

COMMISSIONERS RECORD 52
FRANKLIN COUNTY
Commissioners' Proceedings for October 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; and Mary Withers, Clerk to the Board. Fred Bowen, County Administrator, was absent on personal business.

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. Present in audience: Jennifer Wagner, Tri-City Herald Reporter Geoff Folsom and Linda Robb.

Public Meeting: SUB 2014-01, a request to subdivide approximately 9.60 acres into 17 single family residential lots. The average lot size in the development is approximately 20,742 square feet in size. The land is generally located north of Richardson Road, south of Argent Road, along the west side of Road 68 and the east side of Road 72 in the Pasco Urban Growth Area Boundary (Parcel Number 118-352-088). Applicant: P&R Construction.

Public Meeting convened at 9:00 am. Present: Commissioners Koch, Peck and Miller; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Jennifer Wagner, Geoff Folsom and Linda Robb.

Mr. Wendt reviewed the information on the Agenda Summary Report (Exhibit 1). Mr. MacPherson showed aerial photographs and a preliminary plat on the screen.

There was discussion about the Findings of Fact and Conditions of Approval.

Mr. Koch asked if anyone in the audience would like to speak for or against the proposal. There was no response.

Motion – Mr. Miller: Mr. Chairman, I move that we approve SUB 2014-01 subject to the six findings of fact and seven conditions of approval. Second by Mr. Peck. There was discussion about the Pasco School District review. 3:0 vote in favor. Resolution 2014-428 was approved.

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FACILITIES

Facilities Director Jennifer Wagner met with the Board. Present in audience: Linda Robb and Geoff Folsom.

Purchase of Billy Goat lawn and litter vacuum

The Board **gave approval** to purchase a Billy Goat lawn and litter vacuum using funds in the 2014 budget that had been allocated to purchase a snowplow.

HUMAN RESOURCES (HR)

Deputy Prosecutor Janet Taylor and Conover Insurance representatives Dave Gyll and Mike Arnold met with the Board. Present in audience: HR Generalist Carlee Nave, Linda Robb, Geoff Folsom, Gail Johnston and Debbie Ford.

Discussion regarding county contribution amount for 2015 employee insurance

The Board **approved using standard weighting for insurance rates**. After more 2015 budget information is available, the county contribution amount will be determined.

Janet Taylor and Carlee Nave met with the Board.

Executive Session at 9:39 am pursuant to RCW 42.30.140(4) regarding labor – contract negotiations for up to 15 minutes. Those in the audience left the meeting.

Open Session at 9:55 am.

OTHER BUSINESS

Information Services Director Kevin Scott met with the Board. Present: Janet Taylor, Carlee Nave, Linda Robb and Geoff Folsom.

Software

Motion – Mr. Peck: I move we approve the acquisition of public records request tracking software as detailed in the agenda summary report and provided this morning by Mr. Scott with the attached resolution and further authorize the chairman to sign the contract for the respective service agreement also as presented in the Agenda Summary Report. Second by Mr. Miller. 3:0 vote in favor. Resolution 2014-429 was approved.

Vouchers

Motion – Mr. Peck: Mr. Chairman, I move for approval of expenditures in the total amount of \$909,957.86 as presented for approval. They have been reviewed and approved by County Auditor Mr. Beaton. Second by Mr. Miller. 3:0 vote in favor. (Exhibit 2)

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<u>Fund Expenditures</u>	<u>Warrants</u>		<u>Amount Issued</u>
FC Public Facilities Const	105093	***	3,913.69
TRAC Operations	105094	105133	57,173.94
FC RV Facility	105134	105138	3,434.18
County Roads	105139	105157	517,477.63
Solid Waste	105158	105159	2,278.75
Motor Vehicles	105160	105170	38,163.60
Current Expense	105171	105209	120,486.46
Supplemental Preservation	105210	105211	840.55
Treasurer's O & M	105212	***	70.02
Boating Safety	105213	***	156.30
Sheriff/Sex Offender Grant	105214	***	186.00
.3% Criminal Justice Const	105215	***	509.39
Current Expense	105216	105241	49,857.20
Trial Court Improvement	105242	***	350.00
Boating Safety	105243	***	709.47
Sheriff/Sex Offender Grant	105244	***	731.48
Jail Commissary	105245	105247	2,105.40
Law Library	105248	105250	9,451.14
Veteran's Assistance	105251	***	63.00
Ending Homelessness	105252	105261	8,385.52
Affordable Housing	105262	105264	8,532.79
FC Capital Projects	105265	***	1,260.24
.3% Criminal Justice Const	105266	***	58.49
County Roads	105267	105280	31,708.20
Solid Waste	105281	105283	22,909.25
Motor Vehicles	105284	105290	8,198.87
Current Expense	105291	105301	17,243.14
Current Expense	105303	105307	3,107.95
Solid Waste	105308	***	387.20
Motor Vehicles	105309	***	208.01
Grand Total:			\$909,957.86

OFFICE BUSINESS

Present in audience: Janet Taylor, Carlee Nave, Linda Robb, Kevin Scott and Geoff Folsom.

Consent Agenda

Motion – Mr. Miller: I move for approval of consent agenda with discussion. Second by Mr. Peck. After discussion, the consent agenda was approved by a 3:0 vote in favor.

