

COMMISSIONERS RECORD 53
FRANKLIN COUNTY
Commissioners' Proceedings for April 22, 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, Clerk to the Board. Meeting convened at 9:00 am with the Pledge of Allegiance.

Present in audience during portions of the meeting: Sherrie Young, Franklin County Administrative Assistant to the County Administrator; Geoff Folsom, Tri-City Herald Reporter; Greg Wendt, Planning Department; Darryl Banks, Juvenile Justice Center Administrator; Sheriff Jim Raymond, and Marlin Johnson with Day Wireless.

LOBBYIST

Legislative Liaison Jim Potts talked with the Board by speaker phone to give a legislative update.

PLANNING AND BUILDING DEPARTMENT

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

Public Meeting: CUP 2015-01, a Conditional Use Permit (CUP) application to construct a wireless communication facility. The facility includes a 150' high free standing monopole tower and associated outbuildings. The property is located south of Selph Landing Road, north of Dent Road, southeast of McDonald Drive along the west side of Richview Drive (Parcel Number 124-310-067).

Mr. Peck asked the planners to review the request for a wireless communication facility.

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

Mr. MacPherson showed maps on the screen.

COMMISSIONERS RECORD 53
FRANKLIN COUNTY
Commissioners' Proceedings for April 22, 2015

Motion – Mr. Koch moved to grant approval of CUP 2015-01, subject to the six findings of fact and seven conditions of approval. Second by Mr. Miller. 3:0 vote in favor. Resolution 2015-159 was approved.

PUBLIC WORKS (9:30 am)

Public Works Director Matt Mahoney met with the Board.

Public Hearing: Telecommunication franchise agreement, applicant Desert Winds Wireless, Inc.

Public Hearing convened at 9:30 am. Present: Commissioners Peck, Miller and Koch; Interim County Administrator Jerrod MacPherson; Public Works Director Matt Mahoney; and Pro-Tem Clerk to the Board Margo Hines. Those present in the audience included: Desert Winds Wireless Administrative Manager Deana Cork, Sherrie Young and Carlee Hines.

Ms. Cork answered questions. No one else in the audience wished to comment.

Motion – Mr. Koch moved to approve Resolution 2015-160, entering into a telecommunication system franchise agreement between Franklin County and Desert Winds Wireless, Inc. Second by Mr. Miller. 3:0 vote in favor.

Reallocation of Urban Surface Transportation Program (STP) funds to CRP 624 - widening Taylor Flats Bridge 903-3-46 (9:40 am)

Mr. Mahoney explained the reasons for the request to reallocate funding.

Motion – Mr. Koch moved to approve Resolution 2015-161, authorization for the reallocation of the Urban Surface Transportation Program (STP) Funds to CRP 615 – Taylor Flats Bridge #903-3.46 widening. Second by Mr. Miller. 3:0 vote in favor.

Award of contract to Six Robblees for one new Automotive Lift (9:46 am)

Motion – Mr. Koch moved to approve Resolution 2015-162 awarding the vendor contract for the new automotive lift to Six Robblees for \$6900.34. Second by Mr. Miller. 3:0 vote in favor. (Exhibit 4: Letter to Six Robblees)

OFFICE BUSINESS

Vouchers

Motion – Mr. Miller moved for approval of payroll for County Road and Motor Vehicle employees for a total of \$122,848.75. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 2)

COMMISSIONERS RECORD 53
FRANKLIN COUNTY
Commissioners' Proceedings for April 22, 2015

<u>Fund</u>	<u>Warrant</u>	<u>Amount</u>
County Road		
Payroll	112820-112840	23,783.57
Direct Deposit		36,505.74
		60,289.31
Benefits	112841-112850	44,048.09
	Total	\$104,337.40
Motor Vehicle		
Payroll	112851-112867	\$4,990.27
Direct Deposit		5,167.42
		\$10,157.69
Benefits	112868-112877	8,353.66
	Total	\$18,511.35
Grand Total All Payrolls		\$122,848.75

Motion – Mr. Miller moved for approval of vouchers totaling \$364,098.49. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 3)

<u>Fund Expenditures</u>	<u>Warrants</u>	<u>Amount Issued</u>
<u>Excise Tax</u>		
Current Expense		1,619.20
Auditor O & M		344.00
Trial Court Improvement Fund		30.10
County Roads		2.02
TRAC Operations Fund		372.58
FC RV Facility		18.57
Motor Vehicle		2.02
		2,388.49
Current Expense	112544 112572	53,822.63
Auditor O & M	112573 ***	68.45
Election Equip Revolving	112574 112575	1,926.69
Law Library	112576 112575	10,585.24
Veterans Assistance	112579 112580	4,743.89
Ending Homelessness	112581 112590	3,946.00
RC RV Facility	112591 112595	5,708.95
Current Expense	112596 112634	15,898.14
Courthouse Facilitator	112635 ***	1,230.00
Jail Commissary	112636 112640	3,113.84
Current Expense	112641 112678	188,348.06
Treasurer O & M	112679 ***	60.39
Enhanced 911/State Contract	112680 ***	1,370.05
County Road	112681 112696	40,932.41

COMMISSIONERS RECORD 53
FRANKLIN COUNTY
Commissioners' Proceedings for April 22, 2015

Motor Vehicle	112699	112720	29,577.99
<u>Current Expense</u>	<u>112878</u>	<u>***</u>	<u>275.00</u>
		Grand Total	364,098.49

Consent Agenda

Motion – Mr. Miller moved for approval of Consent Agenda items 1 through 6. Second by Mr. Koch. 3:0 vote in favor. (Clerk's Note: Item 5 was not available during the meeting, so later in the meeting, it was determined to not be approved and was not signed.)

