

COMMISSIONERS RECORD 49  
FRANKLIN COUNTY  
Commissioners' Proceeding for April 16, 2008

The Honorable Board of Franklin County Commissioners met on the above date. Present for the meeting were Rick Miller, Chair Pro Tem; and Neva J. Corkrum, Member; Fred Bowen, County Administrator; and Mary Withers, Clerk to the Board. Bob Koch, Chairman, was absent as he was attending the Washington Counties Risk Pool Management/Supervisory Training in Walla Walla.

**OFFICE BUSINESS**

Secretary Patricia Shults met with the Board. Present in audience: Sigrid and Ted Kroner and Yvonne Stredwick.

Consent Agenda

**Motion** - Mrs. Corkrum: I move for approval of the consent agenda for April 16 as follows:

1. Approval of **Resolution 2008-161** authorizing the Public Works Contract with All Safe Abatement to remove and dispose of asbestos from the former Health Department building located at 1218 N. 4<sup>th</sup> Avenue, Pasco, Washington, with said fee not to exceed \$6,986.00, including sales tax, to be paid from the Courthouse Renovation Fund, Number 310-000-001.

Second by Mr. Miller. 2:0 vote in favor.

Vouchers/Warrants

**Motion** – Mrs. Corkrum: I move for approval of payment of the following vouchers/warrants: Current Expense warrants 62771 through 62879 for \$4,322.60; Current Expense warrants 62880 through 62882 for \$3,563.09; Solid Waste warrant 2370 for \$376.19; Current Expense warrants 62883 through 62886 for \$3,838.78; Auditor O&M warrant 490 for \$90.90; and Current Expense warrants 62887 through 62889 for \$6,497.49; for a total of \$18,689.05. Second by Mr. Miller. 2:0 vote in favor. (Exhibit 1)

**Recessed** at 9:09 am.

**Reconvened** at 9:12 am.

**PLANNING AND BUILDING DEPARTMENT**

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

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Public Hearing: Short Plat SP 2008-04, to consider an application by Ted Kroner to short plat approximately 2.32 acres into three lots. As proposed, Lot #1 is approximately 38,963 square feet in size, Lot #2 is approximately 23,945 square feet in size and Lot #3 is approximately 38,262 square feet in size. The property is zoned Residential Suburban 20,000 (RS-20) and is located within the Pasco Urban Growth Area, as designated in the Franklin County Comprehensive Plan.

Public Hearing convened at 9:15 am. Present: Commissioners Corkrum and Miller; County Administrator Fred Bowen; Planning Director Jerrod MacPherson; Planner Jeremy Underwood; and Clerk to the Board Mary Withers. Present in audience: Ted and Sigrid Kroner and Yvonne Stredwick.

Mr. Underwood reviewed the information on the Action Summary (Exhibit 2).

Mr. MacPherson showed a copy of the 2007 aerial photograph with a parcel overlay. He pointed out where the three lots would be located. Lot #1 has an existing well so the applicant will have to work with the Health Department regarding the well. He reviewed the proposed conditions. A small shed is located on Lot #2.

Mr. MacPherson spoke to the applicant, who plans to remove the shed before final approval. He recommended approval with the findings and conditions as specified.

Mr. Miller asked if anyone would like to speak in opposition.

Yvonne Stredwick, 5816 West Wernett Road. I'm not trying to cause any problems with my neighbors. The reason I'm opposed is the fact that we bought this property to have room. Before too long it's going to look like trash. I believe that's the way they probably bought it so why change things? I believe they should be at least an acre, acre and a half lots. Why get them so close together? It's supposed to be for kids and adults to have horses.

Ms. Stredwick said if I remember right, when I bought my piece of land, all the neighbors had to agree in order to break the land up. So why is this happening?

