

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: September 10, 2019	PREPARED BY: Derrick Braaten
Meeting Date Requested: September 17, 2019	PRESENTED BY: Derrick Braaten
ITEM: (Select One) <input checked="" type="checkbox"/> Consent Agenda <input type="checkbox"/> Brought Before the Board Time needed:	
SUBJECT: Final Approval of the Spencer Estates, Phase 3 subdivision, SUB 2018-02. This plat seeks to subdivide approximately 24.8 (net) preliminarily platted acres (SUB 2018-02) into 37 single-family residential lots. The land is zoned RS-20.	
FISCAL IMPACT: None	
BACKGROUND: On January 8, 2019, the Board of County Commissioners approved Res. 2019-009, granting preliminary approval for the Spencer Estates, Phase 3 subdivision, SUB 2018-02, comprising a total of approximately 24.8 acres, and originally proposing 38 single-family lots. Upon review of the preliminary plat survey, it was determined by the applicant that modifications to the plat would be required, with said modifications reducing the total number of single-family lots from the proposed 38-lots, to a total of 37-lots. The property is east of the Columbia River, NW of the intersection of Kohler Road (east boundary) and Burns Road (south boundary). (Parcel #126-150-141)	
RECOMMENDATION: Staff recommends the Board grant final plat approval to Spencer Estates Subdivision, SUB 2018-02, based on the following findings, included in the Resolution: (1) The conditions imposed when the preliminary subdivision was approved have been met. (2) Agencies with jurisdiction have approved and signed the plat. (3) The proposal complies with the requirements of state law and the County subdivision ordinance. (4) The subdivision conforms with the general purposes of the Comprehensive Plan and the Zoning Ordinance. <i>Suggested Motion:</i> I move to Pass Resolution #_____, granting final approval of SUB 2018-02, and authorize the Chairman of the Board to sign the final subdivision.	
COORDINATION: In addition to the agencies / departments that have signed the final plat, this action has been coordinated with the City of Pasco for municipal water supply.	
ATTACHMENTS: (Documents you are submitting to the Board) (1) Draft Resolution; (2) RES 2019-009, Granting Preliminary Approval for SUB 2018-02 (Preliminary Plat); The final plat for signature will be provided at the meeting.	
HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of parties that will need a pdf) To the Clerk of the Board: 1 Original Resolution To Planning: 1 Copy Resolution	

I certify the above information is accurate and complete.



Derrick Braaten, Planning & Building Director

FRANKLIN COUNTY RESOLUTION _____
BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, WASHINGTON

RE: *Final Approval for SUB 2018-02, Spencer Estates, to subdivide approximately 24.8 acres into 37 residential lots.*

WHEREAS, this Board did consider the Spencer Estates subdivision application at a public meeting and granted preliminary approval for the subdivision on January 8, 2019; and

WHEREAS, the land is zoned Residential Suburban (RS-20). The property is located east of the Columbia River, west of, and bordered by, Kohler Road, and the southern border is Burns Road. (Parcel #126-150-141); and

WHEREAS, the Board of County Commissioners has determined the following for the plat:

1. The conditions imposed when the Preliminary Subdivision was approved have been met,
2. Agency's with jurisdiction have approved and signed the plat,
3. The requirements of the state law and Subdivision Ordinance have been complied with,
4. The Subdivision conforms with the general purposes of the Comprehensive Plan and the Zoning Ordinance; and

WHEREAS, the public use and interest will be served by approving the Spencer Estates Subdivision, for recording.

NOW, THEREFORE, BE IT RESOLVED that the Subdivision be approved and the chairman so indicate by signing the final Subdivision.

APPROVED THIS 17th DAY OF SEPTEMBER, 2019.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Chair

Chair Pro-Tem

Attest: _____
Clerk of the Board

Member

SPENCER ESTATES PHASE 3
 A PORTION OF THE SW 1/4 SECTION 01, TOWNSHIP 09 NORTH, RANGE 28 EAST, W.M.,
 FRANKLIN COUNTY, WASHINGTON.