1. Approval of Resolution 2015-163, Grant Number 14-46108-03, Amendment C, Consolidated Homeless Grant, between Washington State Department of Commerce, Community Services and Housing Division, Housing Assistance Unit, and Benton and Franklin Counties Department of Human Services
2. Approval of Resolution 2015-164, contract between Franklin County and BCV, Inc., for CRMP 2015-01 / Crack Sealing – County Wide
3. Approval of Resolution 2015-165, authorizing Franklin County Human Resources Director to contract with US Bank for charge card services, utilizing the State of Washington WSCA (Washington State Contracting Alliance) Program
4. Approval of Resolution 2015-166, Office of Public Defense professional services contract with attorney Karla Kane-Hudson

(Clerk's Note: Item 5 was not approved or signed because it was unavailable during the meeting.)

5. Approval of Resolution 2015-_____, Agreement between AFSCME Local 2658-F (Appraisers) and Franklin County
6. Approval of Franklin County Commissioner Proceedings for April 8, 2015

Treasurer Josie Koelzer joined the audience. Matt Mahoney and Craig Erdman left the meeting.

COUNTY ADMINISTRATOR (9:58 am)

Interim County Administrator Jerrod MacPherson met with the Board.

Review of Request for Proposal draft for auctioneering services

The Board reviewed a draft Request for Proposal.

COMMISSIONERS RECORD 53
FRANKLIN COUNTY
Commissioners' Proceedings for April 22, 2015

Executive Session at 10:01 am pursuant to RCW 42.30.110(1)(g) regarding performance of a public employee expected to last up to 15 minutes.

Open Session at 10:17 am.

Executive Session at 10:22 am pursuant to RCW 42.30.110(1)(g) regarding performance of a public employee expected to last up to 15 minutes. HR Director Carlee Nave joined the meeting.

Open Session at 10:36 am.

Recessed at 10:37 am.

Reconvened at 10:45 am.

HUMAN RESOURCES (HR)

Senior Deputy Prosecutor Janet Taylor met with the Board.

Ms. Taylor requested two executive sessions, the first expected to last up to 10 minutes and the second expected to last 30 minutes.

Executive Session at 10:45 am pursuant to RCW 42.30.110(1)(g) regarding performance of a public employee, expected to last up to 10 minutes, reserving the right to come out early.

Open Session at 10:52 am.

Executive Session at 10:52 am pursuant to RCW 42.30.140(4) to discuss labor-contract negotiations, expected to last up to 30 minutes.

Open Session at 11:23 am.

County Administrator position

Mr. Miller would like to have HR look into using a company to help in the process to fill the County Administrator position.

Construction Project Manager position

Construction Project Manager Larry Hueter has requested to reduce his hours from full-time to 27 hours per week with benefits. Mr. Peck asked HR staff to prepare the appropriate paperwork for next week's consent agenda, making it effective April 23, 2015.

Metro Drug Task Force

Mr. Miller said the Metro Drug Task Force may be asking for additional funding from Franklin County.


Adjourned at 11:32 am.


COMMISSIONERS RECORD 53
FRANKLIN COUNTY
Commissioners' Proceedings for April 22, 2015

There being no further business, the Franklin County Board of Commissioners meeting was adjourned until April 29, 2015.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON


Chairman


Chairman Pro Tem


Member

Attest:


Clerk to the Board

Approved and signed May 6, 2015.

Franklin County
Board of Commissioners
Agenda Summary Report

DATE: April 13, 2015

PRESENTED BY: Jerrod MacPherson

ITEM: (Select One)

- Consent Agenda.
 To Be Brought Before the Board. Date: April 22, 2015
 Time needed: 15 minutes

SUBJECT / ISSUE: CUP 2015-01, a Conditional Use Permit (CUP) application to construct a wireless communication facility. The facility includes a 150' high free standing monopole tower and associated outbuildings.

ACTION(S) REQUESTED:

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

BACKGROUND: This is a Conditional Use Permit (CUP) application request to construct a wireless communication facility. The facility includes a 150' high free standing monopole tower and associated outbuildings.

The tower is being constructed to supply increased wireless coverage (voice and data services) to this part of the County. The proposal includes a tower that can support up to 4 wireless providers and each will be allowed an equipment structure up to 300 square feet in size. The 7,225 square ft leased area is proposed to be fenced and landscaped. The property is zoned Agricultural Production 20 (AP-20).