1. Approval of Resolution 2014-430, Second Amendment to Professional Services Agreement to Provide Legal Representation to Indigent Persons in Franklin County Superior Court between Franklin County and Attorney Craig Stilwill, #FCSC1314CS001A2

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2. Approval of Resolution 2014-431, Amendment to Professional Services Agreement to Provide Legal Representation to Indigent Persons in Franklin County Superior Court, Contract #FCSC1314RMS002XA, between Franklin County and Ryan M. Swinburnson to reflect the change to his firm name
3. Approval of letter to Treasurer Josie Koelzer authorizing her office to divest and invest the 2014 Current Expense, Capital Projects and Criminal Justice Construction funds (Exhibit 3)
4. Approval of letter to Treasurer Josie Koelzer authorizing her office to divest and invest the 2015 Current Expense, Capital Projects and Criminal Justice Construction funds (Exhibit 4)
5. Approval of Resolution 2014-432, Amendment No. 01 to DSHS Contract #1363-89932 Amendment No. 01 between Department of Social and Health Services, Division of Behavioral Health and Recovery, and Benton and Franklin Counties Department of Human Services
6. Approval of Resolution 2014-433, extension of extra help (Deputy Coroner – Temporary) through December 31, 2014
7. Approval of Resolution 2014-434, establishing county-wide policies authorizing alternatives to advertising and sealed bidding in certain purchasing and public works contracting including approval of MRSC Washington Public Agency Contract for Small Works, Consultant, and Vendor Rosters between Franklin County and Municipal Research and Service Corporation (MRSC) and repealing Resolutions 2003-262 and 2012-399

Recessed at 10:12 am.

Reconvened at 10:18 am.

TRI-CITIES COMMUNITY BRANDING

Kris Watkins, CEO of Visit TRI-CITIES, and Carl Adrian, CEO of Tri-City Development Council (TRIDEC), met with the Board. (Lori Mattson, CEO of Tri-City Regional Chamber of Commerce, was not able to be present.) Present in audience: Janet Taylor, Geoff Folsom and Danette Layne.

Presentation regarding Tri-Cities Community Branding

Mr. Adrian and Ms. Watkins gave a presentation using the screen about Tri-Cities Community Branding, followed by discussion.

Adjourned at 10:55 am.

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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until November 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 November 12, 2014.

Franklin County
Board of Commissioners
Agenda Summary Report

DATE: October 20, 2014**PRESENTED BY:** Jerrod MacPherson

ITEM: (Select One) ☐ Consent Agenda.
☒ To Be Brought Before the Board. Date: October 29, 2014
Time needed: 15 minutes

SUBJECT / ISSUE: SUB 2014-01, a subdivision (SUB) application to subdivide approximately 9.60 acres into seventeen (17) single-family residential lots.

ACTION(S) REQUESTED:

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

BACKGROUND:

The applicant (P & R Construction) has submitted a preliminary plat, known as Valencia Estates, to subdivide approximately 9.60 acres into 17 single family residential lots. The average lot size in the development is approximately 20,742 square feet in size.

The land is zoned Residential Suburban 20,000 (RS-20) and is located within the City of Pasco Urban Growth Area. This area allows for residential uses on parcels of land with a minimum lot size of approximately 20,000 square feet.

The 9.60 acres has frontage along both Road 72 and Road 68. The developer is proposing that the new residential parcels be provided with municipal water (including fire suppression), irrigation water, and each lot being eligible for a sewage disposal system.

The 9.60 acres is generally located north of Richardson Road, south of Argent Road, along the west side of Road 68 and the east side of Road 72 in the Pasco Urban Growth Area Boundary (Parcel Number 118-352-088).

PLANNING COMMISSION REVIEW: The applicant filed a complete application with the Planning Department in September of 2014. The application materials were reviewed by the County Planning Commission in an advertised open record hearing Tuesday, October 7, 2014. The Planning Commission reviewed the application packet, received public testimony, and rendered a recommendation (approval, denial, or approval with modifications or conditions) based upon the following criteria: Upon conclusion of the public hearing, the planning commission shall make and enter findings from the record and conclusions thereof as to whether or not:

1. Adequate provisions are made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds and other public needs;
2. The proposed subdivision contributes to the orderly development and land use patterns in the area;
3. The public use and interest will be served by permitting the proposed subdivision;
4. The proposed subdivision conforms to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners;
5. The proposed subdivision conforms to the comprehensive plan and zoning requirements;
6. The proposed subdivision conforms to the general purposes of the Subdivision Ordinance.

APPEALS: An appeal of the Planning Commission recommendation was not filed for this application. The appeal period ended on Friday October 17, 2014 at 5:00 p.m.

BOARD OF COUNTY COMMISSIONER REVIEW: The Planning Commission recommendation has been forwarded to the County Commissioners for proper action based upon the following criteria:

1. The recommendation of the planning commission shall be effected by proper action of the Board of County Commissioners without further review. OR
2. In the event the Board of County Commissioners deem further review is necessary, it shall conduct a closed record appeal, notice of which is given in accordance with public hearing requirements.

Public Testimony and Discussions:

Phone and/or In-Office Discussions: Planning Staff received one (1) phone call and one (1) letter regarding this application. A copy of this letter has been placed in the Commissioners packet and Staff will be discussing items raised.

Open Record Hearing Testimony:

- In support of application: 1 person (applicant/representative) spoke in support of the application.
- Not in support of application: 0 people 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 October 7, 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 seven (7) conditions of approval:

Findings of Fact:

1. Adequate provisions **have** been made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds and other public needs;
 - a. Comprehensive Plan: The application is in compliance with the Urban Area Comprehensive Plan.
 - i. The property is zoned Residential Suburban 20,000 (RS-20).
 - ii. The Comprehensive Plan designation for the property is Low Density Residential Development (2-5 dwelling units per acre).
 - iii. The property is located in the City of Pasco Urban Growth Area.
 - b. Health:

The public health will not be negatively impacted by this proposal as current state requirement require compliance with septic and drinking water standards.
 - c. Water Supplies:

The lots are proposed to be connected to City of Pasco municipal water supply.

d. Roads/Access:

The Franklin County Public Works has examined the proposed preliminary plat for Valencia Estates and finds the following: The site is bounded on the west by Road 72 and on the east by Road 68. Road 72 is currently a local access roadway with an Average Daily Traffic (ADT) of 589 (Study 3/28/2011). Road 68 is an urban principle arterial with an ADT of 7349 (Study 7/8/2011). The expected traffic to be added by the proposal is approximately 2.4 vehicle trips per day per dwelling unit (41 cars per day split between each road based on layout). While the additional traffic added by the proposal will not adversely impact either road, both roads are below the standard for the ADT they receive and will require improvement.

