

COMMISSIONERS RECORD 53
FRANKLIN COUNTY
Commissioners' Proceedings for February 25, 2015

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

The Honorable Board of Franklin County Commissioners met on the above date. Present for the meeting were Brad Peck, Chairman; Rick Miller, Chair Pro Tem; and Robert E. Koch, Member; Jerrod MacPherson, Interim County Administrator; and Margo Hines, Pro Tem 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 to review Planning Commission recommendation: SUB 2015-01, a request to subdivide approximately 37.85 acres into 58 single family residential lots. The average lot size in the development is approximately 23,205 square feet in size. The property is located north of the City of Pasco, west of Broadmoor Blvd., north of Burns Road, along the east side of Dent Road (Parcel Number 115-180-038)

Public Meeting convened at 9:01 am. Present: Commissioners Peck, Miller and Koch; Planning and Building Director Jerrod MacPherson; Assistant Director Greg Wendt; and Pro-Tem Clerk to the Board Margo Hines. People were present in the audience including Tri-City Herald Reporter Geoff Folsom.

Mr. Wendt reviewed information on the Action Summary Report (Exhibit 1). Mr. MacPherson showed aerial photographs on the screen. The planners answered the Board members' questions.

Motion – Mr. Koch moved to grant approval of Subdivision 2015-01 subject to the findings of fact and conditions of approval. Second by Mr. Miller. 3:0 vote in favor. Resolution 2015-091 was approved.

LEGISLATIVE LIAISON (9:14 am)

Lobbyist Jim Potts talked with the Board by speaker phone regarding current legislative issues.

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PUBLIC HEARING regarding establishment, location, permitting, licensing, or operation of marijuana production, processing, and retail

NOTICE IS HEREBY GIVEN that the Franklin County Board of Commissioners will hold a public hearing on Wednesday, February 25, 2015, at 9:30 am Pacific Standard Time in the Commissioners' Meeting Room located in the Franklin County Courthouse at 1016 N. 4th Avenue, Pasco, Washington, to take testimony on whether the moratorium imposed by Franklin County Ordinance No. 7-2013 and extended by Franklin County Ordinance No. 1-2014 and extended by Franklin County Ordinance No. 5-2014 should be extended.

Public Hearing convened at 9:30 am. Present: Commissioners Peck, Miller and Koch; Interim County Administrator Jerrod MacPherson; Deputy Prosecutor Tim Dickerson; and Pro-Tem Clerk to the Board Margo Hines. People were also present in the audience.

Mr. Peck asked if anyone in the audience would like to comment.

People who spoke in opposition to continuing the moratorium included: Tom Bailey, Rick Rosio representing Veterans for Compassionate Care, Eddy Ochoa, Jack Brooks from Coalitions of Cause M, Sharon Louise, Terrie _____, Steve Danz and Maria _____.

Dave Piovesan spoke in favor of continuing the moratorium and/or banning marijuana processing, manufacturing and retail in Franklin County.

Jesse Mill with Washington State Liquor Control Board (WSLCB) spoke with the Board about the licensing process.

Hearing was closed to public comment.

Mr. Dickerson said the current moratorium expires March 10. The Board can renew the moratorium or let it drop.

Mr. MacPherson responded to Mr. Koch's question about guidelines for land use planning. He said the Board would need to give the Planning Department guidance/direction, then public hearings would need to be advertised, followed by a 60-day review period. Mr. Koch said he is ready to drop the moratorium but not without planning criteria in place before we do that.

Mr. Miller is opposed to legalizing growing of marijuana and explained why.

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Mr. Peck thanked people for coming. He explained he is in support of extending a moratorium because of the Franklin County voters' ballot decision being 62% opposed with 65.7% opposed in the rural area.

Motion – Mr. Koch moved to approve an ordinance extending a six-month moratorium on the establishment, location, permitting, licensing, or operation of marijuana production, processing, and retail to the extent authorized by Initiative 502 or applicable law. Second by Mr. Peck. 2:1 vote in favor. Yeas: Koch and Peck. Nays: Miller. Ordinance 3-2015 was approved.

(Exhibit 2)

OFFICE BUSINESS

Vouchers

Motion – Mr. Miller moved to approve vouchers as presented for a total amount of \$456,177.42. Mr. MacPherson has reviewed the vouchers. Second by Mr. Koch. 3:0 vote in favor.

(Exhibit 3)

Fund Expenditures	Warrants		Amount Issued
Landfill Closure Trust Fund	110028	***	18,113.26
FC Public Facilities Const Fund	110029	***	7,463.00
TRAC Operations Fund	110030	110067	76,170.87
Solid Waste	110068	110076	8,499.84
Current Expense	110077	110115	45,046.78
Planning and Development	110116	***	11,009.00
Current Expense	110243	110262	11,072.11
Auditor O & M	110263	***	404.46
Crime Victims/Witness Assist	110264	110265	3,256.06
Courthouse Facilitator Program	110266	***	1,000.00
Current Expense	110267	110318	106,516.80
Auditor O & M	110319	***	67.00
Trial Court Improvement Fund	110320	***	350.00
Boating Safety Fund	110321	***	23.26
Rental Car Excise Tax	110322	***	20,240.17
Law Library	110323	110324	10,224.29
Veteran's Assistance	110325	***	1,000.76
Ending Homelessness Fund	110326	***	1,800.00
.3% Criminal Justice Const Fnd	110327	***	1,039.30
FC RV Facility	110328	***	73.68
Current Expense	110354	110355	4,347.09
Enhanced 911	110356	***	1,718.75
FC Capital Projects Fund	110357	110358	1,179.50
County Roads	110359	110377	9,631.55

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Motor Vehicle/Public Works	110378	110404	100,101.28
County Roads	110405	110408	6,297.10
Motor Vehicle/Public Works	110409	110410	9,531.51
			<u><u>\$456,177.42</u></u>