Mr. MacPherson said I'm not familiar with any covenants. We can't enforce covenants. He said he can't speak to any covenants that were established with Carriage Estates, but if they do say that, the county can't enforce the covenants. You have to go to

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court to enforce the covenants. Everything they are proposing is in compliance with the local and state platting requirements and complies with zoning requirements. There is no more one-acre zoning in Pasco. It's all half-acre. We're required by the State of Washington to be consistent with the comp plan and unfortunately the city has a half-acre maximum zoning in the comp plan. He said it's growing pains.

Ms. Stredwick said it's a losing case for me. I like the country life. I assume at one time in their life that that's why they bought it and now -- I guess things change in people's lives. If you don't want that much land, then move to TRAC. Everyone has their own opinions and this is my opinion. I just like the country life and I just don't believe they should develop everything that's available because of unfortunate reasons or whatever they have.

Mr. MacPherson said we hear a lot of this type of discussion at Planning Commission meetings. Most of the homes at TRAC are on 8000 square foot lots. This is property inside the City of Pasco's urban growth area and they can annex at any time. He personally would rather see the half acre and larger lots.

Ms. Stredwick said she doesn't care if they break it if they had larger lots, like an acre. You said Pasco is zoned for half acres. The more people you get around my area, you know, the crime rate goes up. I don't know if people ever think about that. It would be nice to have some country left in the Tri-Cities. That's all I have to say.

Mr. Miller said I appreciate your thoughts on this. Laws are what they are and we have to be consistent with them and stick with them. Ms. Stredwick said I understand. I just live in the past.

Mrs. Corkrum said unfortunately all of Riverview is in the City of Pasco's urban growth boundary so we have to mesh the two comp plans, the city and county, so this is allowable. There's no way we could refuse unless it was a health issue.

Ms. Stredwick said I don't mean to cause any hard feelings or anything but that's how I feel.

Mr. Miller asked three times if anyone else would like to speak against the application. There was no response.

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Mr. Miller asked if anyone would like to speak in favor of the proposal.

Ted Kroner is the owner. We bought the property and we wanted an acre but for some reason with the zoning at the time, we had to end up with almost 2-1/2 acres. We've never done anything with Lots 2 and 3 except have the guy come out and harrow/disk it once a year to keep the weeds down. We're not horse people. For us, my son is going to move into Lot 3. Who does Lot 4, I don't know. For Lot 3 in our waning years, it's going to be nice to have him living next door to us to come by and see how Mom and Dad are doing. That's our plan. It will be nice for me not to have the weeds out there.

Jo Beth Zirg joined the audience.

Mr. Miller asked if anyone else would like to make a comment in favor of the proposal.

Jo Beth Zirg, 2304 North Road 56, asked is it going to be a home or manufactured home or what? That's my only concern. She said she is not against the proposal but wanted more information. Mr. Miller said Mr. Kroner just explained his plans.

Mr. Miller asked twice more if anyone else would like to speak in favor. There was no response. Hearing was closing to public comment.

**Motion** – Mrs. Corkrum: I move we grant preliminary approval of short plat 2008-04 subject to the seven findings of fact and five conditions of approval. Second by Mr. Miller. 3:0 vote in favor. This is Resolution 2008-162.

#### **PLANNING AND BUILDING DEPARTMENT**

Planning Director Jerrod MacPherson met with the Board.

#### **March 2008 Monthly Update**

The March 2008 building report was reviewed.

#### **Sales Tax Proposals**

Mrs. Corkrum said some sales tax proposals are being proposed for the state legislature. She is concerned about the county losing sales tax on vehicles that would be sent to the transportation budget. She said the county receives more money from sales tax than from property tax.

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Planning Update

Mr. MacPherson told the Board about some upcoming applications that his office has received.

The Planning Department is working on the Critical Areas ordinance as required by the state. Mrs. Corkrum said we need to get the information out to the public because of its effect on the farm community. Mr. MacPherson said our plan is to send out information in any forms possible such as radio and newspaper. Hearings are required by August.

**PROSECUTOR**

Chief Civil Deputy Prosecutor Ryan Verhulp met with the Board.