The property is located south of Fanning Road, north of Dent Road, southeast of McDonald Drive along the west side of Richview Drive (Parcel Number 124-310-067).

PLANNING COMMISSION REVIEW: The applicant filed a complete application with the Planning Department in February 2015. The application materials were reviewed by the County Planning Commission in an advertised open record hearing Tuesday, April 7, 2015. The Planning Commission reviewed the application packet, received public testimony, and rendered a recommendation (approval, denial, or approval with conditions) based upon the following criteria:

At the completion of the open record hearing, the planning commission is required make and enter findings from the record and conclusions thereof as to whether or not:

1. The proposal is in accordance with the goals, policies, objectives, maps and or narrative text of the comprehensive plan;
2. The proposal will adversely affect public infrastructure;
3. The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;
4. The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;
5. The operation in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;
6. The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

APPEALS: An appeal of the Planning Commission recommendation was not filed for this application. The appeal period ended on Friday, April 17, 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 amendments and rezones.

TESTIMONY AND RECOMMENDATION:

Phone and/or In-Office Discussions: Planning Staff did not receive any inquiries on this application.

Open Record Hearing Testimony:

- In support of application: Two people (applicant and landowner) spoke in support of the application.
- Opposed to application: No public spoke against the application.
- Clarification only: None.

Planning Commission Voting/Discussion: Positive recommendation with 4 in favor; 0 against.

Summary: At the regularly scheduled Planning Commission hearing on April 7, 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 seven (7) conditions of approval:

Findings of Fact:

1. The operation of a wireless communication facility in the Agricultural Production 20 (AP-20) Zoning District **IS** in accordance with the goals and policies of the County Development Regulations (Zoning) and the County Comprehensive Plan.
 - a. This is a Conditional Use Permit (CUP) application request to construct a wireless communication facility. The facility includes a 150' high free standing monopole tower and associated outbuildings.

The tower is being constructed to supply increased wireless coverage (voice and data services) to this part of the County. The proposal includes a tower that can support up to 4 wireless providers and each will be allowed an equipment structure up to 300 square feet in size. The 7,225 square ft leased area is proposed to be fenced and landscaped. The property is zoned Agricultural Production 20 (AP-20).
 - b. The Comprehensive Plan designates the land as Agricultural.
 - c. A Conditional Use Permit is required for the placement of a tower facility in the AP-20 Zone.
 - d. A SEPA Review and Determination of Non-Significance (DNS) has been issued.
 - e. Applicant has submitted signed statements indicating the following:
 - i. The tower will accommodate co-location for up to four (4) wireless carriers;
 - ii. Atlas Tower and the owner will diligently negotiate in good faith to facilitate co-location at the site;
 - iii. Atlas tower agrees to remove the facility within 90 days of abandonment;
 - iv. The proposed tower will be in compliance with all applicable federal, state and local regulations; and

- v. Atlas Tower will ensure that any antenna attached to the tower will not interfere with other adjacent or neighboring transmission or reception functions of the communication facilities.

2. The proposal **WILL NOT** adversely affect public infrastructure.

- a. The proposed use will not adversely affect public infrastructure. The County Code requires road approach permitting through the Public Works Department to assist in mitigating potential adverse impacts to public infrastructure.
- b. Development continues to grow near the proposed site. A future road extending north, along the north south section of Dent Road is foreseeable to accommodate for this growth. The right-of-way required for a county road is 60 feet in width, typically 30 feet on each side of the section line. Therefore, all improvements shall be outside this designated area to accommodate for a future road expansion.

3. The proposal **WILL BE** constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity.

- a. The existing and intended character of the immediate area is Residential and Agricultural. The properties to the west are located in a designated Rural Shoreline Area which allows for residential lots with a minimum lot size of 1 to 5 acres in size. The properties to the east are designated and zoned Agricultural Production which allows for typical agricultural uses.
- b. As proposed, the tower and its accessory uses will have minimal associated traffic and outside storage and will be operated in harmony with the uses in the surrounding area and the agricultural zoning district.
- c. The applicant has proposed a landscaping plan which provides landscaping mulch and trees (with an irrigation drip-line) along the outside perimeter of the fenced area.

4. The location and height of proposed structures and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.

- a. The landowner's property is approximately 54 acres in size. A tower in this location will not negatively affect river views as the designated residential zoning in the area is to the west of the proposed tower. The new tower will not discourage the development of agricultural practices or other permitted uses in the area and should assist in providing additional voice and data service options to the current and future residents in the general area.

5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.

- a. The AP-20 Zone allows for a wide range of activities that may produce noise, fumes, vibrations, dust, traffic and flashing lights. The proposed use is consistent with the activities allowed as a permitted use in the AP-20 Zoning District.

6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.

- a. The public health will not be negatively impacted by this proposal as this facility has no water, sewer, or full time employees at the site.
- b. Access to the site is from a 20' access and utility easement (Dent Road).