Motion – Mr. Miller moved to approve payroll vouchers for County Road for \$110,678.46 and Motor Vehicle for \$17,029.68, in the total amount of \$127,708.14. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 4)

<u>Fund</u>	<u>Warrant</u>	<u>Amount</u>
County Road		
Payroll	110411-110431	23,903.87
Direct Deposit		35,064.51
		<u>58,968.38</u>
Benefits	110432-110441	51,710.08
Total		<u><u>\$110,678.46</u></u>
Motor Vehicle		
Payroll	110442-110456	\$4,609.10
Direct Deposit		4,995.46
		<u>\$9,604.56</u>
Benefits	110457-110466	7,425.12
Total		<u><u>\$17,029.68</u></u>
Grand Total All Payrolls		<u><u>\$127,708.14</u></u>

Consent Agenda

Motion – Mr. Miller moved to approve consent agenda items 1 through 10. Second by Mr. Koch. 3:0 vote in favor.

1. Approval of Resolution 2015-092, DSHS Agreement Number 1363-85232, Amendment No. 04, between Department of Social and Health Services, Division of Behavioral Health and Recovery, and Benton and Franklin Counties Department of Human Services
2. Approval of Resolution 2015-093, Interlocal Agreement for Employee Services between the City of Richland and Franklin County, Contract No. 44-14
3. Approval of Resolution 2015-094, Memorandum of Agreement between Franklin County and Washington State Military Department for E911 Regionalization Implementation Plan for Franklin and Benton Counties, Agreement #E15-223
4. Approval of Resolution 2015-095, Washington State Military Department Contract Number E15-044, Amendment "A" between Washington State Military Department and Franklin

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County for Enhanced 911 funds of \$356,950 to Franklin County, amending Resolution 2014-376

5. Approval of Resolution 2015-096, Inter-Budget Transfer of \$9088 from the 2014 Current Expense Sheriff's Budget 001-000-520, Rentals & Leases – Sheriff's Vehicles line item, to the 2014 Current Expense Corrections Budget 001-000-540, Insurance line item
6. Approval of Resolution 2015-097, compensating Attorney Danielle Purcell for public defense services rendered in Franklin County Superior Court cases on adult felony cases
7. Approval of Resolution 2015-098, Amendment to Professional Services Agreement to Provide Legal Representation to Indigent Persons in Benton-Franklin Counties Juvenile Court Division between Franklin County and Danielle Purcell, Contract #BFJC1315DLP001A
8. Approval of Resolution 2015-099, Professional Services Agreement to Provide Legal Representation to Indigent Persons in Benton-Franklin Counties Juvenile Court Division between Benton-Franklin Counties Juvenile Justice Center and Susan D. Henwood, Contract #BFJC1515SDH001D
9. Approval of Franklin County Commissioner Proceedings for February 18, 2015
10. Approval of Resolution 2015-100, Professional Services Agreement to Provide Legal Representation to Juveniles in Benton-Franklin Counties Juvenile Court, #BFJC1517JLB001, between Benton-Franklin Counties Juvenile Justice Center and Jeffrey L. Briggs, rescinding Franklin County Resolution 2015-077

COUNTY ADMINISTRATOR

Interim County Administrator Jerrod MacPherson and TRAC Manager Troy Woody met with the Board.

TRAC – Failing dehumidifier at TRAC Center Ice Rink

There was discussion about replacement of the dehumidifier at a cost estimated to be \$60,000. The Board asked Mr. Woody to obtain more information about possible sources of funding including possibly sharing of costs with City of Pasco, use of .09 funds, and/or use of capital or contingency funding.

HUMAN RESOURCES (HR) (10:41 am)

Deputy Prosecutor Janet Taylor and HR Director Carlee Nave met with the Board.

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Executive Session at 10:42 am pursuant to RCW 42.30.110(1)(g), evaluate qualifications of applicant for employment or review performance of public employee, expected to last up to 15 minutes, reserving the right to come out early.

Open Session at 10:51 am.

Motion – Mr. Koch moved for approval of Change of Status for Margo Hines as presented. Second by Mr. Miller. 3:0 vote in favor.

Motion – Mr. Peck moved to approve grant of two additional weeks of vacation for Margo Hines. Second by Mr. Koch. 3:0 vote in favor.

Motion – Mr. Koch moved for approval of creation of temporary Permit Technician position (full time, non-union) and line items 524.20.10.0070 in the Building Division and 558.10.10.0070 in the Planning Division of the 2015 Current Expense Planning and Building Department Budget #001-000-130; and Intra-Budget line item transfer of \$24,000 from the 2015 Current Expense Planning and Building Department Budget #001-000-130 line item 558.10.10.0040 (Assistant Director) to the newly created line item 524.20.10.0070 and 558.10.10.0070 (\$12,000 each). Second by Mr. Miller. 3:0 vote in favor. Resolution 2015-101 was approved.

PROSECUTOR (10:53 am)

Deputy Prosecutor Tim Dickerson met with the Board.

Executive Session at 10:54 am pursuant to RCW 42.30.110(1)(i) to discuss with legal counsel matters relating to agency enforcement actions, litigation or potential litigation expected to last five minutes, reserving the right to come out early.

Open Session at 10:58 am.

OTHER BUSINESS

Public Comment

Ken Lane asked the Board about a records request. Mr. Peck will meet with Mr. Lane later.

Adjourned at 11:04 am.

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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until March 4, 2015.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON



Chairman



Chairman Pro Tem



Member

Attest:


Clerk to the Board

Approved and signed March 11, 2015.

