855.35
FC Public Facilities Const Fund	93422	93424	\$4,460.03
TRAC Operations Fund	93425	93438	\$11,723.66
Franklin County RV Facility	93439	93444	\$12,847.03
FC Public Facilities Const Fund	93445	-	\$5,837.25
Franklin County RV Facility	93446	-	\$1,504.94
Current Expense	93447	93474	\$32,516.95
Auditor O & M	93475	93478	\$6,738.47
Law Library	93479	-	\$1,067.66
Veteran's Assistance	93480	93481	\$800.00
Ending Homelessness Fund	93482	93488	\$1,963.00

P411



FRANKLIN COUNTY AUDITOR

Matt Beaton, Auditor

TRAC Operations Fund	93489	93504	\$15,077.26
Franklin County RV Facility	93505	93507	\$14,125.75
Veteran's Assistance	93550		\$250.00
In the amount of			<u>\$583,015.31</u>

The motion was seconded by

[Signature]

- 12,847.05

570,168.28 JB

And passed by a vote of 3 to 0

Reviewed by County Administrator

[Signature]

The attached vouchers have been approved by Auditor or Deputy

Vouchers Audited By: Julie Jordan

ALL SIGNED FIRST



FRANKLIN COUNTY AUDITOR

Matt Beaton, Auditor

January 29, 2014

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, January 29, 2014 *Brenda Lee*,
move that the following warrants be approved for payment.

<u>FUND</u>	<u>WARRANT</u>	<u>AMOUNT</u>
County Road		
Payroll	93508-93515	16,635.38
Direct Deposit		<u>44,576.62</u>
		61,212.00
Benefits	93516-93519	11,956.50
	Total	<u>\$73,168.50</u>
 Motor Vehicle		
Payroll	93520-93528	\$4,447.74
Direct Deposit		<u>7,415.95</u>
		\$11,863.69
Benefits	93529-93532	2,384.43
	Total	<u>\$14,248.12</u>
 Grand Total All Payrolls		<u>\$87,416.62</u>

In the total amount of **\$87,416.62** (\$73,168.50 + \$14,248.12)

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

The attached payroll has been approved by Auditor or Deputy

Payroll Prepared By



FRANKLIN COUNTY AUDITOR

Matt Beaton, Auditor

January 29, 2014

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, January 29, 2014 *Barry L. Lusk*,
move that the following warrants be approved for payment.

<u>FUND</u>	<u>WARRANT</u>	<u>AMOUNT</u>
Salary Clearing Payroll:		
Payroll	59981-60069	196,414.51
Direct Deposit		337,844.68
		<u>534,259.19</u>
Benefits	60070-60084	258,577.51
	Total	<u>\$792,836.70</u>
Emergency Mgmt Payroll:		
Payroll	93275-93285	\$3,169.20
Direct Deposit		6,807.75
		<u>9,976.95</u>
Benefits	93286-93294	4,801.28
	Total	<u>\$14,778.23</u>
Irrigation Payroll:		
Payroll	93528-93266	\$5,549.43
Direct Deposit		4,818.33
		<u>10,367.76</u>
Benefits	93267-93274	6,711.69
	Total	<u>\$17,079.45</u>
Grand Total All Payrolls		<u>\$824,694.38</u>

In the total amount of **\$824,694.38** (\$792,836.70+\$14,778.23+\$17,079.45)

The motion was seconded by *Barry L. Lusk* and passed by a vote of 3 to 0.

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

Kevin J. Bahrick
Prepared by