The proposed layout provides for traffic flow consistent with the nature of the proposed street (local access serving those homes within the subdivision). Two separated cul-de-sacs, rather than a through street, will prevent vehicles that would otherwise be queued at the intersection of Road 68 and Argent Road from using this subdivision road as a bypass for that signal controlled intersection. During peak volumes there could be a significant number of cars using this route (if it were a through street) which the roadway and intersections would not be designed for as local access roads.

e. Septic System:

The public health will not be negatively impacted by this proposal as current state standards require compliance with local health department septic standards.

f. School/School grounds:

The project is located within the Pasco School District boundaries. The County received a letter from the Pasco School District on September 10, 2014 stating that the School District approves of the development.

g. Storm water:

Current county code requires that storm water be adequately addressed at the time of road construction and development. It is typical that engineered drainage swales are developed that will assist in compliance with storm water standards/requirements.

h. Parks:

Providing for adequate parks or other recreational facilities is necessary at the time of subdivision approval. Current county code requires that land be dedicated or a cash payment in lieu of dedication be provided.

i. Irrigation:

The project is in the boundaries of Franklin County Irrigation District and this property is currently served irrigation water by FCID.

j. Fire Protection:

The project is in the boundaries of Franklin County Fire District #3 and is located within the City of Pasco's Urban Growth Area/Water Service Area. The Plat will be provided city water service and all new lots are less than 1 acre in size. The County has adopted the 2012 International Fire Code. FD#3 and the City of Pasco are both reviewing agencies during the subdivision review and processing to ensure compliance with fire protection standards.

2. The proposed subdivision **does** contribute to the orderly development and land use patterns in the area;

- a. The property is zoned Residential Suburban 20,000 (RS-20) and the development is consistent with the land use patterns in the area. The Urban Area Comprehensive Plan designates this area for low density residential development (2-5 dwelling units per acre) which typically consists of residential properties zoned Residential Suburban 20,000 (RS-20).
 - b. The site is adjoined on each side by properties with a residential zoning designation. The development is consistent with the Urban Area Comprehensive Plan.
 - c. All lots comply with the required width/depth and lot frontage standards for new lots within the Urban Growth Area Boundary.
3. The public use and interest **will** be served by permitting the proposed subdivision;
 - a. The development complies with the County Development Regulations and furthers the implementation of the Pasco Urban Area Comprehensive Plan.
 - b. Completion of public improvements, such as roads, municipal water extension, fire hydrants, and payment of park dedication fees (for urban area parks) benefit the public use and interest of this area.
4. The proposed subdivision **does** conform to the general purposes of any applicable policies or plans which have been adopted by the Board of County Commissioners;
 - a. The proposed subdivision conforms to the minimum lot size requirements of the Franklin County Zoning Ordinance.
 - b. The proposed subdivision conforms to the requirements of the Franklin County Subdivision Ordinance, including the minimum lot dimensions, lot requirements, and width/depth standards.
 - c. A State Environmental Policy Act (SEPA) review has been completed for this project. A Determination of Non-Significance (DNS) was issued on August 28, 2014. Interested public and agencies were allowed to submit comments up to the open record hearing on Tuesday, October 7, 2014.
5. The proposed subdivision **does** conform to the comprehensive plan and zoning requirements;
 - a. The Pasco Urban Area Comprehensive Plan designates this area for Low Density Residential Development (2-5 dwelling units per acre).
 - b. The average lot size in the new development is approximately 20,742 square feet in size. The new lots comply with the minimum lot size requirement of the zoning district.
 - c. The development conforms to both the current zoning designation and the Pasco Urban Area Comprehensive Plan.
6. The proposed subdivision **does** conform to the general purposes of the Subdivision Ordinance.
 - a. This development does comply with the purpose of the County Subdivision code. The purpose of the code is to regulate the division of land within unincorporated Franklin County. This Ordinance is to also further the purpose of promoting the health, safety, convenience, comfort, prosperity and general welfare of the present and future inhabitants of Franklin County, and to:
 - i. Prevent the overcrowding of land;

The average lot size in the development is 20,742 square feet which complies with the Zoning Ordinance and Urban Area Comprehensive Plan.

- ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways;

The Franklin County Public Works has examined the proposed preliminary plat for Valencia Estates and finds the site is bounded on the west by Road 72 and on the east by Road 68. Road 72 is currently a local access roadway with an Average Daily Traffic (ADT) of 589 (Study 3/28/2011). Road 68 is an urban principle arterial with an ADT of 7349 (Study 7/8/2011). The expected traffic to be added by the proposal is approximately 2.4 vehicle trips per day per dwelling unit (41 cars per day split between each road based on layout). While the additional traffic added by the proposal will not adversely impact either road, both roads are below the standard for the ADT they receive and will require improvement.

The proposed layout provides for traffic flow consistent with the nature of the proposed street (local access serving those homes within the subdivision). Two separated cul-de-sacs, rather than a through street, will prevent vehicles that would otherwise be queued at the intersection of Road 68 and Argent Road from using this subdivision road as a bypass for that signal controlled intersection. During peak volumes there could be a significant number of cars using this route (if it were a through street) which the roadway and intersections would not be designed for as local access roads.

- iii. Promote the effective use of land;

The development utilizes the existing landscape and fulfills the intent of the County Zoning Ordinance.