Conditions of Approval:

1. Applicant shall apply for and obtain a Franklin County Building Permit for the following:

- a. 150' high free standing monopole tower; and
 - b. Accessory equipment structures.
2. The facility shall be set back from the west property line 55 feet. The proposed landscaping area along the perimeter of the fence may encroach into this setback.
3. **Access:**
- a. Access to the facility is via a 20' access and utility easement. A copy of the recorded easement shall be provided to the Planning and Building Department prior to building permit issuance. The access easement shall be developed to a private access lane standard.
 - b. **Public Works:**
 - i. An approach permit is required for access to Franklin County roads; and
 - ii. Any utility extension crossing Franklin County roads will be addressed at the time of application.
4. All conditions shall be submitted and applied for (including building permit application request for the tower) within 1 year (from the date of Board of Commissioner Approval) of CUP approval or the permit becomes null and void.
5. Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
6. In accordance with the County's Zoning Ordinance, any special permit may be revoked by the Board of Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
7. This permit applies to the described lands and shall be for the above named individual and/or his heirs and/or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning Department or the permit will be cancelled. It cannot be transferred to another site.

COORDINATION:

Franklin County Planning and Building Department; Franklin County Public Works Department; USBR, SCBID, and Benton Franklin Health Department.

RECOMMENDATION:

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

Motion:

Grant approval of CUP-2015-01, subject to the six (6) findings of fact and seven (7) conditions of approval.

HANDLING / ROUTING:

N/A

ATTACHMENTS:

Five (5) exhibits are attached for consideration: 1) An aerial overlay map of the general area and of the parcel in question; 2) Tower elevation/profile drawing; 3) Compound/landscaping detail; 4) Cell tower location map for Franklin County; and 5) A draft of the approving resolution.

I certify the above information is accurate and complete.



Jerrod MacPherson
Jerrod MacPherson – Director of Planning and Building



Fanning Road

Richview Drive




Site Location

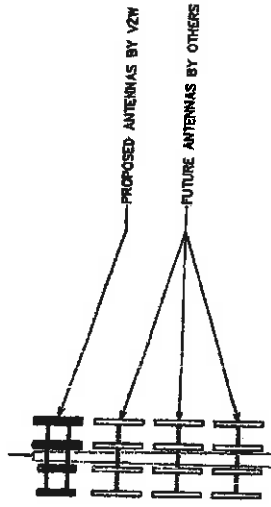
Dent Road

McDonald Drive

Pasco's USAB

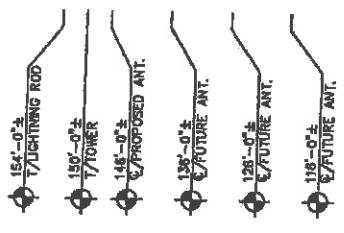
Columbia River

PROJECT INFORMATION: SELPH LANDING 51 RICHVIEW DR PASCO, WA 99301 (FRANKLIN COUNTY)	PLANS PREPARED FOR:  Office: (303) 448-8888	PLANS PREPARED FOR: ATLAS TOWER 4450 XRAPARADE AVE, SUITE 100 BOULDER, CO 80303 Office: (303) 448-8888	PLANS PREPARED BY:  TOWER ELEVATION PERMANENTLY 6550 N. 15TH AVE. SUITE ANCHORAGE, ALASKA 99508 OFFICE: (207) 268-5814 www.towerelevation.com	SEAL:  <table border="1" style="width:100%; border-collapse: collapse;"> <tr><td>5</td><td>03-10-15</td><td>ZONING</td></tr> <tr><td>4</td><td>02-23-15</td><td>ZONING</td></tr> <tr><td>3</td><td>01-21-15</td><td>ZONING</td></tr> <tr><td>2</td><td>01-06-15</td><td>ZONING</td></tr> <tr><td>REV</td><td>DATE</td><td>ISSUED FOR</td></tr> </table> DRAWN BY: US CHECKED BY: NMC SHEET TITLE:	5	03-10-15	ZONING	4	02-23-15	ZONING	3	01-21-15	ZONING	2	01-06-15	ZONING	REV	DATE	ISSUED FOR	TOWER ELEVATION SHEET NUMBER: Z-2 REVISION: 5 TEP: 58775.27530
5	03-10-15	ZONING																		
4	02-23-15	ZONING																		
3	01-21-15	ZONING																		
2	01-06-15	ZONING																		
REV	DATE	ISSUED FOR																		



TOWER NOTES:

1. TOWER TO REMAIN A GALVANIZED FINISH.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX ROUTED TO TOWER ON PROPOSED WAVEGUIDE.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.



PROPOSED 150' MONOPOLE TOWER. TOWER MANUFACTURER TO BE DETERMINED.