Franklin County
Board of Commissioners
Agenda Summary Report

DATE: February 17, 2015

PRESENTED BY: Jerrod MacPherson

ITEM: (Select One)

☐ Consent Agenda.
☒ To Be Brought Before the Board. Date: February 25, 2015
Time needed: 15 minutes

SUBJECT / ISSUE: SUB 2015-01, a subdivision (SUB) application to subdivide approximately 37.85 acres into fifty eight (58) single-family residential lots.

ACTION(S) REQUESTED:

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

BACKGROUND:

Said application is to subdivide approximately 37.85 acres into 58 single family residential lots. The average lot size in the development is approximately 23,205 square feet.

The land is zoned Residential Suburban 20,000 (RS-20) and is located within the City of Pasco Urban Growth Area.

The 37.85 acres has frontage along Dent Road. The developer is proposing that the new residential parcels be provided with irrigation water, municipal water, and each lot being eligible for a sewage disposal system.

If approved, Preliminary Plat approval will allow the applicant 5 years to complete and record the final subdivision plat.

The property is located north of the City of Pasco, west of Broadmoor Blvd., north of Burns Road, along east side of Dent Road (Parcel Number 115-180-038).

PLANNING COMMISSION REVIEW: The applicant filed a complete application with the Planning Department in December of 2014. The application materials were reviewed by the County Planning Commission in an advertised open record hearing **Tuesday, February 3, 2015**. 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, February 13, 2015 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 no phone calls, had no in-office discussions, and received no letters regarding this application.

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 February 3, 2015 the Franklin County Planning Commission voted to forward a positive recommendation for this application to the Board of County Commissioners subject to the following six (6) findings of fact and eight (8) conditions of approval:

Findings of Fact:

1. Adequate provisions **have** been made for the public health, safety and general welfare and for open spaces, drainage ways, roads, alleys, or other public ways, water supplies, sanitary wastes, parks, playgrounds and other public needs;
 - 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 requirements 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:

- i. The Franklin County Public Works has examined the proposal and has found that Dent Road from Mile Post (MP) 2.19 to MP 3.23 has an existing paved width of 26 feet and is below the minimum standard for a minor rural collector. The last vehicle count for this section of Dent Road was in 2011 with an Average Daily Traffic (ADT) count of 324. Assuming that half-acre lots are developed, a viable option in light of recent utility installations in the area, full anticipated build-out along Dent Road is expected to add at least another 283 lots utilizing this road as a collector. Using a standard 2.31 additional average daily trips per lot, full build-out can reasonably expect a minimum of 655 new trips. We estimate that this dramatic increase in traffic, along with the 2011 count and the developments that have occurred between that count and the present, will increase the ADT of this portion of Dent Road above 1,000.

A minor rural collector with an ADT from 400 to 1,500 requires a minimum roadway width of 32 feet, per Table 5-5 in the AASHTO Manual. Therefore, this portion of Dent Road (MP 2.19 to MP 3.23) will need to be widened in order to meet these minimum requirements.

- ii. Access: The County Code, Subdivisions, Title 16.16.050 states that lots with double frontage shall be avoided when possible and residential lots shall front on and accessed from a local access road rather than an arterial road.

The applicant is proposing a subdivision design that includes multiple lots which have access to both an arterial road (Dent Rd) and a local access road. Fence mitigation is required.

- 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 January 6, 2015 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 South Columbia Basin Irrigation District and United States Bureau of Reclamation.

- 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 Mitigated Determination of Non-Significance (MDNS) was issued on January 5, 2015. Interested public and agencies were allowed to submit comments up to the open record hearing on Tuesday, February 3, 2015.
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 23,205 square feet. 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 23,205 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 proposal and has found that Dent Road from Mile Post (MP) 2.19 to MP 3.23 has an existing paved width of 26 feet and is below the minimum standard for a minor rural collector. The last vehicle count for this section of Dent Road was in 2011 with an Average Daily Traffic (ADT) count of 324. Assuming that half-acre lots are developed, a viable option in light of recent utility installations in the area, full anticipated build-out along Dent Road is expected to add at least another 283 lots utilizing this road as a collector. Using a standard 2.31 additional average daily trips per lot, full build-out can reasonably expect a minimum of 655 new trips. We estimate that this dramatic increase in traffic, along with the 2011 count and the developments that have occurred between that count and the present, will increase the ADT of this portion of Dent Road above 1,000.

A minor rural collector with an ADT from 400 to 1,500 requires a minimum roadway width of 32 feet, per Table 5-5 in the AASHTO Manual. Therefore, this portion of Dent Road (MP 2.19 to MP 3.23) will need to be widened in order to meet these minimum requirements.

- 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 #1 (d)(i and 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 58 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 23,205 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. The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(4) for the subdivision boundary and all lots.
 - b. The final plat shall be accompanied with State Plane Coordinates conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(1) and as set forth by state statutes for recording coordinates as described in RCW 58.20.180.
 - c. **The following notes are required on the final plat:**
 - On street parking is not permitted within this subdivision unless all roads are constructed to a minimum paved width of 36 feet.
 - No lot within this subdivision shall have direct access to Dent Road.
 - Prior to the issuance of a building permit for any lot within this subdivision all road improvements must be completed to County Standards.
 - All new approaches to County Roads will require an approach permit at the time of building permit application.
 - d. A temporary turn around easement needs to be shown for the terminal road extending east between Lots 18 and 23. The other terminal roads – those being between Lots 24 and 25 and Lots 14 and 15, respectively – can be considered a hammerhead turn around until further extension or development mandates otherwise.
 - e. Dent Road from Mile Post (MP) 2.19 to MP 3.23 has an existing paved width of 26 feet and is below the minimum standard for a minor rural collector. The last vehicle count for this section of Dent Road was in 2011 with an Average Daily Traffic (ADT) count of 324. Assuming that half-acre lots are developed, a viable option in light of recent utility installations in the area, full anticipated build-out along Dent Road is expected to add at least another 283 lots utilizing this road as a collector. Using a standard 2.31 additional average daily trips per lot, full build-out can reasonably expect a minimum of 655 new trips. We estimate that this dramatic increase in traffic, along with the 2011 count and the developments that have occurred between that count and the present, will increase the ADT of this portion of Dent Road above 1,000.