FRANKLIN COUNTY APPROVALS
 DATE OF APPROVAL: _____ DATE: _____
 COUNTY CLERK: _____

FRANKLIN COUNTY TOWNSHIP APPROVAL
 DATE OF APPROVAL: _____ DATE: _____
 TOWNSHIP CLERK: _____

FRANKLIN COUNTY HEALTH DISTRICT APPROVAL
 DATE OF APPROVAL: _____ DATE: _____
 HEALTH DISTRICT CLERK: _____

FRANKLIN COUNTY PUD APPROVAL
 DATE OF APPROVAL: _____ DATE: _____
 PUD CLERK: _____

FRANKLIN COUNTY PUBLIC UTILITY DISTRICT APPROVAL
 DATE OF APPROVAL: _____ DATE: _____
 PUBLIC UTILITY DISTRICT CLERK: _____

IRRIGATION NOTE
 DATE: _____

DEDICATION
 DATE: _____

ACKNOWLEDGMENTS
 DATE: _____

LEGAL DESCRIPTION
 LOT 1, SHOOT PLAT 2018-32, RECORDED IN VOLUME 2 OF SHOOT PLATS AT THE OFFICE OF THE COUNTY CLERK, FRANKLIN COUNTY, WASHINGTON.

BENTON FRANKLIN HEALTH DISTRICT APPROVAL
 DATE OF APPROVAL: _____ DATE: _____

BENTON FRANKLIN COUNTY PUD APPROVAL
 DATE OF APPROVAL: _____ DATE: _____

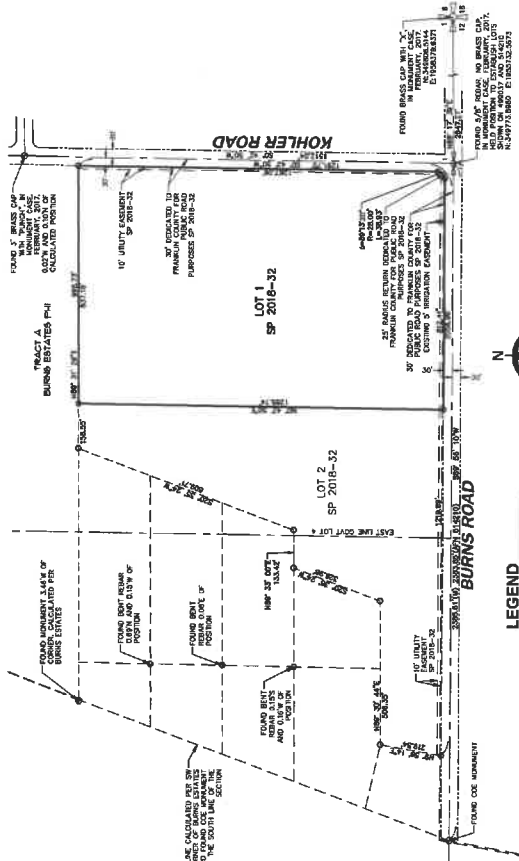
BENTON FRANKLIN COUNTY TOWNSHIP APPROVAL
 DATE OF APPROVAL: _____ DATE: _____

FRANKLIN COUNTY HEALTH DISTRICT NOTES

FRANKLIN COUNTY PUD NOTES

FRANKLIN COUNTY REQUIRED NOTES

CITY OF PASCO



LEGEND
 SECTION CORNER
 QUARTER SECTION CORNER
 FOUND MONUMENT AS NOTED
 FOUND PROPERTY CORNER SET PER RECORD PLATS
 FOUND MONUMENT AS NOTED
 FOUND PROPERTY CORNER SET PER RECORD PLATS

AUDITOR'S CERTIFICATE
 I, JAMES W. BERRY, REGISTERED AS A PROFESSIONAL LAND SURVEYOR BY THE STATE OF WASHINGTON, HAVE EXAMINED THE RECORDS OF THE LAND ACQUIRED HEREIN AND THE MONUMENTS AND BOUNDARIES THEREON AND THE RECORDS OF THE COUNTY OF FRANKLIN, WASHINGTON, AND I CERTIFY THAT THE SAME ARE CORRECTLY SET FORTH IN THE RECORDS OF THE COUNTY OF FRANKLIN, WASHINGTON.