TOWER ELEVATION
 SCALE: 1" = 20'

PROJECT INFORMATION:
SELPH LANDING
 51 RICHVIEW DR
 PASCO, WA 99301
 (FRANKLIN COUNTY)

PLANS PREPARED FOR:
WiBlue Inc.
 Office: (303) 440-8886

PLANS PREPARED FOR:
ATLAS TOWER
 4450 ARAPAHO AVE. SUITE 100
 BOULDER, CO 80303
 Office: (303) 448-8886

PLANS PREPARED BY:
 YOUR ENGINEERING PROFESSIONALS
 504 W. BRIDGELANE, SUITE
 ARVADA, CO 80002
 OFFICE: (303) 596-8794
 www.yourpe.com

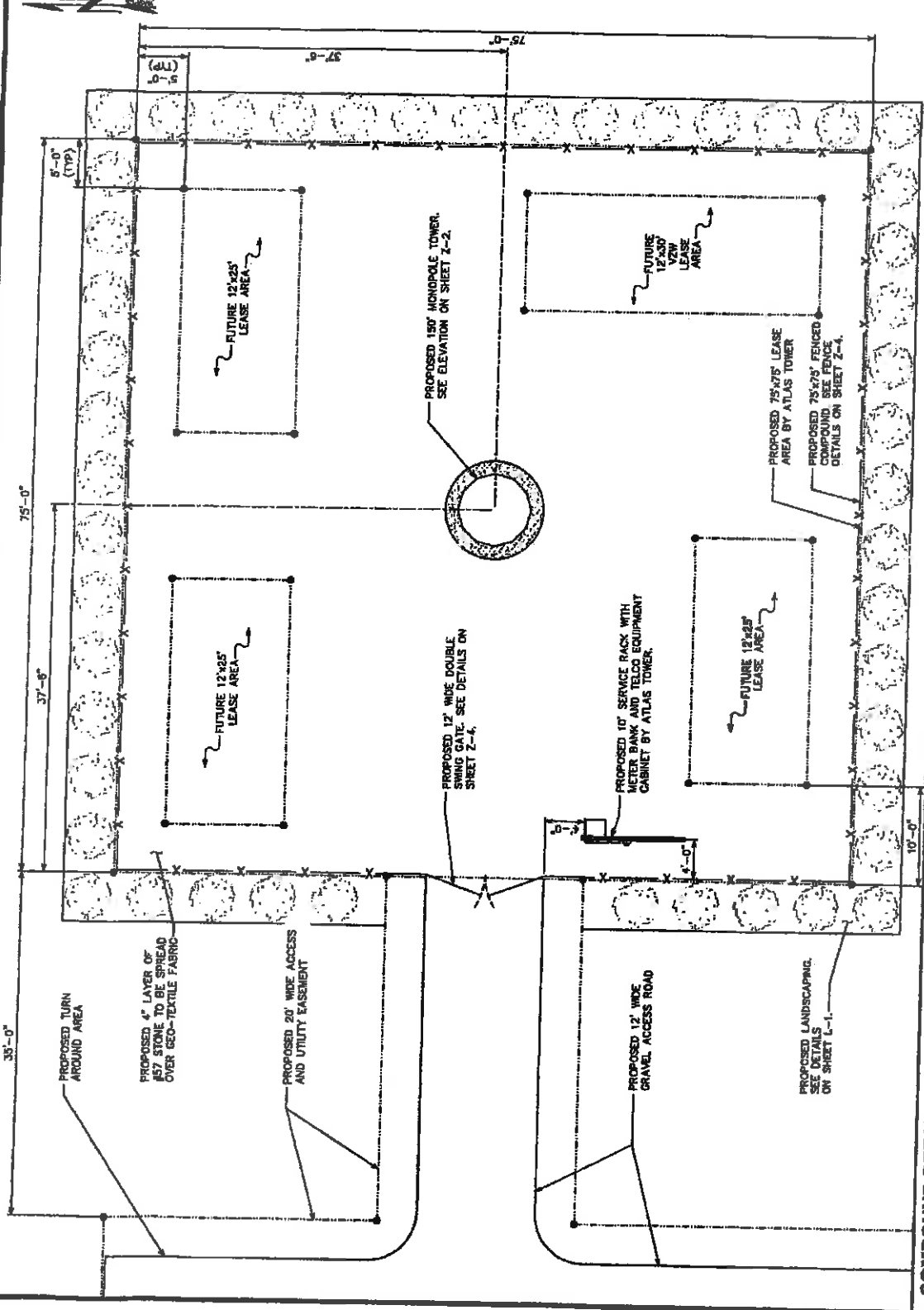
SEAL:

PRELIMINARY
 DO NOT USE FOR
 CONSTRUCTION

5	03-10-15	ZONING
4	02-23-15	ZONING
3	01-21-15	ZONING
2	01-06-15	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: TJS CHECKED BY: NAC
 SHEET TITLE:
COMPOUND DETAIL



