

COMMISSIONERS RECORD 53  
FRANKLIN COUNTY  
Commissioners' Proceedings for March 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 Mary Withers, Clerk to the Board. Meeting convened at 9:00 am with the Pledge of Allegiance.

### **LOBBYIST**

Legislative Liaison Jim Potts talked with the Board by speaker phone to give a legislative update. Present in audience: Jennifer Bowe, Tri-City Herald Reporter Geoff Folsom, Sheriff Jim Raymond and Greg Wendt.

### **PLANNING AND BUILDING DEPARTMENT**

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

Public Meeting: SUB 2015-02, a request to subdivide approximately 67.2 acres into 65 single family residential lots. The average lot size in the development is approximately 32,646 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, north of the City of Pasco, west of Broadmoor Blvd., along the north side of Burns Road and the west side of Dent Road (Parcel Numbers 126150130 (20.67 acres), 126150131 (20.00 acres); and 126150132 (26.53 acres).

Public Meeting convened at 9:15 am. Present: Commissioners Peck, Miller and Koch; Planning Director/Interim County Administrator Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Jennifer Bowe, Geoff Folsom and Sheriff Jim Raymond.

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

Mr. MacPherson showed maps and the proposed plat on the screen.

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

**Motion** – Mr. Koch: Mr. Chairman, I move to grant approval to Subdivision 2015-02 subject to the six findings of fact and eight conditions of approval. Second by Mr. Miller. 3:0 vote in favor. Resolution 2015-129 was approved.

**SHORELINE MASTER PROGRAM UPDATE (9:30 am)**

Ben Floyd, consultant with Anchor QEA, gave an update on the Shoreline Master Program. Present in audience: Greg Wendt, Jennifer Bowe, Jim Raymond, Troy Woody and Geoff Folsom.

**OFFICE BUSINESS (9:48 am)**

Vouchers

**Motion** – Mr. Koch moved for approval of vouchers for fund expenditures with bottom line total of \$278,274.04. Second by Mr. Miller. 3:0 vote in favor. (Exhibit 2)

<u>Fund Expenditures</u>	<u>Warrants</u>		<u>Amount Issued</u>
<b><u>Excise Tax:</u></b>			
Current Expense			3098.44
Election Equipment Revolving			45.37
Treasurer O & M			1.69
Trial Court Improvement Fund			2589.45
DUI Recovery Fund			11.61
E911/State Contract/Operations			128.48
E911/State Contract/Capital			22.92
County Roads			62.08
FC Public Facilities Const Fund			27.58
TRAC Operations Fund			331.72
FC RV Facility			14.94
Motor Vehicle/Public Works			24.94
			6359.22
Current Expense	111405	111630	8,689.64
FC RV Facility	111631	111632	1,061.53
TRAC Operations Fund	111633	111659	44,530.78
Current Expense	111660	111725	80,210.55
Current Expense	111726	111749	24,893.47
Trial Court Improvement Fund	111750	111751	533.54
Jail Commissary	111752	***	18.00
Enhanced 911/State Contract	111753	***	676.84

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

Veteran's Assistance	111754	***	1,815.08
FC Capital Projects	111755	***	2,811.06
Motor Vehicles	111756	111757	30,816.18
Current Expense	111758	111776	56,869.25
Auditor O & M	111777	***	16.14
Law Library	111778	111780	10,306.51
Ending Homelessness Fund	111781	111790	5,766.50
Current Expense	111791	111794	1,727.00
.3% Criminal Justice Const Fund	111795	***	1,011.45
Current Expense	111796	***	161.30
		<b>Grand Total:</b>	<b>\$278,274.04</b>

Consent Agenda

**Motion** – Mr. Miller: Mr. Chairman, I move that we approve consent agenda items 1 through 6 as listed. Second by Mr. Koch. 3:0 vote in favor.