CITY OF PASCO
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 COUNTY CLERK: _____

FRANKLIN COUNTY TOWNSHIP APPROVAL
 DATE OF APPROVAL: _____ DATE: _____
 TOWNSHIP CLERK: _____

FRANKLIN COUNTY HEALTH DISTRICT APPROVAL
 DATE OF APPROVAL: _____ DATE: _____
 HEALTH DISTRICT CLERK: _____

FRANKLIN COUNTY PUD APPROVAL
 DATE OF APPROVAL: _____ DATE: _____
 PUD CLERK: _____

FRANKLIN COUNTY PUBLIC UTILITY DISTRICT APPROVAL
 DATE OF APPROVAL: _____ DATE: _____
 PUBLIC UTILITY DISTRICT CLERK: _____

IRRIGATION NOTE
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DRAWN BY: JWB
 DATE: 4/19/20
 CHECKED BY: JWB
 JOB NO.: 218885

JAMES W. BERRY, 131 BENTONWAY DR., 34840

FRANKLIN COUNTY AUDITOR

Preliminary Approval for SUB 2018-02, Spencer Estates Subdivision

Resolution 2019-009

Big Sky Development

38 single-family residential lots

FRANKLIN COUNTY RESOLUTION _____

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, WASHINGTON

RE: Preliminary Approval for SUB 2018-02 Spencer Estates Phase 3, to subdivide approximately 25 acres into 38 single-family residential lots.

WHEREAS, this Board has reviewed the recommendation by the Franklin County Planning Commission for the preliminary subdivision application by Big Sky Developers (Dave Greeno), and has granted preliminary approval of the preliminary subdivision subject to the following findings of fact, conclusions of law, 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 Pasco (Urban Area) Comprehensive Plan.

i. The property is zoned Residential Suburban 20,000 (RS-20).

ii. The Comprehensive Plan designation for the property is "Mixed Residential."

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 standards.

c. **Water Supplies:** The lots are proposed to be connected to City of Pasco municipal water supply.

d. **Roads/Access:** The property is located near Burns Road and Kohler Road. The proposed subdivision will be accessed via those roads and the dedicated rights of way. All new roads will be dedicated and constructed to County standards. Mitigation fees will offset impacts to level of service.

e. **Septic System:** The applicant is required to comply with local Health Department standards as it relates to the sanitary wastes (i.e. septic systems).

f. **School/School grounds:** The project is located within the Pasco School District boundaries. The Pasco School District has reviewed the land development

application for Subdivision 2018-02 and has reached an agreement with the developer and 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 applicant has indicated that irrigation water will be provided to each lot.

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 fire hydrants in accordance with applicable Fire codes and standards. The County has adopted the 2015 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 Suburban 20,000 (RS-20) and the development is consistent with the land use patterns in the area. The Pasco Urban Area Comprehensive Plan designates this area for mixed residential development .

b. All lots comply with the required width/depth and lot frontage standards for new lots.

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. There are no environmentally critical areas or buffers mapped at the site of the proposed subdivision.
 - d. A State Environmental Policy Act (SEPA) review has been completed for this project and there are conditions of the DNS that must be met.
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 24,041 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 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; Each lot in the development is 21,800 square feet or greater size which complies with the zoning ordinance and comprehensive plan.
 - ii. Lessen congestion and promote safe and convenient travel by the public on roads and highways; Fees will mitigate against impacts that could affect level of service.
 - iii. Promote the effective use of land; The development utilizes the existing landscape and fulfils the intent of the County Zoning Ordinance.
 - iv. Provide for adequate light and air;

The proposed 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.
- 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).
- 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 38 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 24,041 square feet, is in compliance and consistent with local land use controls, and is compatible with the surrounding residential area.

CONCLUSIONS OF LAW:

1. An application was received for the Spencer Estates Phase 3 preliminary plat on October 12, 2018 and the application was deemed complete on October 19, 2018.