SHEET NUMBER: **Z-3** REVISION: **5**
 TPA 50878.275SD

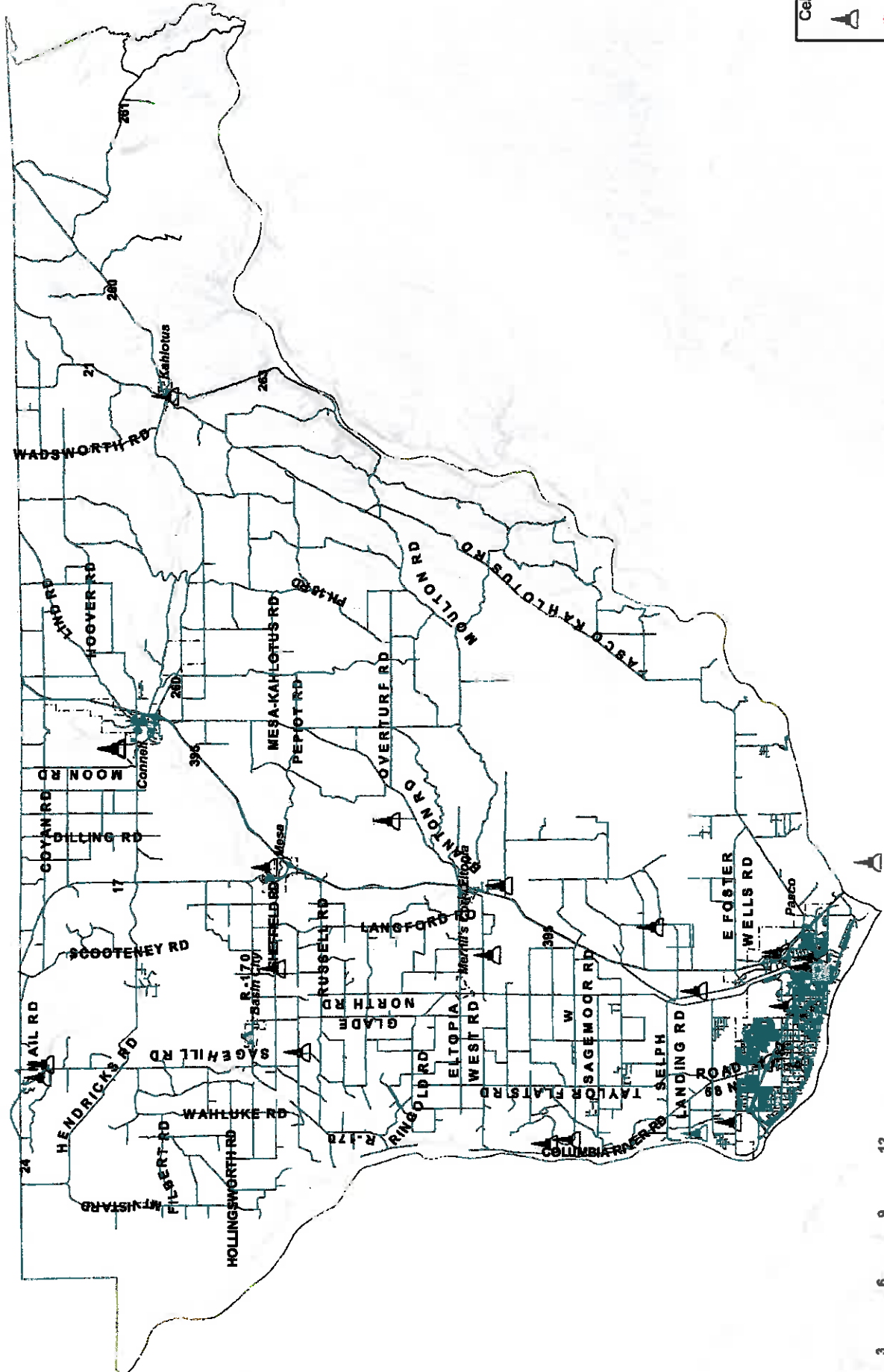


SCALE: 1" = 10'

COMPOUND DETAIL

Cell Towers

- Existing 
- Proposed 





DRAFT

RESOLUTION NUMBER _____

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

RE: A Conditional Use Permit (CUP 2015-01) to construct a wireless communication facility. The facility includes a 150' high free standing monopole tower and associated outbuildings. The property is located south of Fanning Road, north of Dent Road, southeast of McDonald Drive along the west side of Richview Drive (Parcel Number 124-310-067).

WHEREAS, on April 22, 2015 the Clerk of the Board did set a public meeting for Conditional Use Permit 2015-01 to consider the positive recommendation of the Franklin County Planning Commission in regards to the application by Atlas Tower Holdings, LLC, and

WHEREAS, at the public meeting the Board has found as follows:

1. Notice of public meeting was given in accordance with statute;
2. The Planning Commission after public hearing and consideration on April 7, 2015, did recommend **APPROVAL** of said application;
3. The conditions imposed on the application have been accepted by the Planning Commission and the applicant; and

WHEREAS, the public use and interest will be served by **APPROVING** the above-mentioned application and the authority is hereby granted to the Board of County Commissioners Chairman to give signature approval to said conditional use permit contract **CUP 2015-01**.