A minor rural collector with an ADT from 400 to 1,500 requires a minimum roadway width of 32 feet, per Table 5-5 in the AASHTO Manual. Therefore, this portion of Dent Road (MP 2.19 to MP 3.23) will need to be widened in order to meet these minimum requirements. A preliminary estimate of the costs associated with this improvement is \$178,500.

As development along Dent Road increases the utilization and traffic count of this rural collector, mitigation is necessary. Franklin County will collect mitigation fees in order to provide the needed improvements for this portion of Dent Road. For this development, a bond in the amount of \$22,500 is required prior to plat approval. An option, in lieu of the upfront collection of this fee (\$22,500), would also be to collect a per lot fee of \$388 (\$22,500 divided by 58 lots) at the time of building permit issuance.

- f. All internal streets shall be constructed to a minimum width of 28 feet. The pavement section shall be 2 inches of HMA (PG64-28) over 6 inches of 5/8 Minus Crushed Surfacing Top Course. Final placement and configuration of the roads shall be determined by the County Engineer on submittal of Engineered construction drawings.
 - g. All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
 - h. Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
- 2. **Benton-Franklin Health District:** Applicant shall meet and comply with standards of the Benton Franklin Health Department. Please see the Planning Case-file for the letter dated January 8, 2015 from the BFHD to the Planning Department.
 - 3. **Big Bend Electric:** Applicant shall meet and comply with standards of the Big Bend Electric. No additional comments received during the agency comment period for the application.
 - 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. **United States Bureau of Reclamation:** Applicant shall meet and comply with standards of the USBR. See letter dated January 6, 2015. Also, please note that the final subdivision plat must be signed by the South Columbia Basin Irrigation District prior to being submitted to the USBR for final signature.
 - 7. **South Columbia Basin Irrigation District:** Applicant shall meet and comply with standards of the South Columbia Basin Irrigation District. SCBID has stated and required the following: The water allotment will need to be released for the acres within the new subdivision. This must be completed before any lots are sold. An M&I contract can be obtained from the Bureau of Reclamation if Columbia Basin Project water is needed for irrigation. M&I water must be metered separately; the metering device requires district approval. Future development of this farm unit will require a "green zone" within the existing PP6.0-0.5 rights-of-way and may require upgrades to the pipe for road crossings etc. Relocating all or a portion of the pipe may be allowable but will require new easements and the approval of the BOR and the District.

8. **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. **Fencing:**
 - i. The County Code, Subdivisions, Title 16.16.050 states that lots with double frontage shall be avoided when possible and residential lots shall front on and be accessed from a local access road rather than an arterial road. The applicant is proposing a subdivision design that includes 7 lots which have access to both an arterial road (Dent Rd) and a local access road. To mitigate this subdivision design, the applicant shall place an estate type fence (solid masonry estate type fence/wall construction) which is to be located along the west side of Lots 1, 45, 33, 32, 31, 30, and 29. This requirement is consistent with City of Pasco and Urban Area standards for situations where residential lots back up to streets and have street frontage along arterial roads. Additionally, vision triangle standards shall be complied with at the intersections of Lots 1/45 and Lots 30/29.
 - ii. For the placement of front yard fencing, **all corner lots shall be identified in the notes on the face of the final plat.** These include lots 8, 13, 14, 15, 18, 19, 20, 24, 25, 39, and 51. A 6' high fence may be reduced to 15' (rather than 25') along the flanking street provided the approach and access is not from the flanking street.
 - c. 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.
 - d. The applicant shall coordinate with the Planning and Building Department and County GIS Manager for the designation of **addresses and road names** for the development. Both addresses and road names shall be shown on the final plat.
 - e. The applicant shall coordinate with the **Post Office** regarding centralized box unit (CBU) locations for the lots in the development.
 - f. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
 - g. 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.

h. The Final Plat:

- i. The Final Plat shall be developed by a licensed Surveyor.
 - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 2-2008 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at: http://www.co.franklin.wa.us/planning/subdivision_ordinance.html.
 - iii. The Final Plat Signature Blocks shall be provided for the following: Big Bend Electric; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Benton Franklin Health Department; South Columbia Basin Irrigation District; United States Bureau of Reclamation; 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).
- i. After final plat recording, one (1) paper copy and one (1) electronic copy (disk, cd, or e-mail-pdf) of the recorded plat shall be distributed to the Planning Director and one (1) paper copy to the County Assessor.

COORDINATION:

N/A

RECOMMENDATION:

The County Planning Commission recommends the Board of County Commissioners approve SUB 2015-01 with the following motion:

Motion:

Grant approval of SUB-2015-01, subject to the six (6) findings of fact and eight (8) conditions of approval.

HANDLING / ROUTING:

N/A

ATTACHMENTS:

Four (4) exhibits are attached for consideration: 1) An aerial and parcel overlay map of the general area and the property in question; 2) A more detailed aerial and parcel overlay map of the general area and 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



DISCLAIMER AND TERMS OF USE:
 All information depicted herein is provided as-is, with no warranty, expressed or implied. No guarantee of information usability, accuracy or suitability is inferred, implied, or expressed. Neither Franklin County Regional Information System (FRIS), nor any member agency, shall be liable for any error or errors within, or implied by, the provided information. FRIS and its member agencies shall be held harmless for any loss, direct or indirect, immediate or subsequent, related to the use of this information or any information derived from this information. *This presentation is Copyright 2011, FRIS, All Rights Reserved.*