2. The SEPA process has been completed and a DNS was issued. An amended DNS was issued on November 28, 2018 and sent to all reviewing agencies and those providing comment.
3. Following an open record pre decision hearing on a proposed preliminary plat, the Planning Commission shall render a recommendation to the board of county commissioners as to whether the proposal based on the findings shall be denied, approved or approved with medications or conditions.
4. The review criteria of FCC 16.20.070 was used to develop the findings of fact.

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 following notes are required on the final plat:
 - All new approaches to County Roads will require an approach permit at the time of building permit application. A mitigation fee is required and will be collected by Public Works at the time of road approach permit issuance.
 - Lot owners shall be responsible for the maintenance of drainage ditches or swales per the design as shown on the road construction plans for this development, unless they are no longer necessary due to an alternate drainage system being installed.
 - No lot within this subdivision shall have direct access to Burns Road or Kohler Road.
 - 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.
 - 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. This development shall comply with the Franklin County Comprehensive Parking Ordinance, as defined in Franklin County Code Section 10.12, except that provisions for "on-street parking on one side of County roads" will not be permitted.

f. Prior to final plat approval, all roads must be completed to county standards.

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 statues for recording coordinates as described in RCW 58.20.180.

h. Burns Road is an urban major collector with a speed limit of 50 miles per hour. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. Traffic planning forecasts indicate the ADT will surpass the current design width and need to be widened.

A mitigation fee is required to go towards the future widening for Burns Road as development continues to grow in the area. The per lot mitigation fee is \$519, and affects all lots which utilize Burns Road for access. The mitigation fee will be collected by Public Works at the time of road approach permit issuance.

i. Kohler Road is an urban local access road with a speed limit of 25 miles per hour north of Jayleen Way and 35 miles per hour south of Jayleen Way. The existing roadway width is 26 feet with two 11 foot lanes and 2 foot shoulders. The ADT for Kohler Road is 572.

A mitigation fee will not be required for the future widening for Kohler.

j. The developer shall provide landscape fabric and river rock, basalt rock, gravel or other traditional residential landscaping material within the unimproved portion of the right-of-way between the property line and the edge of pavement and/or curb to assist in weed control along Burns Road. (Staff received e-mail regarding discussion with PW to remove Kohler Road from this condition on 12/4/18, with PW confirming on 12/4/18 the removal of Kohler Rd. from this condition.)

k. Public Works Department will not require an additional 10 feet of right-of-way along Burns Road per the granting of a deviation request filed in preliminary short plat 2018-16.

A signature must be obtained from the Public Works office. To expedite the process, the applicant shall address all comments and email a final copy for review along with any additional documents (i.e. closure notes). A field check will be scheduled if needed. Once complete, Public Works will notify the applicant if any conditions remain or if all the conditions have been met and a signature can be obtained.

2. **Benton-Franklin Health District:** Applicant shall meet and comply with the standards and adopted rules of the Health District including:

- a. All lots shall contain $\frac{1}{2}$ acre of usable land after all easements and encumbrances are subtracted.
 - b. There is a drainage ditch with running water that begins in the south east corner of the lot, runs along the east property line, and finally to the north property line. This is considered surface water and has a 100' setback to any on-site sewage disposal system. This drainage ditch should be piped and buried or re-routed to provide a 100' setback to these proposed lots.
 - c. Any wells within 150' of this development shall be shown on the plat and will include the 100' sanitary control zone.
 - d. The following statements shall be placed on the final plat:
 - "This plat appears to have suitable conditions for the use of on-site sewage disposal systems. However, because of the testing methods used, we have no way of determining whether each lot can comply with Benton Franklin Health Department Rules and Regulations at the time of permit issuance."
 - "Further, be advised this department's approval of any lot within this plat for the use of on-site sewage disposal systems may be contingent upon that lot passing additional soil inspections/percolation tests, and/or other requirements at a later date".
 - "On-site sewage disposal systems installed with this plat will require systems meeting a minimum of Treatment Level C in accordance with the Benton-Franklin District Board of Health Rules and Regulations No. 2. Contact BFHD for more information."
 - e. Prior to issuance of on-site sewage disposal permits, additional test holes may be required to verify acceptable area for initial and replacement sewage disposal system and design criteria such as trench depth on each lot.
 - f. Prior to final approval, this office must be given the opportunity to review the final plat for compliance with Benton Franklin Health Department Rules and Regulations No. 2, and WAC 246-272, and issue appropriate comments to the Franklin County Planning Department.
3. **Franklin PUD:** Applicant shall meet and comply with standards of the Franklin PUD.
- a. The following note is required on the final plat:
 - "The individual or company making improvements on a lot or lots of this plat is responsible for providing and installing all trench, conduit, primary vaults, secondary distribution system secondary distribution system in accordance with PUD specifications. Said individual or company will make full advance payment of the line extension fees and will provide all necessary utility