1. Approval of Resolution 2015-130, Professional Services Contract between Benton and Franklin Counties and Harms Engineering, Inc., for design of a pre-treatment wastewater system at Benton-Franklin Counties Juvenile Justice Center
2. Approval of Resolution 2015-131, Third Amendment to Professional Services Agreement #PSA-2013/15-Larsen-00 between Benton and Franklin Counties Department of Human Services and Kelly Larsen
3. Approval of Resolution 2015-132, Amendment #3 to the Professional Services Contract between Franklin County and Anchor QEA
4. Approval of Resolution 2015-133, Annual Reports due to the County Road Administration Board on April 1, 2015, and authorization for the Chairman to execute the Digital Submittal Certification on behalf of the Board
5. Approval of Resolution 2015-134, approval for TRAC General Manager to replace the failing dehumidifier at the TRAC Center ice rink with funds from the 390-404-001 FC Public Facilities Construction Fund by a transfer from the 280-000-002 1999 Distressed Capital GO Bonds .09 Monies in an amount not to exceed \$91,000
6. Approval of Franklin County Commissioner Proceedings for March 11 and 18, 2015

**PUBLIC SAFETY BUILDING SELECT OFFICE RENOVATIONS (9:57 am)**

Construction Project Manager Larry Hueter met with the Board. Present in audience: Troy Woody, Jim Raymond and Geoff Folsom.

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

Public Safety Building Select Office Renovations

Mr. MacPherson recommended that additional time be given to evaluate the bids against Franklin County's current budget and in order to determine if there will be an award of a contract. The Board agreed.

**COUNTY ADMINISTRATOR (9:58 am)**

Interim County Administrator Jerrod MacPherson met with the Board. Present in audience: Larry Hueter, Troy Woody, Jim Raymond, Geoff Folsom, Carlee Nave and Janet Taylor.

TRAC Advisory Board update

TRAC Manager Troy Woody met with the Board.

The Board members agreed that the TRAC By-Laws should be revised in order to give more clarity.

There was extensive discussion regarding two situations concerning current membership on the TRAC Advisory Board. The Board determined TRAC Advisory Board members should reside in Franklin County.

A TRAC Advisory Board member has not been able to attend meetings on a regular basis. The Board asked staff members to contact the person regarding his/her ability to participate.

Mr. Raymond and Mr. Folsom left the audience.

Human Resources

HR Director Carlee Nave met with the Board.

**Executive Session** at 10:11 am pursuant to RCW 42.30.110(1)(g), evaluate qualifications of applicant for employment or review performance of a public employee, expected to last up to 15 minutes. Ms. Taylor and Mr. Hueter left the audience.

**Open Session** at 10:28 am. Larry Hueter and Janet Taylor joined the audience.

Larry Hueter met with the Board. Present in audience: Janet Taylor and Carlee Nave.

**Executive Session** at 10:28 am pursuant to RCW 42.30.110(1)(d), review negotiations on performance of publicly bid contracts, expected to last 15 minutes.

**Open Session** at 10:45 am.

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

**Motion** – Mr. Koch: Mr. Chairman, I would move to disallow the bids for the Public Safety Building and allow staff to come back with an RFP or assign an architect to come up with an RFP for rebid. Mr. Peck restated that the motion is to decline two bids that were previously received for remodeling of the Public Safety Building and to instruct staff to prepare the necessary documents to go forward with this project. Second by Mr. Miller. 3:0 vote in favor.

**Executive Session** at 10:49 am pursuant to RCW 42.30.110(1)(b) for real estate acquisition or site selection expected to last up to 15 minutes.

**Open Session** at 11:01 am. Janet Taylor and Carlee Nave joined audience.

Janet Taylor met with the Board.

**Executive Session** at 11:03 am pursuant to RCW 42.30.110(1)(g), to evaluate qualifications of an applicant for employment or review performance of a public employee, expected to last 15 minutes.

**Open Session** at 11:18 am.

**HUMAN RESOURCES (HR)** (11:19 am)

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

**Executive Session** at 11:19 am pursuant to RCW 42.30.140(4) regarding labor-contract negotiations, expected to last up to 15 minutes.

**Open Session** at 11:34 am.

The Board **gave consensus agreement** to enter into a Memorandum of Understanding to the existing Collective Bargaining Agreement with the FOP to enable 12-hour shifts to be implemented in the Sheriff's Office. The MOU will be finalized and routed to the union for signature, then brought to the Board next week for Board approval.

**OTHER BUSINESS**

**MATRICES Project (E911 consolidation)**

Mr. Peck gave an update regarding MATRICS.


**Adjourned** at 11:38 am.


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

There being no further business, the Franklin County Board of Commissioners meeting was adjourned until April 1, 2015.

BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
Chairman Pro Tem

  
\_\_\_\_\_  
Member

Attest:

  
\_\_\_\_\_  
Clerk to the Board

Approved and signed April 1, 2015.

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

2015-129

**DATE:** March 16, 2015**PRESENTED BY:** Jerrod MacPherson

**ITEM:** (Select One)  Consent Agenda.  
 To Be Brought Before the Board. Date: March 25, 2015  
Time needed: 15 minutes

**SUBJECT / ISSUE:** SUB 2015-02, a subdivision (SUB) application to subdivide approximately 67.20 acres into sixty five (65) single-family residential lots, and one (1) non-buildable tract that is approximately 11.24 acres in size.

**ACTION(S) REQUESTED:**

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

**BACKGROUND:**

This is an application to subdivide approximately 67.20 acres into 65 single family residential lots. The average lot size in the development is approximately 32,646 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 Plat is proposed to occur in three (3) phases. If approved, Preliminary Plat Approval will allow the applicant 5 years to complete and record the final plat for all three phases of development.

The property is located north of the City of Pasco, west of Broadmoor Blvd., along the north side of Burns Road and the west side of Dent Road (Parcel Number(s) 126150130 (20.67 acres), 126150131 (20.00 acres); and 126150132 (26.53 acres).

**PLANNING COMMISSION REVIEW:** The applicant filed a complete application with the Planning Department in January of 2015. The application materials were reviewed by the County Planning Commission in an advertised open record hearing Tuesday, March 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 March 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, and had no in-office discussions 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 5 in favor; 0 against;

**Summary:** At the regularly scheduled Planning Commission hearing on March 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:

The Franklin County Public Works has examined the proposed preliminary plat known as Eagle Crest and finds 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. A preliminary estimate of the costs associated with this improvement is \$178,500.

**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 Burns Road) 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 notification from the Pasco School District on February 19, 2015 stating that the School District does not object to 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 and is near the boundaries of the Franklin County Irrigation District. Additionally, City water is available to the plat provided the developer/owner signs the necessary utility/annexation agreement.

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 and registered for this project. A Mitigated Determination of Non-Significance (MDNS) was issued and the comment period ended on February 26, 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 32,646 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 32,646 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 known as Eagle Crest and finds 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. A preliminary estimate of the costs associated with this improvement is \$178,500.

- 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 65 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 32,646 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. 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 \$45,000 is required prior to plat approval. If development will occur on a parcel-by parcel-basis, the bond breakdown will be: parcel 126-150-130 - \$13,105; 126-150-131 - \$12,020; 126-150-132 - \$19,875. An option, in lieu of the upfront collection of this fee (\$45,000), would also be to collect a per lot fee of \$693 (\$45,000 divided by 65 lots and rounded up) at the time of building permit issuance.

- b. 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.
- c. All utilities serving the subdivision must be installed underground, per Franklin County Code Chapter 7, Section 7.9A.
- d. 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.
- e. 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 or Burns 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.
- f. 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.
- g. 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.
2. **Benton-Franklin Health District:** Applicant shall meet and comply with standards of the Benton Franklin Health Department (see letter dated December 5, 2014 in the planning case-file).
3. **Utilities:** The project is located within both the Franklin PUD and Big Bend Electric service area boundaries.
- a. **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.
- b. **Franklin PUD:** The PUD is requesting a 10' utility easement be placed on the final plat for Phase I. This is generally located along the lot line between Lot 10 and Lot 11, diagonally south through Tract A, and then along the southern lot line of Tract A until it connects with Burns Road. Applicant shall contact the PUD for exact easement locations.
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 13, 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 that if the owner wishes to obtain project water for irrigation, an M&I contract must be obtained from the Bureau of Reclamation. The source of water, the turnout/metering and other details will need to be worked out.
8. **County Planning and Building Department:** The County Planning Department has determined the following for this application:
- a. The applicant is proposing the development consist of up to three (3) Phases:
- **Phase I** consists of 26 lots and shall be identified as *Phase I- Lots 1-26*.
  - **Phase II** consists of 24 lots and shall be identified as *Phase II- Lots 1-24*.
  - **Phase III** consists of 15 lots and shall be identified as *Phase III- Lots 1-15*.

