

COMMISSIONERS RECORD 50
FRANKLIN COUNTY
Commissioners' Proceeding for July 20, 2009

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

Meeting opened at 9:00 am. Commissioner Miller was absent on personal business at the beginning of the meeting.

OFFICE BUSINESS

Secretary Patricia Shults met with the Board.

Motion – Mr. Peck: I move we proceed with opening the board meeting for Monday, July 20, 2009, with the understanding that the chairman has been unavoidably delayed and will sign appropriate documents on his arrival. Second by Mr. Koch. 2:0 vote in favor.

Consent Agenda

Motion - Mr. Peck: I move for approval of the consent agenda for July 20, 2009:

1. Approval of **Resolution 2009-309** authorizing the Chairman to sign the Quitclaim Deed for the transfer of 13.99 acres acquired from the Glenn E. Reed Family, LTD Partnership, to the United States Bureau of Reclamation for the Hendricks Pit Site expansion.
2. Approval of **joint Resolution 2009-310** in the matter of the request for signature from the Chairman of the Boards of Benton and Franklin County Commissioners on the Professional Services Agreement, Number BFSC0912JS001J, for legal representation of indigent persons in Benton-Franklin Counties Juvenile Court Division, between the Juvenile Justice Center and Jeff Staples, effective August 1, 2009, through December 31, 2012. (Exhibit 1: Information sheet.)

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

Vouchers

Motion – Mr. Peck: I move approval for vouchers for 7/20/2009 in the total amount of \$376,654.51: Courthouse Facilitator warrant 19699 for \$712.50; Clerk LFO Collection warrant 19700 for \$168.00; Boating Safety warrant 19701 for \$150.02; Election Equipment warrants 19702 and 19703 for \$130.29; Current Expense warrants 19704

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through 19788 for \$140,456.68; Current Expense warrants 19789 through 19853 for \$163,065.71; Current Expense warrants 19854 through 19857 for \$3458.68; Auditor O&M warrant 19858 for \$256.67; Solid Waste warrant 19859 for \$455.68; Sheriff/Sex Offender Grant warrant 19860 for \$112.00; Treasurer O&M warrant 19861 for \$5279.75; Jail Commissary warrants 19862 through 19866 for \$6066.64; Law Library warrants 19867 through 19869 for \$8444.38; TRAC Operations warrants 19870 through 19898 for \$47,261.13; Franklin County RV Facility warrant 19899 for \$586.38; and Auditor O&M warrant 19900 for \$50.00. Second by Mr. Koch. 2:0 vote in favor. (Exhibit 2)

Jury Pay

The Clerk's Office has requested Board approval to allow payment of jury pay before the next Board meeting scheduled on August 3. The Board asked for more information.

PLANNING AND BUILDING DEPARTMENT

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

Public Meeting: Conditional Use Permit CUP 2009-03. Road 84 Education CTR submitted a conditional use permit to construct a 3500 square foot education facility to be utilized by Pasco LDS (Latter-day Saints) Seminary students. The property is zoned Residential Suburban 20,000 (RS-20) and is located adjacent to Chiawana High School, north of Argent Road, along the west side of Road 84 (Parcel #118-130-040).

Public Meeting convened at 9:16 am. Present: Commissioners Koch and Peck; County Administrator Fred Bowen; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. No one was present in the audience.

Mr. Wendt reviewed the information on the Action Summary (Exhibit 3). The property is owned by the Hughes family, which owns three different five-acre tracts. The proposal would involve using a half acre to two acres of the tract closest to Chiawana High School, depending on several factors including Health Department requirements.

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The Hughes family would be selling the portion of land to a nonprofit called Road 84 Education CTR.

Mr. MacPherson showed a copy of the parcel map with the project area identified. The exact size will be determined at the time of platting. Water lines and hard-surfaced roads are in place in a nearby subdivision along a county road called Sterling Road.