<h2 style="text-align: center;">SUB 2015-01 - Greeno</h2>	
Franklin County Regional Information System 1016 North 4th Avenue Pasco, Washington 99301 Telephone: (509)545-3585 Fax: (509)546-5871	February 3, 2015 http://gis.co.franklin.wa.us gis@co.franklin.wa.us

EXHIBIT 1
 February 3, 2015

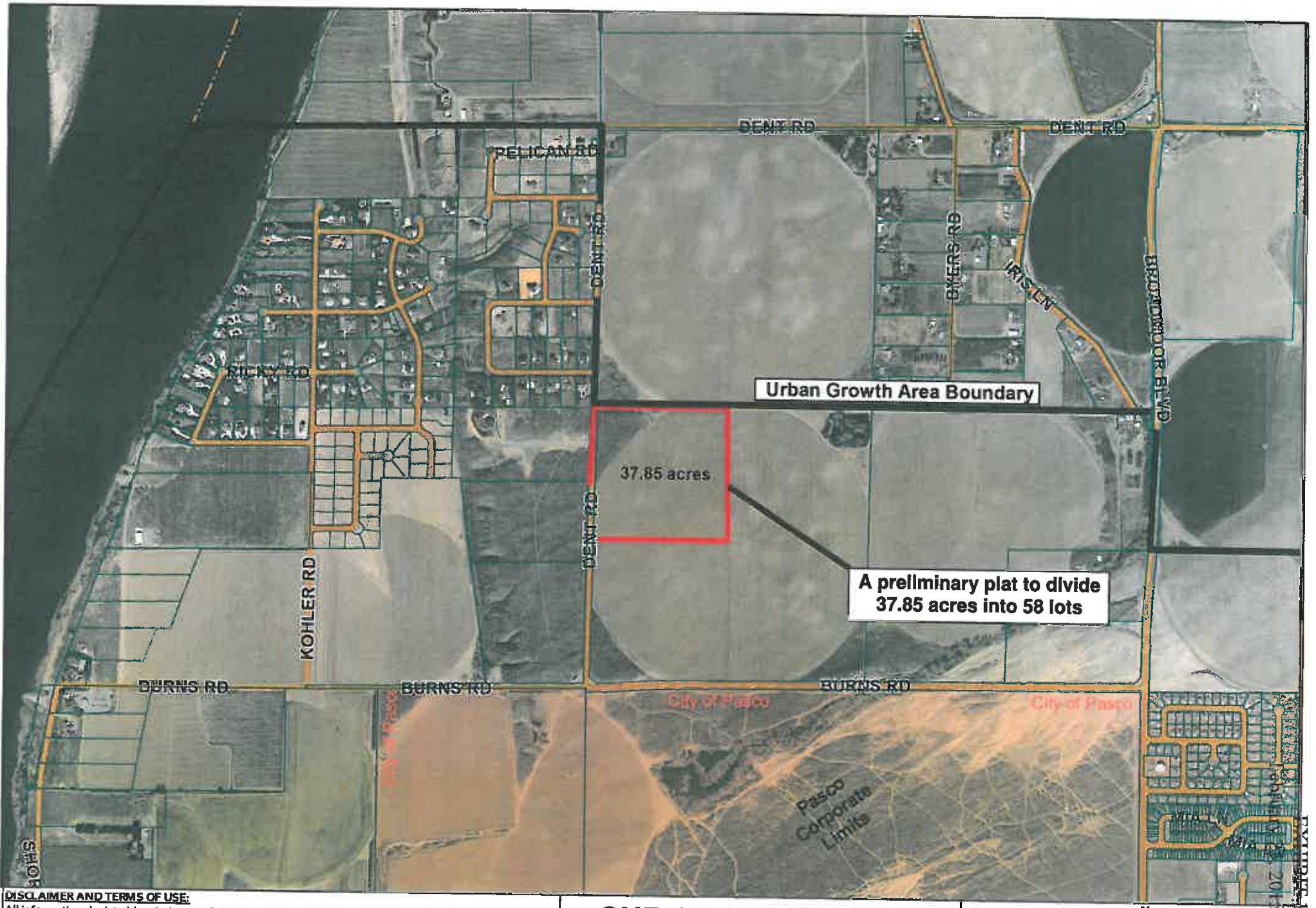


EXHIBIT
2015

DISCLAIMER AND TERMS OF USE:

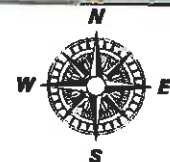
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SUB 2015-01 - Greeno

Franklin County Regional Information System
2016 North 4th Avenue
Pasco, Washington 99301
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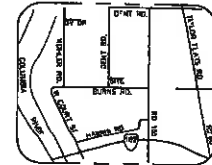
February 3, 2015

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



ARCHER ESTATES PHASE 1

THE S.W. 1/4 OF SEC. 06, T.9N., R.29E., W.M.
CITY OF PASCO,
FRANKLIN COUNTY, WASHINGTON



VICINITY SKETCH
NOT TO SCALE

DESCRIPTION

NAT PORTION OF FARM UNIT NO. 175, FIFTH SECTOR, OF FARM UNIT PLAT
IRIGATION BLOCK 1, ACCORDING TO THE PLAT THEREOF RECORDED IN
BOOK 10, PAGE 168, OF THE PUBLIC RECORDS OF FARM UNIT PLATS, PAGE 20
RECORDS OF FRANKLIN COUNTY, STATE OF ARIZONA.
UNIT ALSO BEING DESCRIBED AS THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 9 NORTH, RANGE 20 EAST, W.M., BEING DESCRIBED AS
COMING FROM AT THE NORTHEAST CORNER OF SAID FARM UNIT; THENCE
SOUTH 89°45'51" EAST 30.02 FEET TO THE TRUE POINT OF BEGINNING;
POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY 1/2 OF DENT
ROAD; THENCE SOUTH 01°06'07" WEST ALONG SAID RIGHT OF WAY LINE
150.52 FEET; THENCE SOUTH 89°45'51" EAST 120.04 FEET; THENCE
NORTH 01°06'07" WEST 150.52 FEET TO A POINT ON THE NORTHERLY
LINE OF ABOVE SAID FARM UNIT; THENCE S89°45'51" WEST
120.04 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 37.65 ACRES

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS,
COVENANTS AND RESTRICTIONS OF RECORD AND IN VIEW.