b. **Preliminary plat approval is valid for a five (5) year period** following approval by the Board of County Commissioners. Within five (5) years of the approval of the preliminary plat, each Phase will need to complete a final plat process.

c. **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.

d. **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 multiple lots which have access to both an arterial road (Dent Rd and Burns Road) and a local access road. To mitigate this subdivision design, and consistent with City of Pasco and Urban Area standards, the applicant shall place an estate type fence (solid masonry estate type fence/wall construction) in the following locations:

- Phase I- Along the west side of Dent Road for Lots 54, 55, 56, 58, 59, 60, 65 and 1. Also, Along the north side of Burns Road for Lots 1, 2, 3, and 4. (Due to steep slope on Lot 4, the applicant or applicant representative may submit a fencing plan to work cooperatively with the Planning and Building Department that addresses the steep slopes on the property and the lot frontage issue).
- Phase II-Along the west side of Dent Road for Lots 44, 45, 46, 52, 53.
- Phase III- Along the west side of Dent Road for Lots 36 and 37.
- Vision triangle standards shall be complied with at the intersections of Burns and Dent Roads for Lots 1 and 65 and Lots 36 and 37.

- ii. **Corner Lots:** For the placement of front yard fencing, **all corner lots shall be identified in the notes on the face of the applicable final plat(s)**. These include lots 27, 42, 48, 21, 15, 13, 9, 57, and 62. The setback for 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.

e. **Irrigation Water:** The applicant shall provide the Planning and Building Department with an approval letter from an irrigation purveyor (i.e. City of Pasco, Franklin County Irrigation District, or an M&I contract obtained from the Bureau of Reclamation) prior to the processing of a final plat.

- f. **TRACT A** (11.24 acres) is identified and proposed by the developer on the preliminary plat as a non-buildable tract and is located in Phase III of the development.
- Tract A shall be identified as a non buildable tract on the final plat for Phase III;
  - A recorded document/covenant shall be developed and recorded stating that TRACT A is a non-buildable tract of land; and
  - The Auditor's File Number for the recorded document shall be identified and shown on the final plat for Phase III.
- g. An existing 10' power easement (AF # 1794333) is shown on the preliminary plat extending from Dent Road to Lot 30. The applicant is proposing to place electrical utilities for the development in the new utility easements. Applicant has stated the 10' private easement will be vacated/removed. Prior to final plat approval of Phase 3, a copy of this documentation shall be provided to the Planning and Building Department.
- h. 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.
- i. 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(s).
- j. The applicant shall coordinate with the **Post Office** regarding centralized box unit (CBU) locations for the lots in the development.
- k. Prior to final plat approval of Phase I, a record survey for boundary line adjustment and associated process shall be completed for the three existing parcels. The new boundary lines shall be consistent with the proposed boundaries for each Phase of development.
- l. The developer is to comply with the Adoption of the 2012 International Fire Codes and the City of Pasco standards for placement/installation of Fire hydrants within this proposed subdivision.
- m. 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.
- n. 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](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; Franklin PUD; 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).
- o. 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 2015-02 with the following motion:

**Motion:**

Grant approval of SUB-2015-02, subject to the six (6) findings of fact and eight (8) conditions of approval.