- iv. Provide for adequate light and air;

The proposed lot sizes of the new lots in the development are of a size to provide adequate light and air to new homes and the surrounding lands.

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

Adequate provisions are being proposed and required for this development as it relates to water, sewerage, drainage, parks and recreational areas, and other public requirements. These provisions are addressed specifically in Findings of Fact #1 (a-j).

- vi. Provide for proper ingress and egress;

Proper ingress and egress is being provided for this development. The Franklin County Public Works Department has reviewed the proposal for proper ingress and egress and these findings are addressed specifically in Findings of Fact #6 (a)(ii).

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

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

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

This 17 lot development is located in an area zoned Residential Suburban 20,000 (RS-20) which has a residential neighborhood focus.

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

The development proposal complies with the provisions of the County Subdivision Ordinance as it relates to monumenting and legal description development.

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

The Pasco Urban Area Comprehensive Plan designates this property for residential development with a designation of Low Density Residential (2-5 dwelling units per acre).

The proposed development proposes an average lot size of 20,742 sf, compliance and consistency with local land use controls, and is compatible development with the surrounding residential area.

Conditions of Approval:

- 1. Applicant shall comply with the **County Public Works Department** requirements including:

- a. **Existing Roadways - Improvement**

- i. Road 72 shall be widened to a minimum of 14 feet on the project side of the roadway (measured from the centerline) through the length of the project. Transitions to and from the adjacent pavement width shall occur outside the proposal limits and shall be at a ratio of 25:1. The road section for the widening shall be 2 inches of hot mix asphalt placed on top of 6 inches of crushed surfacing top course.
- ii. Due to the number of crossings occurring at the intersection of Road 72 and the proposed street, the entire intersection shall be removed and replaced between the points of tangency for the radiuses of the connection of the new street or the furthest cut lines for new crossings, whichever is more. The replaced road section shall be 2 inches of hot mix asphalt placed on top of 6 inches of crushed surfacing top course.
- iii. Road 68 shall be widened to a minimum width of 44 feet through the length of the project to accommodate a 12 foot travel lane in both directions, with a 12 foot center turn lane and 4 foot shoulders on both sides of the roadway. Transitions to and from the adjacent pavement width shall occur outside the proposal limits and shall be at a ratio such that the shoulder width does not become less than 4 feet at any point. Layout of the striping for the center turn lane and required channelization transitions shall be in accordance with the Washington State Department of Transportation Design Manual. A preliminary drawing of the layout is available for review at the office of the County Engineer. The road section on Road 68 shall be 3 inches of hot mix asphalt placed on top of 3 inches of crushed surfacing top course on top of 9 inches crushed surfacing base course.
- iv. Due to the potential impacts to traffic on Road 68 from home construction traffic, the above improvements must be physically completed prior to issuance of any building permit in Phase 2. Bonding for these improvements will not be allowed.

- b. **New Roadways - Improvement**

- i. All new interior roadways shall be a minimum of 28 feet paved width. Pavement section shall be 2 inches of hot mix asphalt placed on top of 6 inches of crushed surfacing top course.

- ii. The radius of the edge of pavement for the proposed street connection to Road 72 must be a minimum of 25 feet.
- iii. The radius of the edge of pavement for the proposed street connection to Road 68 must be a minimum of 35 feet.

c. **Utilities**

- i. The proposed water line in Road 68 shall be extended to the southerly boundary of the project. Patching for the waterline outside of the project limits shall extend from the easternmost cut line of the trench to 1 foot past the edge of traveled way at a minimum. Patching for the waterline inside the project limits is not permitted. The paving shall be replaced from the eastern most cut line to the new edge of pavement for the required widening described above.
- ii. Conduits shall be provided under both proposed streets at the intersections with the existing county roads for future undergrounding of overhead power, phone and CATV. Conduits shall be in line with the provided utility easements. Coordinate with utility providers to determine the number and size of conduits required. At a minimum 2, 6 inch diameter conduits shall be provided. Extend conduits a minimum of 5 feet beyond the edge of payment on both sides.

d. **General**

- i. The preliminary plat shows 30 feet of right of way existing along the project boundary for Road 68. Our records do not show that this right of way exists. Please provide a reference to an auditors file number for the dedication of right of way or show a full 40 feet of right of way being dedicated.
- ii. A 15 foot radius shall be dedicated at the lot corners of lots 1, 9, 10 and 17 that abut the intersection of the proposed roads and the existing county roads.
- iii. There is a note on the plat reading:

Per Franklin County Public Works:

Water Provider: City of Pasco

This note needs to be changed. It should be consistent with the other notes and state:

Domestic Water Provider:

City of Pasco

- iv. All materials and work shall be in accordance with Franklin County standards and the Washington State Department of Transportation.

2. **Benton-Franklin Health District:** The applicant shall meet and comply with the standards of the Benton-Franklin Health Department. The Department has no objections provided the following statements appear on the plat:

"This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the nature of the testing methods used, we have no way of determining whether each lot can comply with Benton-Franklin District Board of Health Rules and Regulations at the time of permit issuance.

Further be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date."

"On-site sewage disposal systems installed within this plat *may* require systems that utilize sand lined trenches and pressure distribution in accordance with Benton Franklin District Board of Health Rules and Regulations No. 2. Contact BFHD for more information."

This general recommendation is based upon present known site conditions and does not guarantee the granting of on-site sewage disposal system permits. The approval of any lot within this plat may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date. Should adverse site conditions be revealed at a later date, the Health Department reserves the right to impose restrictions or deny the issuance of any on-site sewage disposal permits.