**Executive Session** at 9:53 am regarding claims expected to last 10 minutes based on RCW 42.30.110(1)(i).

**Open Session** at 10:0 am.

Claims

Mr. Verhulp asked for approval of a claim of Mr. Valdez related to an auto accident on March 17, 2008.

**Motion** – Mrs. Corkrum: I move for approval of damages caused by a sheriff's deputy vehicle to Noe Valdez for the amount of \$2159.24. Second by Mr. Miller. 2:0 vote in favor. This is Resolution 2008-163.

Mr. Verhulp asked for approval of a claim of Joseph Roach regarding a range fire for \$1500.

**Motion** – Mrs. Corkrum: I move for approval of payment to Joseph Roach in the amount of \$1500 for an accidental burning of 150 acres of stubble wheat at \$10 per acre. Second by Mr. Miller. 2:0 vote in favor. This is Resolution 2008-164.

Mr. Verhulp asked for denial of claim of Douglas Kunz for alleged damages to his 2004 Dodge Ram in the TRAC parking lot on January 12, 2008. Investigation revealed there was no negligence on the part of the county. As a result, Mr. Verhulp recommends the claim be denied.

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**Motion** – Mrs. Corkrum: I move we deny claim for damages for Douglas E. Kunz in the amount of \$930.30. Second by Mr. Miller. 2:0 vote in favor. This is Resolution 2008-165.

Mr. Verhulp asked for denial of Richard Lani's claims submitted on February 4, 2008, claiming alleged damages to his 2003 Dodge Ram pickup in the amount of \$1246.45 that occurred on January 12, 2008. Investigation revealed that the alleged damages to this pickup were not due to the negligence of Franklin County and therefore denial would be recommended.

**Motion** – Mrs. Corkrum: I move we pass Resolution Number 2008-166 denying the claim for damages for Richard W. Lani in the amount of \$1246.45. Second by Mr. Miller. 2:0 vote in favor.

**Pasco Sanitary Landfill: professional consulting services by Aspect Consulting, Inc.**

Mr. Verhulp asked for approval of payment of Franklin County's one-sixth share of an invoice, directing payment out of the Pasco Sanitary Landfill Trust account. The full bill is \$12,398.81; Franklin County's one-sixth share is \$2066.47.

**Motion** – Mrs. Corkrum: I move we approve Resolution 2008-167, payment of Franklin County's portion of the invoice to the Landfill Group to Aspect Consulting for professional consulting services, and our share is \$2066.47. Second by Mr. Miller. 2:0 vote in favor.

## **PUBLIC WORKS**

Engineer Tim Fife met with the Board.

### **R-170**

Mr. Fife said Mr. Cooper and another property owner worked out a route design to their satisfaction with engineer Phil Merrell. The Board reviewed the letter from Phil Merrell of HDR Engineering to Steve Cooper and Whitey Schroeder (Exhibit 3).

The engineer met with Mr. English yesterday about road design at the Klamath Hill intersection. Mr. Fife told the Board briefly about other parts of the project and conversations that have been held with property owners.

### **Out-of-State Travel**

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**Motion** – Mrs. Corkrum: I move for approval for Tim Fife to attend the NACE conference in Portland, Oregon, in the amount of \$1043. Second by Mr. Miller. 2:0 vote in favor. (Exhibit 4)

**VOUCHERS/WARRANTS**

**Motion** – Mrs. Corkrum: I move for approval of payment of County Road Fund payroll for \$67,173.43. Second by Mr. Miller. 2:0 vote in favor.

**Motion** – Mrs. Corkrum: I move to approve payroll for Motor Vehicle Fund in the amount of \$11,000.68. Second by Mr. Miller. 2:0 vote in favor.

**COUNTY ADMINISTRATOR**

County Administrator Fred Bowen met with the Board.

**Building and Property**

Mr. Bowen has received notice that owners of a grocery store are willing to sell it to the county for \$2,450,000 as the county previously offered. Mr. Bowen told them the county has already moved in a different direction and he was not sure the Board would be interested.