**HANDLING / ROUTING:**

N/A

**ATTACHMENTS:**

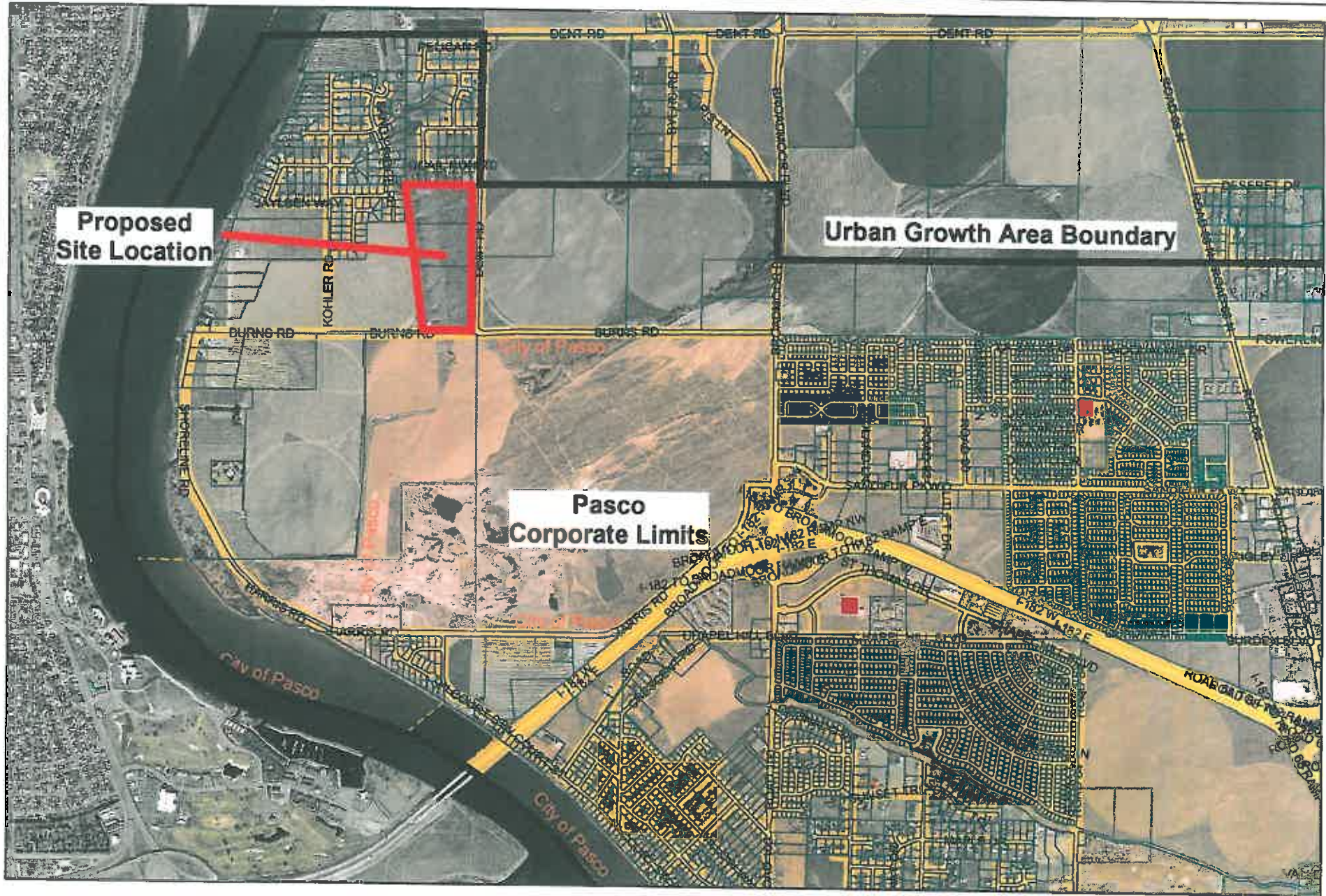
Four (4) exhibits are attached for consideration: 1) An aerial and parcel overlay map of the general area and the property in question; 2) A more detailed aerial and parcel overlay map of the general area and the property in question; 3) A copy of the preliminary plat of the proposed project; and 4)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

I certify the above information is accurate and complete.