3. **Franklin PUD:** Applicant shall meet and comply with standards of the Franklin PUD.
4. **Franklin County Assessor's Office:** Prior to final review and approval the applicant shall submit a copy of the Final Plat to the Assessor's Office for Cartographer review of the Final Plat Survey. The Plat shall be reviewed for legal descriptions, signature blocks, dedications, etc.
5. **Extension of City Water:** The applicant shall meet and comply with the City of Pasco specifications and requirements for the extension of city water service and fire hydrant placement to the proposed plat.
 - a. **Prior to final plat approval** by the County Commissioners, the applicant shall provide an approval or acceptance letter from the **City of Pasco** as it relates to the required city water service improvements and fire hydrant placement/installation. This letter shall be submitted to the County Planning and Building Department for the file.
6. **Franklin County Irrigation District (FCID):** FCID #1 requires the following for this subdivision application:
 - a. The FCID will need to review proposed layout of all piping and service connections on construction drawings.
 - b. Construction cannot begin until construction drawings have been approved by FCID.
 - c. The work to install all irrigation facilities shall be the responsibility of the developer as part of FCID requirements.
 - d. Irrigation mainlines exist on both Road 68 and Road 72 that the developer will connect to. Any existing service(s) to the property will have to be capped and abandoned. FCID policy requires all work and any associated fees be completed and paid prior to signing any subdivision acceptance documents. The applicant should contact the Irrigation District office for specifications and standards for the irrigation system that needs to be installed or any other questions that pertain to irrigation facilities.
7. **County Planning and Building Department:** The County Planning Department has determined the following for this application:
 - a. **The following language shall be listed on the final plat under Notes:**
 - i. During construction on each property, all construction debris shall be maintained on-site and properly disposed of. Dust control measures including an adequate water supply shall be provided.
 - ii. All lot owners shall provide landscaping within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb. This shall consist of grass/lawn, river rock, basalt rock, gravel or other traditional residential landscaping material. Maintenance of the landscaping is the requirement of each individual lot owner. **(This statement shall be placed on the Final Plat).**

- iii. All lots in the development are subject to **Park Dedication Fees** (\$300.00 per new lot/expected new dwelling unit). These fees may be paid prior to recording the final subdivision plat or at the time when a building permit is to be issued for the applicable lot(s). If the applicant chooses to not pay the fees prior to recording, then a statement shall be placed on the final plat stating that Park Dedication Fees apply to all lots in the development and shall be paid prior to building permit issuance for a new home on each applicable lot.
- b. All of the statements that are required to be on the face of the plat shall be either: **1)** recorded as a restrictive covenant on each applicable parcel with the County Auditor **OR 2)** described in detail in the developer's covenants that is recorded and provided to each lot owner, prospective landowner, and the Planning Department at the time of final plat approval and recording.
- c. **Addressing:** The applicant shall coordinate with the Planning and Building Department (via E911) for the designation of addresses for the lots in the development. The addresses shall be shown on the final plat.
- d. **Road Names:** Road names for the newly constructed roadways shall be shown on the final plat. Coordination and approval with the Planning and Building Department (via E911) for the new road names is required.
- e. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
- f. Prior to obtaining the County Treasurer's Signature on the final plat mylar, the applicant shall visit the County **Assessor's Office** to receive a Treasurer's Verification Form for the property.

Further, the applicant is encouraged to contact the **Assessor's Office and/or Treasurer's Office** to discuss potential property tax implications of the platting process. Items such as the removal of an open space designation and/or an advanced tax payment requirement for the property may be applicable.
- g. The Final Plat:
 - i. The Final Plat shall be developed by a licensed Surveyor.
 - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 2-2008 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at: http://www.co.franklin.wa.us/planning/subdivision_ordinance.html.
 - iii. The Final Plat Signature Blocks shall be provided for the following: Franklin PUD; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Benton Franklin Health Department; Franklin County Irrigation District; County Engineer; County Treasurer; County Assessor; and County Auditor.
 - iv. The final five (5) signatures (for final plat approval) to be obtained by the applicant are: #5 County Assessor; #4 County Treasurer (Ensure taxes are paid accordingly; Also see RCW 58.05.040); #3 County Planning Commission Chair (See Planning and Building Department for assistance in obtaining signature); #2 Chairman of Board of County Commissioners (County Commissioners typically sign final approval resolutions during a regularly scheduled public meeting date); #1 County Auditor's Office (Recording of the final plat).
- h. After final plat recording, one (1) paper copy and one (1) electronic copy (disk, cd, or e-mail-pdf) of the recorded plat shall be distributed to the Planning Director and one (1) paper copy to the County Assessor.

COORDINATION:

Franklin County Planning and Building Department; Franklin County Assessor's Office; Franklin County GIS/E911; Franklin County Public Works Department; Benton Franklin Health Department; City of Pasco; and Franklin County Irrigation District.

RECOMMENDATION:

The County Planning Commission recommends the Board of County Commissioners approve SUB 2014-01 with the following motion:

Motion:

Grant approval of SUB-2014-01 subject to the six (6) findings of fact and seven (7) conditions of approval.

HANDLING / ROUTING:

N/A

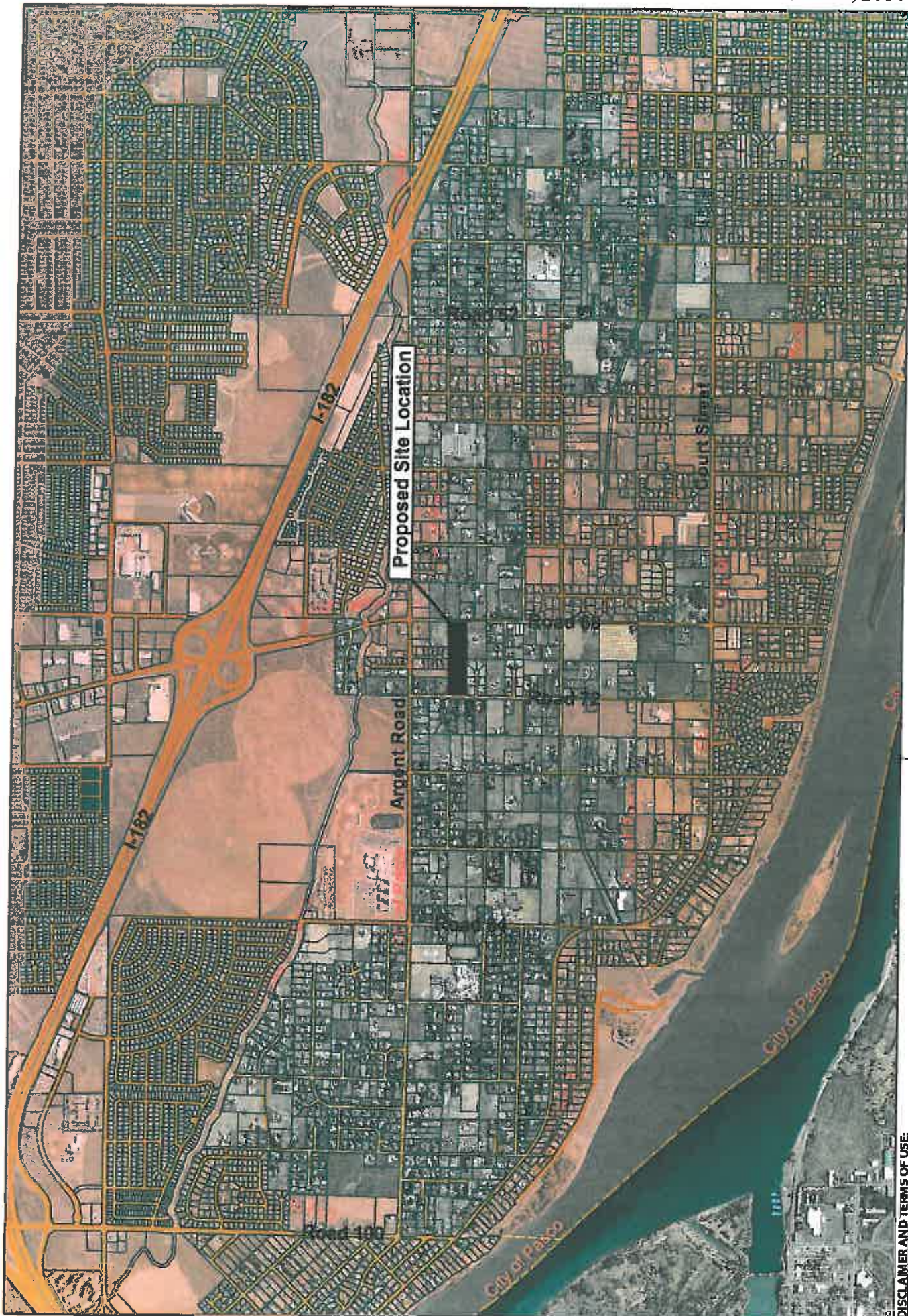
ATTACHMENTS:

Four (4) exhibits are attached for consideration: 1) Aerial and parcel overlay map of the general area and property in question; 2) A more detailed aerial and parcel overlay map of the property in question; 3) A copy of the preliminary plat of the proposed project; and 4) Authorizing Preliminary Plat Resolution.

I certify the above information is accurate and complete.