LEGEND

- = SET 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AAD 38021"
- = REMOVED PH SET ON SURVEY 3-953
- = FOUND AS INDICATED
- B.C.B. = BASES OF BEARING
- AAD ○ = FOUND 5/8" REBAR W/ ORANGE PLASTIC CAP MARKED "STRATTON AAD 38021" PER SURVEY 3-953
- (PH) ■ = NOT FOUND OR SET
- ◎ = FOUND CASED MONUMENT

DATA

APCA 37.25 ACRES (CROSS AREA)
TOTAL NUMBER SINGLE FAMILY UNITS: 50
ROAD SYSTEM: 5000 L.F. HWY.
LOT SIZE: SMALLEST: 15,700 SF (NET)
LOT SIZE: LARGEST: 25,133 SF (NET)
LOT SIZE AVERAGE: 23,200 SF (GROSS)

WELLES
WATER: CITY OF PASADENA
POMER: PASADENA COUNTY PUB
SEWER: ON-SITE SEPTIC

OWNERSHIP/DEVELOPER

BIG SKY DEVELOPERS, LLC
12408 EAGLE REACH CT.
PASCO, WA 99301

INDEX

N N		SEC	T.	R.	480PPI.DWG	© 2014
DATE: 12/17/14		SHT. 1 OF 1		JOB: 14886		
DRAWN BY: AAD						

EXHIBIT I

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RESOLUTION NUMBER _____

PRELIMINARY APPROVAL

**BEFORE THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, WASHINGTON
IN THE MATTER OF COUNTY PLANNING**

RE: SUB 2015-01, to subdivide approximately 37.85 acres into 58 single family residential lots. The average lot size in the development is approximately 23,205 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. The 37.85 acres is located north of the City of Pasco, west of Broadmoor Blvd., north of Burns Road, along the east side of Dent Road (Parcel Number 115-180-038).

APPLICANT: Big Sky Developers, LLC (Dave Greeno), 12406 Eagle Reach Ct., Pasco, WA 99301.

WHEREAS, the Board of Commissioners of Franklin County has reviewed the recommendation by the Franklin County Planning Commission for the preliminary subdivision application of Big Sky Developers, LLC (Dave Greeno) and has recommended preliminary approval of the preliminary subdivision subject to the following findings of fact and 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 requirements 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:
 - i. The Franklin County Public Works has examined the proposal and has found that Dent Road from Mile Post (MP) 2.19 to MP 3.23 has an existing paved width of 26 feet and is below the minimum standard for a minor rural collector. The last vehicle count for this section of Dent Road was in 2011

with an Average Daily Traffic (ADT) count of 324. Assuming that half-acre lots are developed, a viable option in light of recent utility installations in the area, full anticipated build-out along Dent Road is expected to add at least another 283 lots utilizing this road as a collector. Using a standard 2.31 additional average daily trips per lot, full build-out can reasonably expect a minimum of 655 new trips. We estimate that this dramatic increase in traffic, along with the 2011 count and the developments that have occurred between that count and the present, will increase the ADT of this portion of Dent Road above 1,000.

A minor rural collector with an ADT from 400 to 1,500 requires a minimum roadway width of 32 feet, per Table 5-5 in the AASHTO Manual. Therefore, this portion of Dent Road (MP 2.19 to MP 3.23) will need to be widened in order to meet these minimum requirements.

- ii. Access: The County Code, Subdivisions, Title 16.16.050 states that lots with double frontage shall be avoided when possible and residential lots shall front on and accessed from a local access road rather than an arterial road.

The applicant is proposing a subdivision design that includes multiple lots which have access to both an arterial road (Dent Rd) and a local access road. Fence mitigation is required.

- 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 January 6, 2015 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 South Columbia Basin Irrigation District and United States Bureau of Reclamation.

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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 Mitigated Determination of Non-Significance (MDNS) was issued on January 5, 2015. Interested public and agencies were allowed to submit comments up to the open record hearing on Tuesday, February 3, 2015.

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 23,205 square feet. 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 23,205 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 proposal and has found that Dent Road from Mile Post (MP) 2.19 to MP 3.23 has an existing paved width of 26 feet and is below the minimum standard for a minor rural collector. The last vehicle count for this section of Dent Road was in 2011 with an Average Daily Traffic (ADT) count of 324. Assuming that half-acre lots are developed, a viable option in light of recent utility installations in the area, full anticipated build-out along Dent Road is expected to add at least another 283 lots utilizing this road as a collector. Using a standard 2.31 additional average daily trips per lot, full build-out can reasonably expect a minimum of 655 new trips. We estimate that this dramatic increase in traffic, along with the 2011 count and the developments that have occurred between that count and the present, will increase the ADT of this portion of Dent Road above 1,000.

A minor rural collector with an ADT from 400 to 1,500 requires a minimum roadway width of 32 feet, per Table 5-5 in the AASHTO Manual. Therefore, this portion of Dent Road (MP 2.19 to MP 3.23) will need to be widened in order to meet these minimum requirements.
 - 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;

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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 #1 (d)(i and 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 58 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 23,205 sf, compliance and consistency with local land use controls, and is compatible development with the surrounding residential area.