Jerrrod MacPherson – Director of Planning and Building





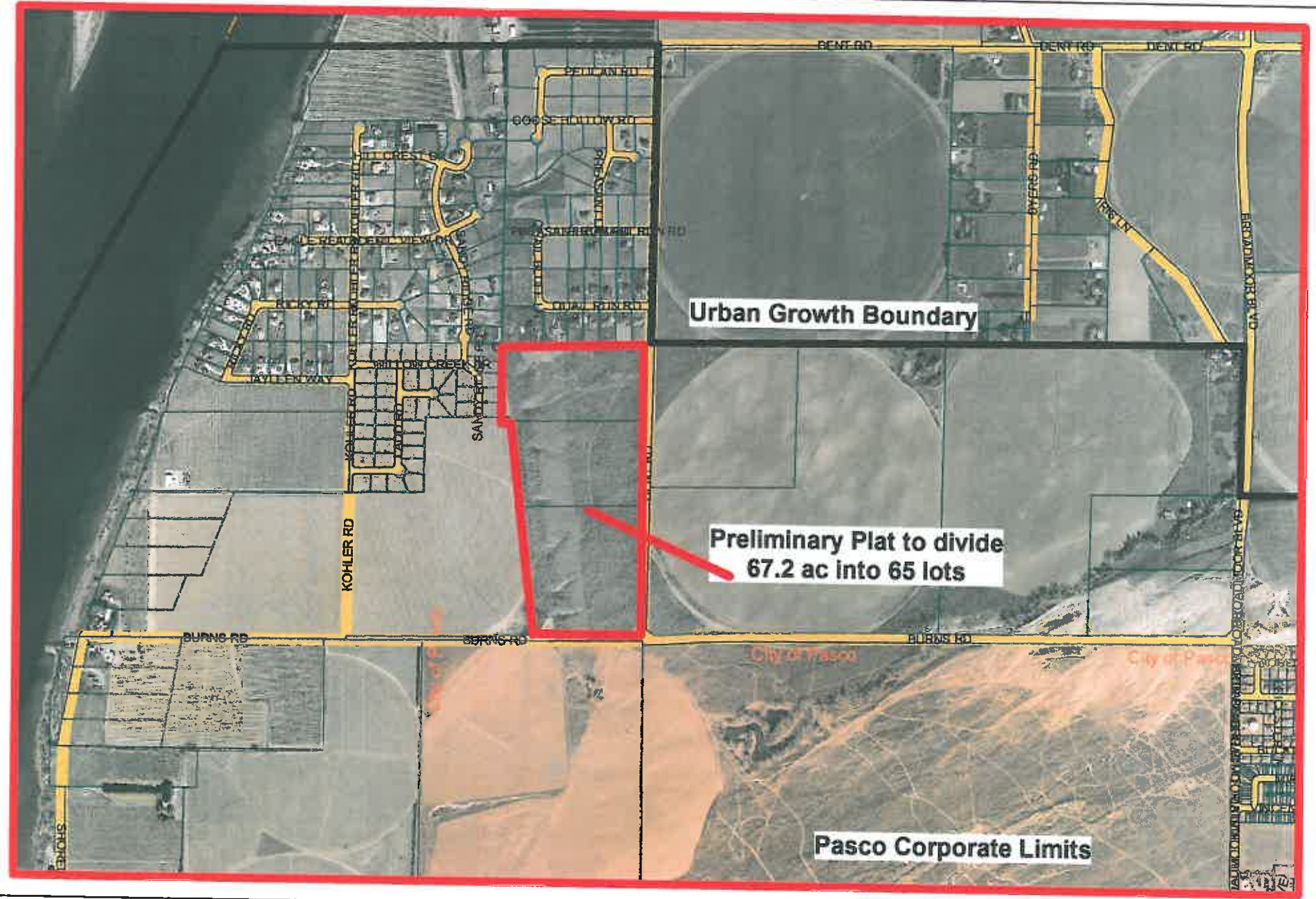
**DISCLAIMER AND TERMS OF USE:**

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.*

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

DATE PRINTED

<http://gis.co.franklin.wa.us>  
[gis@co.franklin.wa.us](mailto:gis@co.franklin.wa.us)