Jerrod MacPherson – Director of Planning and Building



SUB 2014-01 - P & R Construction, LLC

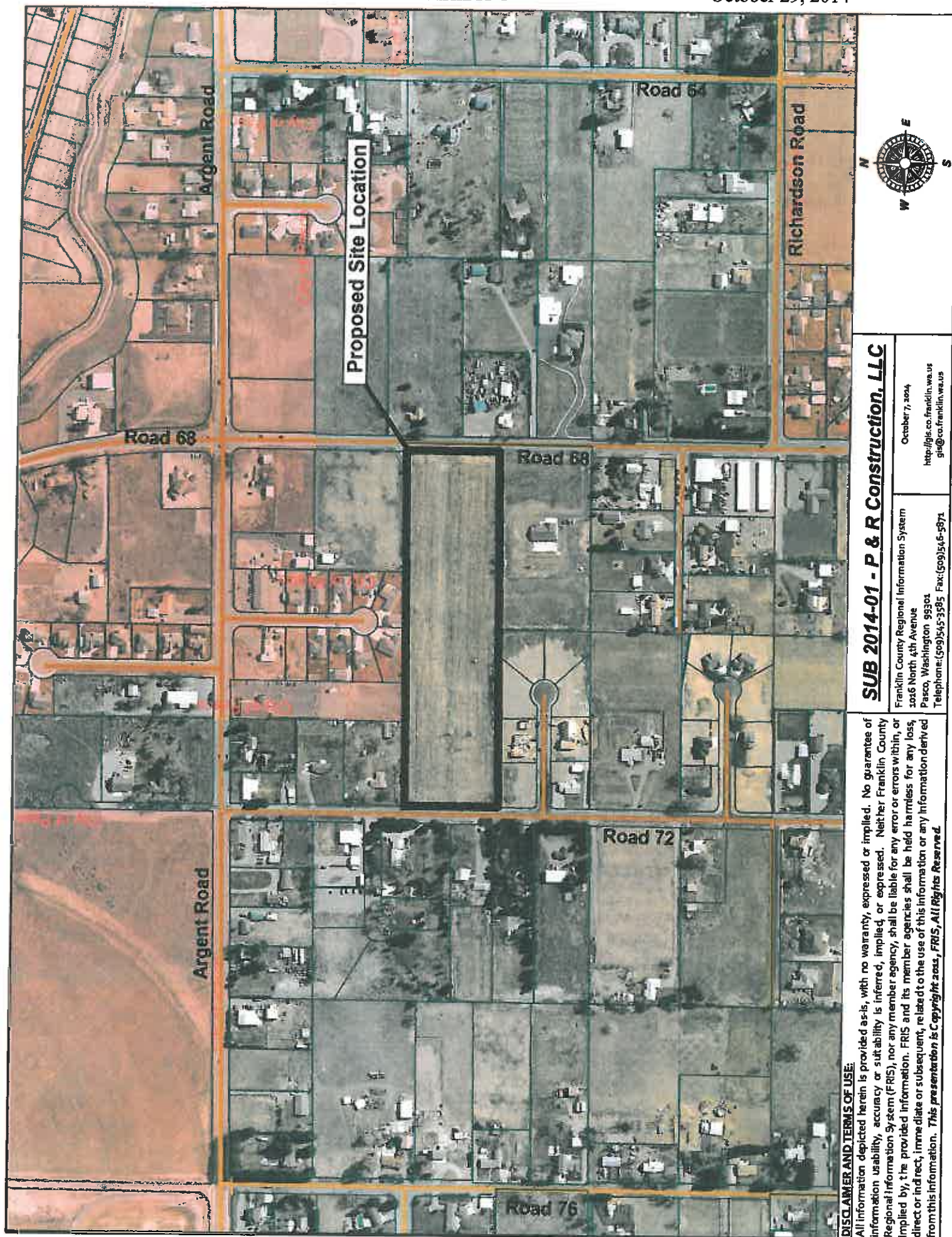
October 7, 2014

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

Franklin County Regional Information System
 3036 North 4th Avenue
 Pasco, Washington 99301
 Telephone: (509) 545-3585 Fax: (509) 546-5871

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SUB 2014-01 - P & R Construction, LLC

October 7, 2014

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

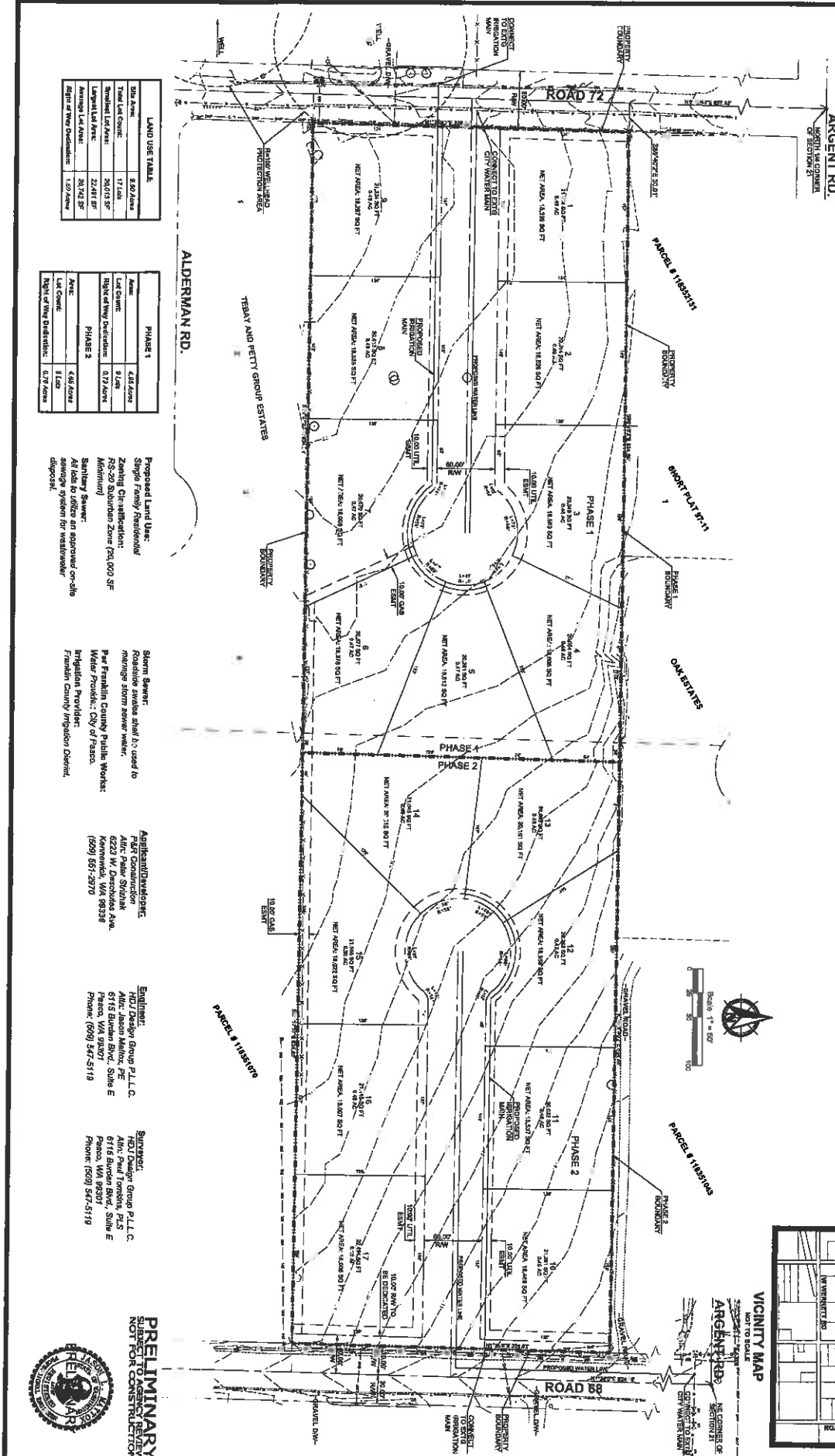
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VALENCIA ESTATES

PRELIMINARY PLAT

Located in The NE 1/4 of Sec. 21, T. 9 N., R. 29 E., W.M.



