

COMMISSIONERS RECORD 49
FRANKLIN COUNTY
Commissioners' Proceeding for March 31, 2008

The Honorable Board of Franklin County Commissioners met on the above date. Present for the meeting were Bob Koch, Chairman; Rick Miller, Chair Pro Tem; and Neva J. Corkrum, Member; Fred Bowen, County Administrator; and Mary Withers, Clerk to the Board.

OFFICE BUSINESS

Secretary Bridgette Scott met with the Board.

Consent Agenda

Motion - Mr. Miller: I move for approval of the consent agenda as follows:

1. Approval of **Resolution 2008-137** authorizing, in conjunction with RCW 36.32.210 (inventory), disposal of the property as identified on the Information Services Surplus Property Disposal List.
2. Approval of **Resolution 2008-138** for the Introductory Letter and Agreement for Food Stamp Nutrition Education effective October 1, 2008, to September 30, 2009, and authorizing the Chairman to sign said agreement on behalf of the Board.
3. Approval of *Out-of-State Travel Request* for Dan Blasdel to attend the International Association of Coroners & Medical Examiners Annual Training Conference in Cincinnati, Ohio, June 7-14, 2008, for an estimated cost of \$3,027. (Exhibit 1)

Second by Mrs. Corkrum. 3:0 vote in favor.

Animal Control

The Board asked Mr. Bowen to prepare information regarding putting animal control on a ballot issue for county residents to vote on. City of Pasco residents already have animal control.

Vouchers/Warrants

Motion – Mr. Miller: I move that we accept the 2008 vouchers as listed: Current Expense warrant 62483 for \$500.00; Current Expense warrant 62484 for \$3252.25; Current Expense warrants 62485 through 62491 for \$2666.97; and Auditor O&M warrants 477 through 483 for \$2726.64; for a total amount of \$9145.86. Second by Mrs. Corkrum. 3:0 vote in favor. (Exhibit 2)

COMMISSIONERS RECORD 49
FRANKLIN COUNTY
Commissioners' Proceeding for March 31, 2008

Motion – Mrs. Corkrum: I move for approval of Salary Clearing payroll for \$688,576.51: warrants 45333 through 45438 for \$186,174.06; warrants 45439 through 45450 for \$231,407.95; and Direct Deposit for \$270,994.50. Second by Mr. Miller. 3:0 vote in favor.

The cover sheet also includes the following amounts:

Emergency Management payroll warrants 9371 through 9381 for \$3653.10; warrants 9382 through 9391 for \$5020.43; and Direct Deposit for \$7469.90; for a total amount of \$16,143.43; and

Irrigation payroll warrants 13370 through 13383 for \$8100.98; and warrants 13384 through 13391 for \$4606.84; for a total amount of \$12,707.82. (Exhibit 3)

Recessed at 9:08 am.

Reconvened at 9:15 am.

PLANNING AND BUILDING DEPARTMENT

Planning Director Jerrod MacPherson and Planner Jeremy Underwood met with the Board.

Public Hearing: Short Plat SP 2008-03, to consider an application by JoAnn Edler to short plat 61.25 acres into three lots. As proposed, Lot #1 is approximately 47.39 acres in size, Lot #2 is approximately 6.72 acres in size and Lot #3 is approximately 7.14 acres in size. The property is zoned Agricultural Production 20 (AP-20).

Public Hearing convened at 9:15 am. Present: Commissioners Koch, Corkrum and Miller; County Administrator Fred Bowen; Planning Director Jerrod MacPherson; Planner Jeremy Underwood; and Clerk to the Board Mary Withers. No one was present in the audience at the beginning of the hearing.

Mr. Underwood reviewed the information on the Action Summary (Exhibit 4).

Mr. MacPherson showed a copy of the aerial photograph with parcel overlay. The site is immediately north of and adjacent to the Eltopia Rural Settlement area. The property owner went through a segregation recently and also did some boundary line adjustments. When the Edlers applied for the Short Plat, they indicated proposed Lots 2 and 3 were for farm family. One will be either a vacation or retirement home for her and

COMMISSIONERS RECORD 49
FRANKLIN COUNTY
Commissioners' Proceeding for March 31, 2008

her husband and the other lot will be for one of her children. The remaining Lot 1 is 47.1 acres. There are no structures on any of the parcels in question.

Diann Lovejoy and Alberta Halvorson joined the audience.