Mr. Koch asked is this an approved nonprofit organization? Mr. MacPherson said yes. Mr. Peck asked if they are a registered nonprofit organization. Mr. MacPherson said yes. He said some members of the nonprofit group overseeing this proposal are also part of RGW Enterprises which is exploring the possibility of developing the remainder of the Hughes properties. RGW Enterprises is currently working with the Hughes family regarding some cleanup.

Mr. MacPherson showed the parcel map with an aerial photograph.

Mr. MacPherson showed the proposed site plan from the applicant. Mr. Wendt said the parking lot has to meet a 25' setback because of planning for future Sterling Road and Road 84. There will be no parking allowed on Road 84 because of pedestrian traffic.

Mr. MacPherson said one of the goals to develop the property in a residential fashion. The building will be constructed out of residential materials. The applicants plan to try to match the existing high school and blend in with the residential character.

Mr. MacPherson showed a slide of the elevation areas of the proposed building.

He showed a slide of an anticipated pedestrian plan including a crosswalk that would meet the appropriate crossing criteria. Road 84 is a city street so the applicant will have to coordinate with the city for the crosswalk. Once students get across the street, it becomes county property. There will need to be coordination between the city and county regarding the crosswalk.

Mr. Peck asked if the 60' easement for the future Sterling Road is currently totally undeveloped, raw land. Mr. MacPherson said correct. Mr. Peck asked presumably any crosswalk then would be set up so that it would de-conflict with that easement?

Mr. Wendt said correct. Mr. Peck asked no crosswalk is apparently needed on the edge

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of the school property because it's not really a street, just a property boundary? The answer was yes.

Mr. MacPherson said we held the public hearing in front of the Planning Commission, having notified property owners within 500' of the proposed site. We received no correspondence whatever for or against. There was no testimony in opposition in writing or orally. Several people in the audience spoke in favor.

Mr. Peck and Mr. Koch have read the requirements. Mr. Koch said there is no audience to offer pros and cons.

Motion – Mr. Peck: I would move we grant approval for Conditional Use Permit application CUP 2009-03, subject to the six findings of fact and nine conditions. Second by Mr. Koch. 3:0 vote in favor. This is Resolution 2009-311.

Public Meeting: Conditional Use Permit CUP 2009-04. Larry Stephens submitted a conditional use permit to construct a horse barn (accessory building) in a designated front yard area. The property is zoned Rural Community 1 (RC-1) and is located south of Eltopia West Road, along the east side of Hill Drive, near site address 300 Hill Drive (Parcel #123-460-104).

Public Meeting convened at 9:30 am. Present: Commissioners Koch and Peck; County Administrator Fred Bowen; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. No one was present in the audience.

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

Mr. MacPherson showed a copy of a 2007 aerial photograph with parcel overlay. The property is located on Hill Drive in the West Ridge Estates/West Stone Ridge Estates area of Eltopia. By concomitant agreement, all of the properties are 2-1/2 acres or larger although the area is zoned for one acre.

Mr. MacPherson showed a site plan on the screen. He explained how the topography affects drainage on the parcel.

Mr. Koch asked if it is possible to move the barn back another 25 to 50 feet to the east. Mr. MacPherson and Mr. Wendt explained how the elevation drops considerably so

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it is not possible. Mr. Wendt said the setback for a single family home is 25 feet so a future neighboring property owner to the north will be able to build a home in line with other buildings.

Mr. Koch asked if the barn will be consistent construction to the home. Mr. MacPherson said it is not. It will have a raised center. It is a custom pole barn. He showed a picture.

Mr. Peck asked if the subdivision developers had input. Mr. MacPherson said Brent Heinen, one of the two brothers, met with Mr. MacPherson and said he did not have any objection with what Mr. Stephens is proposing. Mr. MacPherson said he and Mr. Heinen talked about maybe amending the zoning code for the entire development. Mr. Heinen indicated he liked the current process because this particular situation made sense in his mind but others might not and he would like to have the ability to look at each situation. At the Planning Commission hearing, two people spoke in favor. There was no opposition.