Mr. Bowen has received a preliminary estimate for building a new building from the architects. He told the Board verbally some of the factors including: two-story minimum dorm-type jail for 60 people, 3000 square feet sheriff's department costing \$500,000, a 50-space Work Release area for 10 female and 40 male inmates at \$900 per square foot, and space for the Information Services and Security offices. The total cost is estimated at \$6 million.

The dimensions of a new building would be about 27,000 square feet. The existing store building is 11,000 square feet. There is enough room to build the building.

Mr. Bowen said this type of design would take care of an immediate need, not a 20-year need that the consultants prepared information for earlier. It would involve building a brand new building connected to the jail. Not as many jail personnel would be needed in a new building as in the store building.

There was discussion about various jail designs. Mr. Bowen asked the architect to prepare a design modeled after Lewis County. The design would take care of 60

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prisoners, all minimum security, with the guards outside and not visible from the inside. It would almost double the jail size. The 3000 square feet area for the sheriff's department is estimated to cost \$1.65 per square foot, partly to accommodate the new technology needs. A new building could also house the Coroner, Information Services, and the Security Director.

If the building is built, some other space will be opened up in the Public Safety Building.

Mr. Bowen reiterated that the problem he sees is this is a temporary solution to a long-term problem because the jail study estimated the county will need 225 beds in 20 years. He doesn't think it will be any cheaper to buy and renovate a building. He wouldn't even consider moving forward on that until the architects look at it. There are a lot of unanswered questions.

Mr. Bowen would like to have the architects work on some more figures, then call the jail expansion committee together to review the information and make some suggestions. Mr. Bowen does not think the county can do it without implementing an additional amount of sales tax.

Hr will bring the information back on Monday when all the Board is present.

Mr. Bowen asked for consensus approval to ask the architect to work up some numbers on the building that is for sale. Many things have to be considered, such as fire rating and earthquake capability. Mr. Miller asked what kind of cost is involved for the architectural work. Mr. Bowen thinks it would cost about \$500 to \$1000. Mr. Bowen will ask the architect for a number. He thinks the review of the Health Department building that was done by the architect cost about \$1500. The Board **gave consensus approval** to use the architect services.

Mrs. Corkrum said her only problem with adding on is what do we do with Work Release, because if we lose Work Release, we lose revenue. Mr. Miller asked if home monitoring can be done instead of Work Release on a temporary basis. Mrs. Corkrum said a judge and prosecutor have to give approval. She doesn't know if they feel home monitoring is as effective as Work Release.

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Dispatch

Mr. Bowen told the Board briefly about a request to adjust the anniversary date for Dispatch workers who have worked for the county for a considerable period of time.

Courthouse Annex

The county crews are doing the work on the Courthouse Annex for the Extension Office.

Benton-Franklin District Board of Health

Mr. Bowen said he understands the Board wants him to attend the Health District meetings. Mrs. Corkrum said it would be beneficial if he can attend. She said there will be times when he is too busy and cannot attend.

Mr. Bowen asked if the two county administrators will be involved with the budgeting process for the two counties. The Board said yes. Mr. Bowen said he will be asking for a five-year bar chart on each of the Health District line items so he can see what's happened over the past five years to help him understand the history of the budget.

Mrs. Corkrum said the majority of the Health District funding comes from grants and fees. The counties' percentage of the overall budget is very low but Franklin County is paying almost as much as Benton County.

**PLANNING AND BUILDING DEPARTMENT**

Final Approval Subdivision SUB 2007-05, RGW Enterprises representing DBCL, LLC

**Motion** – Mrs. Corkrum: I move for the final approval of Subdivision 2007-05 for RGW Enterprises representing DBCL, LLC. Second by Mr. Miller. 2:0 vote in favor. This is Resolution 2008-168.

**Adjourned** at 11:01 am.

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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until April 21, 2008.

BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON

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Chairman

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Chairman Pro Tem

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Member

Attest:

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Clerk to the Board

Approved and signed April 28, 2008.