Mr. MacPherson reviewed the conditions of approval. He said the applicant is proposing a 40-foot easement to Lot 1. Mrs. Corkrum asked are they going to have one access off of Eltopia West Road? Mr. MacPherson said yes. The private road between Lots 1 and 2 will be the entry lot for all three lots. It will line up with Hill Drive which is across Eltopia West Road.

Mr. Koch asked if anyone would like to speak against the proposal.

Diann Morgan Lovejoy spoke. I am the property owner and current resident across the road from this proposal. I would like the commissioners to strongly reconsider this proposal for many reasons. Number one, the environmental impact that this would have on the land. There is farmland all around this and with the way farming practices are nowadays and you allow this land to be subdivided like this with homes in between it and people that will be living there are not potentially farm-oriented, this will eventually impact our farming practices.

I also have been affected well-water-wise. Recently I am seeing an impact of the development down there by Hill Drive (indicated). My own personal property well is being impacted and I have people coming out to do studies on that.

It is a piece of property which should not be developed due to the way that it lays and the vegetation that is on the land. It was never intended to be lived on or farmed. As a farmer and a resident, I do not see this as a positive impact on the area. I just see it as people greedily cutting up a piece of land in a way that is not an asset to the community.

Mr. Koch asked Mrs. Lovejoy, if there's going to be one home on each parcel, you say it's not farm ground anyway so it's not really taking anything out of the farm industry. Mrs. Lovejoy said she's already had problems with people who live in the subdivision on Hill Drive complaining about farming practices. They complain about my cows. I've heard them complain about the neighboring farmers. It's people that come out and want to live a rural lifestyle but aren't willing to accept aspects that go along with the rural

COMMISSIONERS RECORD 49
FRANKLIN COUNTY
Commissioners' Proceeding for March 31, 2008

lifestyle and living around a farming community. That's what I am against is if you allow that to be subdivided, you're going to be bringing people into the area that will complain about water running, spraying, noise from tractors, dirt from the wind when the wind picks it up. I'm just opposed to this. As a property owner, I was sent the letter and I feel I have a right to oppose this.

Mr. Koch said I understand though that the two lots closest to you are for family lots only. They are not being subdivided into any short plats or anything?

Mr. MacPherson said that's part of the requirements of the county is that they be for farm family or farm labor for permanent hired help. The applicant indicated that that would be a retirement home or vacation home for themselves and one for their child.

Mrs. Lovejoy said I'm still against it. That may be what they say. But as we all know, things change. In 10 years that may not be the case and they will sell that to somebody else. There was a piece of property at the corner of the circle where the cemetery is at. They sold that off.

Mrs. Lovejoy said I am just opposed to breaking up farm land like this. I am just opposed to it. I think the property is in the middle of other farmland and it doesn't need to be done. This is a farming community and farm land should stay in farmland. If it's not farmable, just leave well enough alone. The people who are doing this have no intentions of farming. They sold it.

Mr. Koch asked do they not own the circle right alongside it? Mrs. Lovejoy asked did it sell? It was for sale. Mr. MacPherson said he doesn't know.

Mrs. Halvorson said she thinks it's for sale. Mrs. Lovejoy said the circle was for sale and this piece (indicated) was for sale. They have not farmed it or lived there. They may own it but they have not farmed it and they have not lived there. I am opposed to allowing that farm to be short platted like it is due to the fact it breaks up the network of the farming community.

Mr. Koch asked if anyone else would like to speak against the short plat.

Alberta Halvorson said I've lived on our property for 52 years. When Heinens put their's in, I thought let the kids make some money. But what you hear, you just don't

COMMISSIONERS RECORD 49
FRANKLIN COUNTY
Commissioners' Proceeding for March 31, 2008

have the freedom of your farm. Our farm backs up on the Heinen units where Unit 78 is. I'm opposed to it. What do we do when we want to spray our crops? Do we have to get permission from these small owners of the land?

Mr. Koch said not if it's done properly, no.

Mrs. Halverson said you get a phone call in the middle of the night and you're out baling hay or something and it disturbs their sleep. Actually, the Heinen's are all in one but this here, it's just getting to be that any time there's a two-acre plot somewhere, they're going to put a house, and then you have nothing but complaints for the neighboring farms. I personally am opposed to it.

Mr. Koch said obviously there is nobody else present to speak for this application. He asked if the Board members have any questions.

Mrs. Corkrum said her only question was access off of Eltopia West and that question was answered.

Mr. Koch asked by doing this, how soon can that be done again or changed? Mr. MacPherson said they're done at this point because the state law requires that if you do a short plat you can't further short plat within a five-year period but also they're at the maximum density of 20 acres for every piece. This piece if approved today, there would be no further division.