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Conditions of Approval:

1. Applicant shall comply with the **County Public Works Department** requirements including:
 - a. The final plat shall be accompanied with closure notes conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(4) for the subdivision boundary and all lots.
 - b. The final plat shall be accompanied with State Plane Coordinates conforming to Franklin County Subdivision Ordinance Section 7.10 (C)(1) and as set forth by state statutes for recording coordinates as described in RCW 58.20.180
 - c. **The following notes are required on the final plat:**
 - On street parking is not permitted within this subdivision unless all roads are constructed to a minimum paved width of 36 feet.
 - No lot within this subdivision shall have direct access to Dent Road.
 - Prior to the issuance of a building permit for any lot within this subdivision all road improvements must be completed to County Standards.
 - All new approaches to County Roads will require an approach permit at the time of building permit application.
 - d. A temporary turn around easement needs to be shown for the terminal road extending east between Lots 18 and 23. The other terminal roads – those being between Lots 24 and 25 and Lots 14 and 15, respectively – can be considered a hammerhead turn around until further extension or development mandates otherwise.
 - e. Dent Road from Mile Post (MP) 2.19 to MP 3.23 has an existing paved width of 26 feet and is below the minimum standard for a minor rural collector. The last vehicle count for this section of Dent Road was in 2011 with an Average Daily Traffic (ADT) count of 324. Assuming that half-acre lots are developed, a viable option in light of recent utility installations in the area, full anticipated build-out along Dent Road is expected to add at least another 283 lots utilizing this road as a collector. Using a standard 2.31 additional average daily trips per lot, full build-out can reasonably expect a minimum of 655 new trips. We estimate that this dramatic increase in traffic, along with the 2011 count and the developments that have occurred between that count and the present, will increase the ADT of this portion of Dent Road above 1,000.

A minor rural collector with an ADT from 400 to 1,500 requires a minimum roadway width of 32 feet, per Table 5-5 in the AASHTO Manual. Therefore, this portion of Dent Road (MP 2.19 to MP 3.23) will need to be widened in order to meet these minimum requirements. A preliminary estimate of the costs associated with this improvement is \$178,500.

As development along Dent Road increases the utilization and traffic count of this rural collector, mitigation is necessary. Franklin County will collect mitigation fees

in order to provide the needed improvements for this portion of Dent Road. For this development, a bond in the amount of \$22,500 is required prior to plat approval. An option, in lieu of the upfront collection of this fee (\$22,500), would also be to collect a per lot fee of \$388 (\$22,500 divided by 58 lots) at the time of building permit issuance.

- f. All internal streets shall be constructed to a minimum width of 28 feet. The pavement section shall be 2 inches of HMA (PG64-28) over 6 inches of 5/8 Minus Crushed Surfacing Top Course. Final placement and configuration of the roads shall be determined by the County Engineer on submittal of Engineered construction drawings.
 - g. All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
 - h. Permanent control monuments shall be installed in accordance with Franklin County Standard Plans H-6 and H-7 (brass cap in monument case) for centerline monuments when the road is constructed.
- 2. **Benton-Franklin Health District:** Applicant shall meet and comply with standards of the Benton Franklin Health Department. Please see the Planning Case-file for the letter dated January 8, 2015 from the BFHD to the Planning Department.
 - 3. **Big Bend Electric:** Applicant shall meet and comply with standards of the Big Bend Electric. No additional comments received during the agency comment period for the application.
 - 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. **United States Bureau of Reclamation:** Applicant shall meet and comply with standards of the USBR. See letter dated January 6, 2015. Also, please note that the final subdivision plat must be signed by the South Columbia Basin Irrigation District prior to being submitted to the USBR for final signature.
 - 7. **South Columbia Basin Irrigation District:** Applicant shall meet and comply with standards of the South Columbia Basin Irrigation District. SCBID has stated and required the following: The water allotment will need to be released for the acres within the new subdivision. This must be completed before any lots are sold. An M&I contract can be obtained from the Bureau of Reclamation if Columbia Basin Project water is needed for

irrigation. M&I water must be metered separately; the metering device requires district approval. Future development of this farm unit will require a "green zone" within the existing PP6.0-0.5 rights-of-way and may require upgrades to the pipe for road crossings etc. Relocating all or a portion of the pipe may be allowable but will require new easements and the approval of the BOR and the District.

8. **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).**
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 - 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).

DRAFT

- i. 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.

WHEREAS, the public use and interest will be served by giving preliminary approval to the above-mentioned application.

NOW THEREFORE, BE IT RESOLVED that the above-mentioned application be given preliminary approval in accordance with the provisions of the Franklin County Subdivision Ordinance #2-2008.

SIGNED AND DATED THIS 25th DAY OF FEBRUARY 2015.

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

Chair

Attest:

Chair Pro-Tem

Clerk of the Board

Member

**FRANKLIN COUNTY AUDITOR**

Matt Beaton, Auditor

2/25/2015

Franklin County Commissioners:

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

Action: As of this date, 2/25/2015

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	110028 ***	18,113.26
FC Public Facilities Const Fund	110029 ***	7,463.00
TRAC Operations Fund	110030 110067	76,170.87
Solid Waste	110068 110076	8,499.84
Current Expense	110077 110115	45,046.78
Planning and Development	110116 ***	11,009.00
Current Expense	110243 110262	11,072.11
Auditor O & M	110263 ***	404.46
Crime Victims/Witness Assist	110264 110265	3,256.06
Courthouse Facilitator Program	110266 ***	1,000.00
Current Expense	110267 110318	106,516.80
Auditor O & M	110319 ***	67.00
Trial Court Improvement Fund	110320 ***	350.00
Boating Safety Fund	110321 ***	23.26
Rental Car Excise Tax	110322 ***	20,240.17
Law Library	110323 110324	10,224.29
Veteran's Assistance	110325 ***	1,000.76
Ending Homelessness Fund	110326 ***	1,800.00
.3% Criminal Justice Const Fnd	110327 ***	1,039.30
FC RV Facility	110328 ***	73.68
Current Expense	110354 110355	4,347.09
Enhanced 911	110356 ***	1,718.75
FC Capital Projects Fund	110357 110358	1,179.50
County Roads	110359 110377	9,631.55
Motor Vehicle/Public Works	110378 110404	100,101.28
County Roads	110405 110408	6,297.10
Motor Vehicle/Public Works	110409 110410	9,531.51

In the amount of

\$456,177.42

The motion was seconded by

And passed by a vote of 3 to 0

Reviewed by County Administrator

The attached vouchers have been approved by Auditor or Deputy

Vouchers Audited By : Margaret Mathia

**FRANKLIN COUNTY AUDITOR**

Matt Beaton, Auditor

February 25, 2015

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, February 25, 2015,
move that the following warrants be approved for payment.