LAND USE TABLE

Lot Area	8,000 sq. ft.
Total Lot Count	17 Lots
Proposed Lot Area	20,000 sq. ft.
Proposed Lot Count	25 Lots
Proposed Lot Area	20,000 sq. ft.
Proposed Lot Count	25 Lots

PHASE 1

Lot Area	4,000 sq. ft.
Lot Count	9 Lots
Proposed Lot Area	0.72 Acres
Proposed Lot Count	9 Lots

PHASE 2

Lot Area	4,000 sq. ft.
Lot Count	9 Lots
Proposed Lot Area	0.72 Acres
Proposed Lot Count	9 Lots

Proposed Land Use:
Single Family Residential
Zoning: CH-200 (Community Home Development - 200,000 SF Minimum)
Single Family Residential
At 100' front setback, approved on-site sewage system for wastewater disposal.

Storm Sewer:
Storm sewer lines shall be used to convey storm water.
Per Franklin County Public Works:
Water Provider: City of Pasco.
Infiltration Provider:
Franklin County Infiltration District.

APPLICANT/OWNER:
HDI Development Group P.L.L.C.
6223 W. Dorekline Ave.
Kennewick, WA 98338
(509) 881-2970

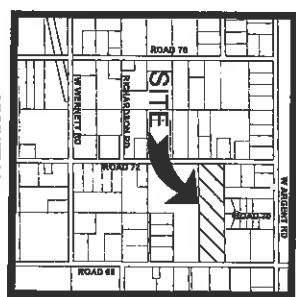
ENGINEER:
HDI Design Group P.L.L.C.
6116 1st Ave. S.E.
Pasco, WA 99301
Phone: (509) 547-5119

SURVEYOR:
HDI Design Group P.L.L.C.
6116 1st Ave. S.E.
Pasco, WA 99301
Phone: (509) 547-5119



PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION

PRELIMINARY PLAT FOR:
VALENCIA ESTATES
A SUBDIVISION LOCATED IN PASCO, WASHINGTON



1

DATE	10/29/2014
BY	ALBERT J. 3294
FOR	ALBERT J. 3294
SCALE	1" = 60'
DATE	10/29/2014
BY	ALBERT J. 3294
FOR	ALBERT J. 3294



EXHIBIT 2

FRANKLIN COUNTY AUDITOR

Matt Beaton, Auditor

October 29, 2014

10/29/2014

Franklin County Commissioners:

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

Action: As of this date, 10/29/2014

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
FC Public Facilities Const	105093	***	3,913.69
TRAC Operations	105094	105133	57,173.94
FC RV Facility	105134	105138	3,434.18
County Roads	105139	105157	517,477.63
Solid Waste	105158	105159	2,278.75
Motor Vehicles	105160	105170	38,163.60
Current Expense	105171	105209	120,486.46
Supplemental Preservation	105210	105211	840.55
Treasurer's O & M	105212	***	70.02
Boating Safety	105213	***	156.30
Sheriff/Sex Offender Grant	105214	***	186.00
.3% Criminal Justice Const	105215	***	509.39
Current Expense	105216	105241	49,857.20
Trial Court Improvement	105242	***	350.00
Boating Safety	105243	***	709.47
Sheriff/Sex Offender Grant	105244	***	731.48
Jail Commissary	105245	105247	2,105.40
Law Library	105248	105250	9,451.14
Veteran's Assistance	105251	***	63.00
Ending Homelessness	105252	105261	8,385.52
Affordable Housing	105262	105264	8,532.79
FC Capital Projects	105265	***	1,260.24
.3% Criminal Justice Const	105266	***	58.49
County Roads	105267	105280	31,708.20
Solid Waste	105281	105283	22,909.25
Motor Vehicles	105284	105290	8,198.87
Current Expense	105291	105301	17,243.14
Current Expense	105303	105307	3,107.95
Solid Waste	105308	***	387.20
Motor Vehicles	105309	***	208.01

In the amount of

909,957.86

The motion was seconded by

And passed by a vote of 3 to 0

Reviewed by County Administrator

ABSENT

The attached vouchers have been approved by Auditor or Deputy

Vouchers Audited By : Margaret Mathia

Matt Beaton

Margaret Mathia



FRANKLIN COUNTY

BOARD OF COMMISSIONERS

BRAD PECK
DISTRICT 1

ROBERT E. KOCH
DISTRICT 2

RICK MILLER
DISTRICT 3

Fred H. Bowen
County Administrator

October 29, 2014

Josie Koelzer, Treasurer
FRANKLIN COUNTY
1016 North 4th Avenue
Pasco, WA 99301

**RE: AUTHORIZATION DIVEST AND INVEST FUNDS WITHIN CURRENT
EXPENSE**

Dear Josie,

Your office is hereby authorized to divest and invest the 2014 Current Expense, Capital Projects and Criminal Justice Construction funds.

Sincerely,

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

A handwritten signature in black ink, appearing to read "R. Koch", is written over the printed name.

Robert L. Koch
Chairman



FRANKLIN COUNTY

BOARD OF COMMISSIONERS

BRAD PECK
DISTRICT 1

ROBERT E. KOCH
DISTRICT 2

RICK MILLER
DISTRICT 3

Fred H. Bowen
County Administrator

October 29, 2014

Josie Koelzer, Treasurer
FRANKLIN COUNTY
1016 North 4th Avenue
Pasco, WA 99301

**RE: AUTHORIZATION DIVEST AND INVEST FUNDS WITHIN CURRENT
EXPENSE**

Dear Josie,

Your office is hereby authorized to divest and invest the 2015 Current Expense, Capital Projects and Criminal Justice Construction funds.

Sincerely,

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

A handwritten signature in black ink, appearing to read "R. Koch", is written over the printed name of Robert L. Koch.

Robert L. Koch
Chairman