There was no one present in the audience to comment.

Motion – Mr. Peck: I move approval of Conditional User Permit Application CUP 2009-04 subject to the six findings of fact and nine conditions. Second by Mr. Koch. 2:0 vote in favor. This is Resolution 2009-312.

Building Report

The June 2009 Building Report was reviewed, a six-month, half-year report. Mr. MacPherson said we have collected 54% of our projected revenue.

Commissioner Miller joined the meeting at 9:53 am.

OFFICE BUSINESS

Juror Pay

Motion – Mr. Peck: I would present a motion that we approve expenditure from a Current Expense account in the amount of \$4153.25 for the purpose of timely payment of jury fees to jurors. I want to note for the record that we are doing this outside the normal voucher approval process because our computer system apparently is down in the Clerk's Office so while having entered the information into the system, it's not able to export it to

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the proper accounting computers until the system is repaired either today or tomorrow. Given the fact that we have no meeting on Wednesday, we need to do this in a slightly irregular fashion but I think we've documented it adequately for the record.

Second by Mr. Koch. Mr. Koch asked that the line item number be included for reference.

Mr. Peck: Amending the motion I just presented for the purposes of documenting, the specific account would be 512.30.49.0002. Second by Mr. Koch. 3:0 vote in favor.

MINUTES

Motion – Mr. Koch: Mr. Chairman, I would move for approval of Commissioners Proceedings for July 6, July 7, July 8, July 13 and July 15, 2009. Second by Mr. Peck. 3:0 vote in favor.

PUBLIC WORKS

Engineer Tim Fife met with the Board.

Vouchers

Motion – Mr. Peck: I move approval of Franklin County Public Works vouchers for Monday, July 20, 2009, in the total amount of \$182,421.84 as presented: County Road Fund for \$82,252.10; MV & PW Equipment Fund for \$98,074.25; Solid Waste Fund for \$1049.64; and Solid Waste Fund for \$1045.85. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 5)

Bid Award: CRP 596 R170 Landslide Area, Phase 2 – Road Realignment

Mr. Fife recommended award of bid to Selland Construction. Our estimate was on the low side because the way ARRA works is you commit the local funding to the project. If the bid comes in way under, then you pay your local funding first before ARRA does it. The numbers reflected the original estimate we had.

Mr. Peck asked, underbidding doesn't allow us to increase the amount of stimulus dollars we get? Mr. Fife said no. He said we have additional RAP funding to pay the amount so in the end it will not cost the county any additional funding. The Phase 2 project is for the first mile on the southern end of the project, going to Greenar Road.

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Motion – Mr. Peck: I would move approval of CRP 596, R170 landslide area, Phase 2, road realignment bid award to Selland Construction, Wenatchee, Washington, in the amount of \$959,451 as bid. Second by Mr. Koch. 3:0 vote in favor. (Exhibit 6)

CRAB Board

The CRAB board approved the change in scope on the Pasco-Kahlotus Road. A revised contract will be brought back to the Board for approval.

Budget

Mr. Fife said the Public Works Department is having cash flow issues right now so are considering which projects to push back and seriously looking at laying people off.

TRAC

TRAC Manager Troy Woody met with the Board.

Sales Leads Tracking Sheets

Mr. Woody showed the Board a sample of the tracking sheets that he receives once a week from staff.

Menu Project

TRAC menus are being redone. One of the more significant changes will be to change the format to be similar to a restaurant menu as compared to a catering menu. It will include photos. One of the main goals is to make it web-friendly.

Convention Center co-marketing ad

Mr. Woody showed the Board a sample of an ad that went in a flight magazine. Some new photos of TRAC will be taken soon.

July 4th Car Show Recap

Profit and loss information was reviewed for the Car Show.

A Yard Sale will be held this weekend at TRAC.

Adjourned at 10:29 am.

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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until August 3, 2009.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Chairman

Chairman Pro Tem

Member

Attest:

Clerk to the Board

Approved and signed August 31, 2009.