<u>FUND</u>	<u>WARRANT</u>	<u>AMOUNT</u>
County Road		
Payroll	110411-110431	23,903.87
Direct Deposit		<u>35,064.51</u>
		58,968.38
Benefits	110432-110441	<u>51,710.08</u>
	Total	<u>\$110,678.46</u>
 Motor Vehicle		
Payroll	110442-110456	\$4,609.10
Direct Deposit		<u>4,995.46</u>
		\$9,604.56
Benefits	110457-110466	<u>7,425.12</u>
	Total	<u>\$17,029.68</u>
 Grand Total All Payrolls		<u>\$127,708.14</u>

In the total amount of **\$127,708.14** (\$110,678.46 + \$17,029.68)

The motion was seconded by *[Signature]* and passed by a vote of 3 to 0

[Signature]
The attached payroll has been approved by Auditor or Deputy

[Signature]
Payroll Prepared By Julie Jordan

ORDINANCE NUMBER 3-2015

AN ORDINANCE EXTENDING A SIX MONTH MORATORIUM ON THE ESTABLISHMENT, LOCATION, PERMITTING, LICENSING, OR OPERATION OF MARIJUANA PRODUCTION, PROCESSING, AND RETAIL TO THE EXTENT AUTHORIZED BY INITIATIVE 502 OR APPLICABLE LAW.

WHEREAS, on September 10, 2014 the Board of County Commissioners adopted Ordinance 5-2014 extending a six (6) month moratorium on the establishment, location, permitting, licensing, or operation of marijuana production, processing, and retail to the extent authorized by Initiative 502 or applicable law; and

WHEREAS, in adoption of Ordinance 5-2014 the Board of County Commissioners found imposition and extension of a moratorium was in the public's best interest (to protect the public's safety, health and general welfare) and to maintain the status quo pending Franklin County's consideration of amending zoning classifications based on further study and public analysis; and

WHEREAS, the moratorium imposed and extended by Ordinance 5-2014 expires March 10, 2015; and

WHEREAS, additional time is necessary to develop and implement regulations to be considered by the Board of County Commissioners; and

WHEREAS, while development and implementation of regulations is pending it continues to be in the public's best interest to impose a moratorium and preserve the status quo by extending for another six (6) months the moratorium on the establishment, location, permitting, licensing, or operation of marijuana production, processing, and retail to the extent authorized by Initiative 502 or applicable law; and

WHEREAS, this day a public hearing has been held to consider extending for another six (6) months the moratorium on the establishment, location, permitting, licensing, or operation of marijuana production, processing, and retail to the extent authorized by Initiative 502 or applicable law; and

WHEREAS, the Board of County Commissioners has the authority pursuant to RCW 36.70.795 to adopt a moratorium; and

WHEREAS, the Board of County Commissioners intends for these recitals and those set forth in Ordinance 5-2014 and incorporated herein, to constitute its "findings of fact" as required by RCW 36.70.795; and

WHEREAS, said moratorium is in the best interests of Franklin County and is necessary to preserve the public health, safety, and welfare of the citizens.

NOW THEREFORE, the Board of Franklin County Commissioners ordains as follows:

Section 1: **Preliminary Findings of Fact.** The recitals and findings set forth above are hereby adopted as preliminary findings of fact in support of the moratorium imposed by this ordinance.

Section 2: **Moratorium Imposed.** Pursuant to the laws of the State of Washington, a moratorium is hereby imposed prohibiting within all areas of unincorporated Franklin County the establishment, location, operation, licensure, or maintenance of premises, facilities, businesses, or any other activities or operations involving the production, processing, or sale of marijuana and marijuana products authorized by

Initiative 502 or any other laws of the State of Washington. While said moratorium is in effect no building permit, occupancy permit, other development permit or approval, or business license shall be issued for any of the purposes or activities set forth above. Should any permits or licenses be issued in error for the above purposes or activities, such shall be null and void.

Section 3: **No Nonconforming Uses.** No use that constitutes or purports to be production, processing, or sale of marijuana that was engaged in prior to the enactment of this ordinance shall be deemed to have been a legally established use and shall not be entitled to claim legal nonconforming status.

Section 4: **Duration.** The moratorium imposed by this ordinance shall continue in effect for six consecutive months from its effective date, unless repealed or modified by the Board of Franklin County Commissioners in accordance with applicable law.

Section 5: **Public Hearing.** Pursuant to RCW 36.70A.390 this day the Commissioners held a public hearing on the adoption of this moratorium.

Section 6: **Severability.** If any section, sentence, or portion of this ordinance or its application to any person or circumstance should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

Section 7: **Effective Date.** This ordinance shall become effective on the date of its adoption set forth below.

APPROVED AND ADOPTED this 25 day of February, 2015.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON


Brad Peck, Chair

OPPOSED


Rick Miller, Chair Pro Tem


Robert E. Koch, Member

ATTEST:


Clerk of the Board

APPROVED AS TO FORM

By: 
Timothy E. Dickerson
Deputy Prosecuting Attorney

df

ORDINANCE NUMBER 3-2015