Mr. Koch asked those two lots are designed for owners only or farm labor? Mr. MacPherson said correct. He said that's one of the application requirements, that they verify it is done for farm family or farm labor.

Mrs. Corkrum asked how big is that gravel pit? Can they get by that and into the back? Mr. MacPherson said yes, there are roads. There is quite a bit of room through here (indicated).

Mr. Miller said he understands Lot 1 cannot be subdivided further. Mr. MacPherson said any of the lots. Mrs. Corkrum said Lot 1 is 47 acres. Mr. MacPherson said excuse me, in five years Lot 1 could be divided. Mrs. Corkrum said it could go down to two 20-acre pieces. Mr. MacPherson said it could go to two 20s or they could apply to take an acre off of Lot 1 to build a house or pole building or

COMMISSIONERS RECORD 49
FRANKLIN COUNTY
Commissioners' Proceeding for March 31, 2008

storage facility or something. He said a lot of times we're seeing where banks won't finance on anything larger than five or six acres. They don't want to take on the financial responsibility of 40 acres or more.

Mr. Miller asked can Lot 1 be broken up? Mr. MacPherson said yes, I misspoke earlier. I apologize. They would have to wait five years and then if it could be divided. They could do two 20-acres or two two- or three-acre pieces. Mrs. Corkrum said one piece has to be left with 20 acres or more. Mr. MacPherson said for each piece. He said the way the health restrictions are in that area with the heavy rock, we're seeing that a lot of those parcels have to be three to five acres.

Mr. Miller asked is that part of the Rural Settlement Area? Mr. MacPherson said the Heinen piece is in the Rural Settlement Area. This Edler piece is just immediately to the north of it and is still in the Ag Production 20 area.

Motion – Mr. Miller: I move that we grant the preliminary approval of Short Plat 2008-03 subject to the seven findings of fact and six conditions of approval. Second by Mrs. Corkrum. 3:0 vote in favor. This is Resolution 2008-139.

PUBLIC WORKS

Engineer Tim Fife met with the Board.

Vouchers

Motion – Mrs. Corkrum: I move we approve vouchers for the County Road Fund for \$380,167.31; and MV & PW Equipment Fund for \$70,208.88. Second by Mr. Miller. 3:0 vote in favor. (Exhibit 5)

Resolution: Standard Consultant Agreement Supplement #9 between Franklin County and J-U-B Engineers, Inc., Resolution 2000-236

Mr. Fife asked for approval of a supplement to increase the amount to \$399,000 because of doing more work. He told the Board about the current status of the East Foster Wells Road project.

Motion - Mr. Miller: I move we approval the Standard Consultant Agreement Supplement #9 between Franklin County and J-U-B Engineers, Inc., supplement to

COMMISSIONERS RECORD 49
FRANKLIN COUNTY
Commissioners' Proceeding for March 31, 2008

Resolution 2000-236. Second by Mrs. Corkrum. 3:0 vote in favor. This is Resolution 2008-140.

Resolution: Local Agency Agreement LA 2154, Supplement #7 between Franklin County and Washington State Department of Transportation for CRP 500 – East Foster Wells Road

Mr. Fife asked for approval of supplement #7 to show the increased cost so we can get reimbursed from the state.

Motion – Mrs. Corkrum: I move for approval of Local Agency Agreement #LA2154, Supplement #7, between Franklin County and Washington State Department of Transportation (WSDOT) for CRP 500 – East Foster Wells Road. Second by Mr. Miller. 3:0 vote in favor. This is Resolution 2008-141.

TRAC Parking Lot

Mr. Fife said he learned last week from the City of Pasco that the permitting process takes three to four months. The project can be bid during the process but not built until the process is completed. Mr. Fife said the City of Pasco staff did not mention the length of time when this matter was discussed with them before.

The permit fee is about \$500 that should be paid by Ben Franklin Transit. However, a staff member from Ben Franklin Transit has told Mr. Fife he is not sure that Transit still plans to pave the parking lot.

R-170 (landslide) report

A public workshop will be held at Basin City at Basin City Elementary School. The Board asked for the workshop to be scheduled on April 9 at 6:30 pm.

Mr. Fife showed the Board some new drawings of potential routes both for the Sagehill Intersection and the Klamath Hill intersection. The Klamath Intersection Design 12 would have Klamath Road be through traffic without a stop sign. The engineer is trying to meet with the property owners to show them the designs before the public workshop.