NOW THEREFORE, BE IT RESOLVED that the above-mentioned application be **APPROVED** in accordance with the provisions of the Franklin County Development Regulations and as recommended by the Planning Commission.

SIGNED AND DATED THIS 22nd DAY OF APRIL 2015.

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

Chairman

Chair Pro Tem

Attest:

Clerk of the Board

Member



DRAFT

The following Conditional Use Permit is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissioners on April 22, 2015.

APPLICANT:

Atlas Tower Holdings, LLC, 4450 Arapahoe Avenue, Suite 100, Boulder, CO 80303.

FOR THE FOLLOWING DESCRIBED PROPERTY:

LEGAL DESCRIPTION: Portion of Farm Unit 66, Irrigation Block 1 (Parcel Number 124-310-067).

NON-LEGAL DESCRIPTION: The property is located south of Fanning Road, north of Dent Road, southeast of McDonald Drive along the west side of Richview Drive (Parcel Number 124-310-067).

CONDITIONAL USE:

A Conditional Use Permit (CUP 2015-01) to construct and operate a wireless communication facility. The facility includes a 150' high free standing monopole tower and associated outbuildings.

FINDINGS OF FACT AND CONDITIONS OF APPROVAL (IF ANY):

Findings of Fact:

1. The operation of a wireless communication facility in the Agricultural Production 20 (AP-20) Zoning District **IS** in accordance with the goals and policies of the County Development Regulations (Zoning) and the County Comprehensive Plan.
 - a. This is a Conditional Use Permit (CUP) application request to construct a wireless communication facility. The facility includes a 150' high free standing monopole tower and associated outbuildings.

The tower is being constructed to supply increased wireless coverage (voice and data services) to this part of the County. The proposal includes a tower that can support up to 4 wireless providers and each will be allowed an equipment structure up to 300 square feet in size. The 7,225 square ft leased area is proposed to be fenced and landscaped. The property is zoned Agricultural Production 20 (AP-20).

- b. The Comprehensive Plan designates the land as Agricultural.



-
- c. A Conditional Use Permit is required for the placement of a tower facility in the AP-20 Zone.
 - d. A SEPA Review and Determination of Non-Significance (DNS) has been issued.
 - e. Applicant has submitted signed statements indicating the following:
 - i. The tower will accommodate co-location for up to four (4) wireless carriers;
 - ii. Atlas Tower and the owner will diligently negotiate in good faith to facilitate co-location at the site;
 - iii. Atlas tower agrees to remove the facility within 90 days of abandonment;
 - iv. The proposed tower will be in compliance with all applicable federal, state and local regulations; and
 - v. Atlas Tower will ensure that any antenna attached to the tower will not interfere with other adjacent or neighboring transmission or reception functions of the communication facilities.
2. The proposal **WILL NOT** adversely affect public infrastructure.
- a. The proposed use will not adversely affect public infrastructure. The County Code requires road approach permitting through the Public Works Department to assist in mitigating potential adverse impacts to public infrastructure.
 - b. Development continues to grow near the proposed site. A future road extending north, along the north south section of Dent Road, is foreseeable to accommodate for this growth. The right-of-way required for a county road is 60 feet in width, typically 30 feet on each side of the section line. Therefore, all improvements shall be outside this designated area to accommodate for a future road expansion.
3. The proposal **WILL BE** constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity.
- a. The existing and intended character of the immediate area is Residential and Agricultural. The properties to the west are located in a designated Rural Shoreline Area which allows for residential lots with a minimum lot size of 1



DRAFT

to 5 acres in size. The properties to the east are designated and zoned Agricultural Production which allows for typical agricultural uses.

- b. As proposed, the tower and its accessory uses will have minimal associated traffic and outside storage and will be operated in harmony with the uses in the surrounding area and the agricultural zoning district.
 - c. The applicant has proposed a landscaping plan which provides landscaping mulch and trees (with an irrigation drip-line) along the outside perimeter of the fenced area.
4. The location and height of proposed structures and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
- a. The landowner's property is approximately 54 acres in size. A tower in this location will not negatively affect river views as the designated residential zoning in the area is to the west of the proposed tower. The new tower will not discourage the development of agricultural practices or other permitted uses in the area and should assist in providing additional voice and data service options to the current and future residents in the general area.
5. The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
- a. The AP-20 Zone allows for a wide range of activities that may produce noise, fumes, vibrations, dust, traffic and flashing lights. The proposed use is consistent with the activities allowed as a permitted use in the AP-20 Zoning District.
6. The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
- a. The public health will not be negatively impacted by this proposal as this facility has no water, sewer, or full time employees at the site.
 - b. Access to the site is from a 20' access and utility easement (Dent Road).