easements; prior to PUD construction and/or connection of any electrical service to or within the plat.”

4. **Cascade Natural Gas (CNG):** Notified via e-mail on 12/3/2018 that CNG does not require any additional easements for this subdivision, other than those already shown on the plat. Please see e-mail from CNG.
5. **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.
6. **Extension of City Water:** Applicant shall contact the City of Pasco Engineering Department for specifications and requirements for the extension of city water service to the proposed plat.

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.

Additionally, the developer is to comply with the Adoption of the 2015 International Fire Codes and the City of Pasco standards for placement/installation of fire hydrants within this proposed subdivision.

7. **County Planning and Building Department:** Applicant shall meet and comply with the following requirements and standards:
 - a. Applicant shall provide verification that an approved irrigation source will be provided to the lots.
 - b. FCC 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 that could have access to an urban major collector road (Burns) and local access roads. The applicant should do one of the following:

Option 1: Place an estate type fence (solid masonry estate type fence/wall construction) on the south sides of Lots 1-6 along Burns Road, the entire length of each lot; except that vision triangle standards for fence placement apply at road intersections. Fencing / wall construction shall be completed prior to final plat approval. Next, to assist in weed control for the unimproved portion of the right of way between Burns Road and the solid masonry estate type fence/wall construction provide landscape fabric and river rock, basalt rock, gravel or other traditional residential landscaping material within the unimproved portion of the right-of-way between the

property line and the edge of pavement and/or curb, OR coordinate with the City of Pasco to construct a sidewalk, in compliance with city standards.

Option 2: Place a note on the plat indicating that no access (including gates) may be granted to Lots 1-6 from Burns Road.

- c. The following language shall be listed on the final plat under Notes:
- **Irrigation Requirements:** All lots within this development shall at all times have an outside irrigation source (separate from individual single-family wells) provided to them for the life of this development.
 - 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.
 - 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.
 - 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.
 - This property is near a **Franklin County Right to Farm** area. The Franklin County Right to Farm Ordinance, as amended, shall apply to activities in this area.
- 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 development.

- f. The land shall be in compliance with the County Fire and Nuisance codes at all times.
- g. Preliminary plat approval is valid for a **five (5) year period** following approval by the Board of County Commissioners.
- h. 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.

- i. **The Final Plat:**
 - i. The Final Plat shall be developed by a licensed Surveyor.
 - ii. The Final Plat shall be developed in accordance with the County Subdivision Ordinance. See Chapter 6 of Ordinance 2-2008 for specifications. The Planning and Building Department may be contacted at (509) 545-3521. The County Subdivision Ordinance may be found on-line at: http://www.co.franklin.wa.us/planning/subdivision_ordinance.html.
 - iii. The Final Plat Signature Blocks shall be provided for the following: Franklin PUD; Chair, Franklin County Planning Commission; Chair, Board of County Commissioners; Benton Franklin Health Department; Irrigation Service Provider; 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).
- j. 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.

AND, WHEREAS, the public use and interest will be served by granting preliminary approval to the application;

NOW, THEREFORE, BE IT RESOLVED that the application be given preliminary approval in accordance with the provisions of the Franklin County Subdivision ordinance, codified in Title 16 of the Franklin County Code.

APPROVED THIS 8th DAY OF JANUARY, 2019.

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



Chair



Chair Pro-Tem



Member

Attest: 
Clerk of the Board