COMMISSIONERS RECORD 49
FRANKLIN COUNTY
Commissioners' Proceeding for March 31, 2008

Mr. Fife said the project would not be done at least until next fall after irrigation is finished for the season. Another factor is that we don't have funding to build the road yet or to purchase right-of-way.

Benton-Franklin Council of Governments (BFCoG) Operating Committee Report

Mr. Fife told the Board that Franklin County's economic stimulus project submittal, R170 Landslide, was not selected as one of the three projects for BFCoG because we don't yet have the right-of-way acquired. A Port of Pasco and a City of Pasco project was submitted as well as a Benton County feeder road project. However, the entire list of 25 projects will be submitted.

The committee did recommend that we approve to borrow ahead on Federal funding through 2011. Mr. Fife will probably start Franklin County urban and rural committees because we need the money for East Foster Wells Road. We probably will extend the rural agreements.

County Gravel Roads

Mr. Koch would like to have all three commissioners look at some roads with Mr. Fife. He has received another phone call about the narrowness of the roads. Mr. Fife said we're starting to put up soft shoulder signs. He thinks we all want the same thing, a wider road and flatter ditches. There's a bunch that over time have turned into a 2:1 slope. Mr. Koch asked why? Mr. Fife said, "Past practice. I finally have a blade man that actually believes in what we want. Every year some gravel gets kicked off. They were bringing it back on but with some extra so it became more steep. We're trying to get back to what we had before."

Mr. Miller asked if the practice is to come back and smooth it out. Mr. Fife said yes.

TRAC

TRAC Manager Troy Woody met with the Board.

Reserve Guard Update

Mr. Woody has received a request to donate the use of TRAC for a Reserve Guard function. He explained what the event would entail for TRAC space and staffing. He

COMMISSIONERS RECORD 49
FRANKLIN COUNTY
Commissioners' Proceeding for March 31, 2008

estimates it would cost \$300 to \$400 in setup plus the salary of staff. There are other worthy causes that also request space at TRAC. The Board members feel TRAC cannot be donated for such causes.

Columbia Basin Herald

The Columbia Basin Herald magazine has an article stating that the Potato Conference is considering relocating, with TRAC listed as a potential site.

Draft document of potential naming rights partner

Mr. Woody said a company potentially wants to pay for the naming rights of the arena. The information is preliminary at this point.

Ag Hall of Fame Update

Some people would like the Ag Hall of Fame moved because of lack of exposure in the meeting room where it currently is located. They would like it relocated in the atrium but Mr. Woody feels that is not a good place for it because it hinders the ability to sell the room. One possible suggestion is putting the display on the side walls going into the arena. The group is also working on preparation of a moving display that could be used at the Ben Franklin Fair, at Connell Junior Livestock Show, and at Kahlotus Days. The Board said TRAC should not have any funds involved in the moving of the display.

Recessed at 10:21 am.

Reconvened at 10:28 am.

COUNTY ADMINISTRATOR

County Administrator Fred Bowen met with the Board.

Resolution: Creation of revenue line item relating to Clark Addition Water Association

Mr. Bowen asked for approval of a resolution to create a revenue line item for taking CTED funding in and out using pass-through funds. We don't have to increase the bottom line of the budget.

Motion – Mr. Miller: I move that we approve the creation of line item in the Miscellaneous CE Cumulative Reserve Fund #100-000-001. Second by Mrs. Corkrum. 3:0 vote in favor. This is Resolution 2008-142.

COMMISSIONERS RECORD 49
FRANKLIN COUNTY
Commissioners' Proceeding for March 31, 2008

Executive Session at 10:32 am regarding real estate acquisition or site selection per RCW 42.30.110(1)(c) expected to last 15 minutes.

Executive Session continued at 10:49 am expected to last five more minutes. There was no one waiting outside.

Open Session at 10:51 am.

Drop Boxes

Mr. Koch asked about payment drop boxes. Mr. Bowen has asked Facilities Director Chris Giles to check into drop boxes.

Mr. Koch asked if the drop box could be incorporated into the security building wall. Mr. Bowen will find out.

Adjourned at 10:55 am.

COMMISSIONERS RECORD 49
FRANKLIN COUNTY
Commissioners' Proceeding for March 31, 2008

There being no further business, the Franklin County Board of Commissioners meeting was adjourned until April 2, 2008.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Chairman

Chairman Pro Tem

Member

Attest:

Clerk to the Board

Approved and signed April 2, 2008.