Conditions of Approval:

1. Applicant shall apply for and obtain a Franklin County Building Permit for the following:
 - a. 150' high free standing monopole tower; and

EXHIBIT 1
FRANKLIN COUNTY BOARD OF COMMISSIONERS

April 22, 2015

CONDITIONAL USE PERMIT 2015-01



DRAFT

RESOLUTION NUMBER _____

NOTHING IN THIS PERMIT SHALL BE CONSTRUED AS EXCUSING THE APPLICANT FROM COMPLIANCE WITH ANY FEDERAL, STATE, OR LOCAL STATUTES, ORDINANCES, OR REGULATIONS APPLICABLE TO THIS PROJECT OTHER THAN THE PERMIT REQUIREMENTS OF THE CONDITIONAL USE PERMIT OF FRANKLIN COUNTY. THIS PERMIT APPLIES TO THE ABOVE DESCRIBED LAND AND SHALL BE FOR THE ABOVE NAMED INDIVIDUAL AND/OR CORPORATION, HIS HEIRS AND/OR ASSIGNS. IT CANNOT BE TRANSFERRED TO ANOTHER SITE.

This Conditional Use Permit issued this 22nd Day of April 2015.

**BOARD OF COMMISSIONERS
FRANKLIN COUNTY, WA**

ATTEST:

CHAIRMAN

CLERK OF THE BOARD

*Original to County Commissioners
Original to Applicant*

*Duplicate to File
Duplicate to be recorded with Auditor*

**FRANKLIN COUNTY AUDITOR**

Matt Beaton, Auditor

April 21, 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, April 21, 2015  _____,
move that the following warrants be approved for payment.

<u>FUND</u>	<u>WARRANT</u>	<u>AMOUNT</u>
County Road		
Payroll	112820-112840	23,783.57
Direct Deposit		36,505.74
		<hr/>
		60,289.31
Benefits	112841-112850	44,048.09
	Total	\$104,337.40
		<hr/> <hr/>
Motor Vehicle		
Payroll	112851-112867	\$4,990.27
Direct Deposit		5,167.42
		<hr/>
		\$10,157.69
Benefits	112868-112877	8,353.66
	Total	\$18,511.35
		<hr/> <hr/>
	Grand Total All Payrolls	\$122,848.75
		<hr/> <hr/>

In the total amount of **\$122,848.75** (\$104,337.40 + \$18,511.35)

The motion was seconded by  _____ and passed by a vote of 3 to 0.



The attached payroll has been approved by Auditor or Deputy



Payroll Prepared By Julie Jordan



FRANKLIN COUNTY AUDITOR

Matt Beaton, Auditor

4/22/2015

Franklin County Commissioners:

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

Action: As of this date, 4/22/2015

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>
Excise Tax		
Current Expense		1,619.20
Auditor O & M		344.00
Trial Court Improvement Fund		30.10
County Roads		2.02
TRAC Operations Fund		372.58
FC RV Facility		18.57
Motor Vehicle		2.02
		2,388.49
Current Expense	112544	112572
Auditor O & M	112573	***
electin Equip Revolving	112574	112575
Law Library	112576	112575
Veterans Assistance	112579	112580
Ending Homelessness	112581	112590
RC RV Facility	112591	112595
Current Expense	112596	112634
Courthouse Facilitator	112635	***
Jail Commissary	112636	112640
Current Expense	112641	112678
Treasurer O & M	112679	***
Enhanced 911/State Contract	112680	***
County Road	112681	112696
Solid Waste	112697	112698
Motor Vehicle	112699	112720
Current Expense	112878	***

364,098.49

In the amount of

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 PUBLIC WORKS DEPARTMENT

Matt F. Mahoney, Public Works Director
Craig Erdman, PE, County Engineer

April 22, 2015

Barry D. Bright
Six Robblees
N. 909 Fancher
Spokane, Washington 99212

Re: Award of Franklin County 2015 Equipment Bid – New Automotive Lift

Dear Mr. Bright,

On April 22, 2015, the Franklin County Board of County Commissioners reviewed bids for the supply, delivery, and installation of one new automotive lift. At that time, your firm was the lowest bid submitted.

After careful review of the submitted bids, we have determined that the bid submitted by Six Robblees is fair and reasonable and in the best interest of Franklin County.

Therefore, the award of Franklin County 2015 Equipment Bid - New Automotive Lift is hereby awarded to Six Robblees of Spokane, Washington, at a unit price of six-thousand, nine-hundred dollars and thirty-four cents (\$6,900.34) including sales tax.

Please be advised that the installation is subject to prevailing wage. Intent to Pay Prevailing Wage and Affidavit of Wages Paid must be filed per the Washington State Department of Labor and Industries.

This letter will serve as the official agreement for Six Robblees, to supply the above mentioned equipment in accordance with the information provided to you in the specifications. We request that you sign, date, and return this letter, signifying your acceptance of this award no later than May 6, 2015.

Recommended:

Matt Mahoney
Matt Mahoney, Public Works Director

Jerrod MacPherson
Jerrod MacPherson, Interim County Administrator

Attest:

Margo Wines
Clerk of the Board

Approved:

Brian Paul
Chairman

Rick M.
Chairman Pro Tem

Bob Koch
Member

I hereby accept this award on behalf of Six Robblees:

By: _____ Title: _____ Date: _____