**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.*

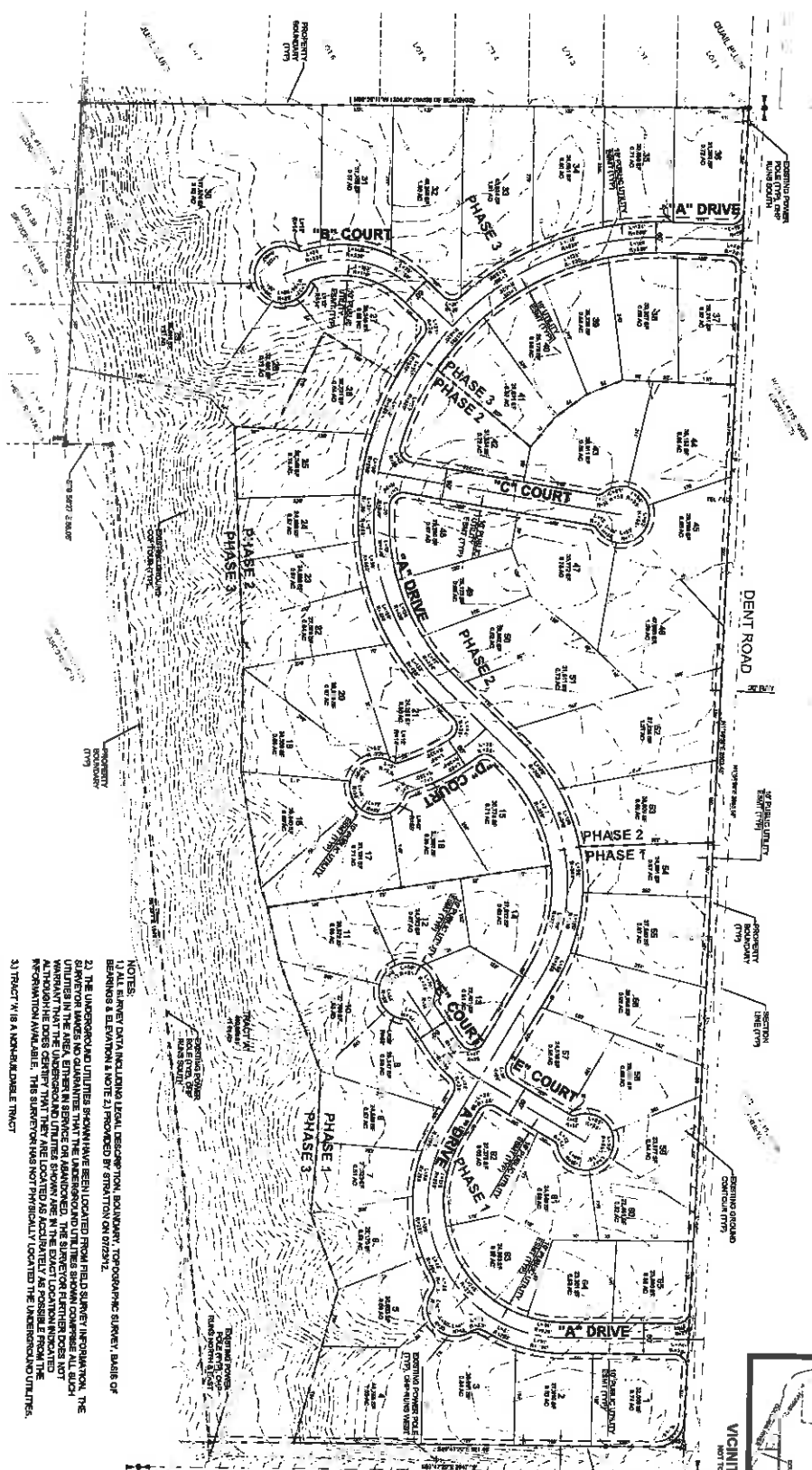
Franklin County Regional Information System  
 1016 North 4th Avenue  
 Pasco, Washington 99301  
 Telephone: (509)545-3585 Fax: (509)546-5871

DATE PRINTED  
<http://gis.co.franklin.wa.us>  
[gis@co.franklin.wa.us](mailto:gis@co.franklin.wa.us)

# EAGLE CREST

## PRELIMINARY PLAT

Located in The SE 1/4 of Sec. 1, T. 9 N., R. 28 E., W.M.



PHASE	NO. LOTS	NO. ACRES
1	24	2.24
2	24	2.24
3	18	1.62

LAND USE TABLE	APPLICABLE ZONING
RESIDENTIAL SINGLE-FAMILY	R-1
RESIDENTIAL MEDIUM-DENSITY	R-2
RESIDENTIAL HIGH-DENSITY	R-3
COMMERCIAL GENERAL	C-1
COMMERCIAL OFFICE	C-2
INDUSTRIAL GENERAL	I-1
INDUSTRIAL MEDIUM-DENSITY	I-2
INDUSTRIAL HIGH-DENSITY	I-3
UTILITY	U-1
RECREATION	R-4
AGRICULTURE	A-1
CONSERVATION	C-3

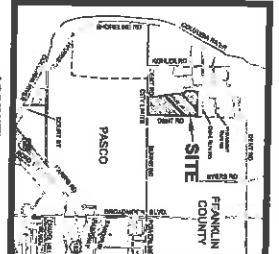
APPLICANT/OWNER: P.O. BOX 200  
 6115 BURDEN BLVD., SUITE E  
 PASCO, WA 99078  
 PHONE: (509) 535-3115

ENGINEER: RICHARDSON P.L.L.C.  
 6115 BURDEN BLVD., SUITE E  
 PASCO, WA 99078  
 PHONE: (509) 535-3115

ZONING CLASSIFICATION: RESIDENTIAL SINGLE-FAMILY  
 EASEMENT NOTE: ALL LOTS SHALL HAVE A 10' AIR RIGHT EASEMENT

**NOTES:**  
 1) ALL SURVEY DATA INCLUDING LEGAL DESCRIPTION, BOUNDARY, TOPOGRAHY, ELEVATION, BEARINGS & ELEVATION, & NOTE 2) PROVIDED BY SURVEYOR ON 02/25/15.  
 2) THE UNRESERVED LOTS SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE UNRESERVED LOTS IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE UNRESERVED LOTS IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNRESERVED QUARTERS.  
 3) TRACT 'X' IS A NON-ALIENABLE TRACT.

**LEGAL DESCRIPTION:**  
 THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., FOLLOWING DESCRIBED TRACT:  
 BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE NORTH 89° 47' 11" WEST ALONG THE NORTH 89° 47' 11" WEST LINE TO THE POINT OF BEGINNING; THENCE NORTH 89° 47' 11" WEST ALONG THE NORTH 89° 47' 11" WEST LINE TO THE WESTERLY CORNER OF SAID SECTION 1; THENCE NORTH 89° 47' 11" WEST ALONG THE WESTERLY CORNER OF SAID SECTION 1; THENCE NORTH 89° 47' 11" WEST ALONG THE WESTERLY CORNER OF SAID SECTION 1; AND THE TERMINUS OF SAID LINES, EXCEPT COUNTY ROADS,  
 TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.



DATE	DESCRIPTION
03/25/15	PRELIMINARY PLAT FOR EAGLE CREST
03/25/15	REVISIONS
03/25/15	REVISIONS
03/25/15	REVISIONS
03/25/15	REVISIONS

PRELIMINARY PLAT FOR:  
**EAGLE CREST**  
 A SUBDIVISION LOCATED IN FRANKLIN COUNTY, WASHINGTON

**HDI DESIGN GROUP**  
 6115 Burden Blvd., Suite E  
 Pasco, WA 99078-4000  
 (509) 535-3115  
 www.hdi-design.com



**FRANKLIN COUNTY AUDITOR**

Matt Beaton, Auditor

3/25/2015

Franklin County Commissioners:

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

Action: As of this date, 3/25/2015

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.

<u>FUND Expenditures</u>	<u>WARRANTS</u>		<u>AMOUNT ISSUED</u>
<b>Excise Tax:</b>			
Current Expense			3098.44
Election Equipment Revolving			45.37
Treasurer O & M			1.69
Trial Court Improvement Fund			2589.45
DUI Recovery Fund			11.61
E911/State Contract/Operations			128.48
E911/State Contract/Capital			22.92
County Roads			62.08
FC Public Facilities Const Fund			27.58
TRAC Operations Fund			331.72
FC RV Facility			14.94
Motor Vehicle/Public Works			24.94
			6359.22
Current Expense	111405	111630	8,689.64
FC RV Facility	111631	111632	1,061.53
TRAC Operations Fund	111633	111659	44,530.78
Current Expense	111660	111725	80,210.55
Current Expense	111726	111749	24,893.47
Trial Court Improvement Fund	111750	111751	533.54
Jail Commissary	111752	***	18.00
Enhanded 911/State Contract	111753	***	676.84
Veteran's Assistance	111754	***	1,815.08
FC Capital Projects	111755	***	2,811.06
Motor Vehicles	111756	111757	30,816.18
Current Expense	111758	111776	56,869.25
Auditor O & M	111777	***	16.14
Law Library	111778	111780	10,306.51
Ending Homelessness Fund	111781	111790	5,766.50
Current Expense	111791	111794	1,727.00
.3% Criminal Justice Const Fund	111795	***	1,011.45
Current Expense	111796	***	161.30
In the amount of			<b>\$278,274.04</b>

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