

COMMISSIONERS RECORD 51  
FRANKLIN COUNTY  
Commissioners' Proceedings for April 11, 2011

The Honorable Board of Franklin County Commissioners met on the above date. Present for the meeting were Robert E. Koch, Chairman; Rick Miller, Chair Pro Tem; and Brad Peck, Member; Fred Bowen, County Administrator; and Mary Withers, Clerk to the Board. Meeting convened at 9:00 am.

**LOBBYIST**

Lobbyist Jim Potts gave the Board a legislative update by phone. Present in audience: Victor Reeve.

**PLANNING AND BUILDING DEPARTMENT (9:16 am)**

Public Meeting: SUB 2011-01, an application to subdivide approximately 4.80 acres into eight (8) single-family residential lots. The average lot size in the development is approximately 21,790 square feet in size. The site is zoned Residential Suburban 20,000 (RS-20). Property is located within the City of Pasco's Urban Growth Area Boundary, south of Argent Road, north of Wernett Road, along the east side of Road 72. (The preliminary plat name is Fieldstone.)

Public Meeting convened at 9:16 am. Present: Commissioners Koch, Miller and Peck; County Administrator Fred Bowen; Planning and Building Director Jerrod MacPherson; Assistant Planning Director Jerrod MacPherson; and Clerk to the Board Mary Withers. Present in audience: Victor Reeve.

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

Mr. MacPherson showed aerial photographic maps of the site on the screen. Future development of Franklin Road would occur a bit to the north of the existing Franklin Road alignment because of an existing house on the south. The property owner to the north of Franklin Road supported the application at the Planning Commission hearing. Mr. MacPherson showed the Fieldstone preliminary plat design on the screen.

Public testimony at the Planning Commission hearing included neighbors with concerns about the condition of Road 72 including road width and construction standards, concerns about speed limits, and concerns that half-acre lots were too small. A school district representative testified that the Pasco School District facilities are overburdened. The school district appealed the recommendation to a closed record appeal but in the interim has withdrawn their appeal request.

COMMISSIONERS RECORD 51  
FRANKLIN COUNTY  
Commissioners' Proceedings for April 11, 2011

Mr. Koch asked about the effects on a private well of the 60-foot easement for Franklin Road. The planners said it was not brought up at the Planning Commission meeting.

Mr. MacPherson said it will have to be addressed at the time the owner of the well develops the property. The county reserved the right of way for Franklin Road along the northeast corner of the property. Mr. Peck asked is there a potential future development problem? Mr. MacPherson said there is a potential for a problem, but typically wells have to be capped and abandoned if the property size goes below an acre because Health District requirements are that city water has to be used for anything smaller than an acre. Mr. Peck asked if the owner of the property is aware of the potential conflict. Mr. MacPherson said it wasn't discussed. He said well protection areas can cross roads.

Mr. Wendt reviewed the conditions of approval. In response to Mr. Peck's question about naming a new cul-de-sac road in the development, the planners said the developer will work with the county E911 staff to name the road.

Mr. Peck asked did the school board give any reason for withdrawing their appeal? Mr. MacPherson said they stated that after meeting with the developers, they felt that it was unfair to impose that fee after the developer has already done their due diligence and put their cost estimates together and committed to the project and then get hit with that request after they've been into it a ways. The school district basically said they will not ask for that fee for all the developments that are underway as of April 1, but after April 1, they will be asking for that fee. Mr. Peck asked if they meant under way or have a completed application by April 1? Mr. MacPherson said they didn't specify. Mr. Peck asked the planners to try to find out. At the request of the Pasco School District, the Planning and Building Department is sending information about plats and other land use matters to the school district.

Mr. Miller asked about traffic volume. Mr. Wendt explained some detail about traffic counts that were done in March 2011 and compared with previous counts.

**Motion** – Mr. Miller: I move that we grant preliminary approval for the SUB 2011-01 subject to the six findings of fact and eight conditions of approval. Second by Mr. Peck. 3:0 vote in favor. Resolution 2011-121 was approved.

COMMISSIONERS RECORD 51  
FRANKLIN COUNTY  
Commissioners' Proceedings for April 11, 2011

**FRANKLIN COUNTY NOXIOUS WEED CONTROL BOARD**

Noxious Weed Control Board Coordinator Victor Reeve met with the Board.

Department Update

Mike Braun, the previous coordinator, was killed in a tragic accident in Egypt on December 26, 2010. In January 2011, the Board of Directors appointed Vic Reeve as coordinator and Robin Kuske as assistant coordinator.

The Tack Weed Coalition is a group of people in Franklin County that will try to control the tack weeds along the bike path.

Mr. Reeve told the Board about the work being done by the Weed Board staff, including coordination between the Weed Board and others including the landowners, the Bureau of Reclamation, irrigation districts, the Washington State Department of Transportation (WSDOT) and the Corps of Engineers.

**OFFICE BUSINESS (10:06 am)**

Administrative Assistant Toni Fulton met with the Board.

Consent Agenda

**Motion** - Mr. Miller: I move for approval of the consent agenda items one through six as listed. Second by Mr. Peck. Regarding items three, four and five, Mr. Peck is not willing to sign the contracts for a minimum of 48 months until there is more discussion. He said we have talked in the past about whether it makes sense for the county to be in the print business and to run a printing operation. For a variety of reasons we have agreed in the past to continue it but for the future we need to look closely at that question. He asked to hold items three, four and five for a week. Mr. Koch said let's hold them and have some more discussion and maybe Information Services Director Kevin Scott and Chief Civil Deputy Prosecutor Ryan Verhulp can explain it to us.

**Amendment to consent agenda motion:** The motion to approve the consent agenda was amended for approval of items one, two and six, excluding items three, four and five. 3:0 vote in favor.

1. Approval of Resolution 2011-122, approval of introductory letter and agreement for Food Stamp Nutrition Education for the 2011 Food Sense Program

COMMISSIONERS RECORD 51  
FRANKLIN COUNTY  
Commissioners' Proceedings for April 11, 2011

2. Approval of Resolution 2011-123, Amendment #0963-68016-04 to decrease the total amount in the contract to provide substance abuse treatment services between the Division of Behavioral Health and Recovery and Benton and Franklin Counties Department of Human Services

(Clerk's Note: Items 3, 4 and 5 were not approved.)

3. Approval of Resolution 2011-\_\_\_\_\_, approval for the Franklin County Print Shop to lease a Canon IR 6055 copier from Copiers Northwest
4. Approval of Resolution 2011-\_\_\_\_\_, approval for the Franklin County Print Shop to lease a Canon IR C5030 color copier from Copiers Northwest
5. Approval of Resolution 2011-\_\_\_\_\_, approval for the Franklin County Print Shop to lease a Canon IR 8085 copier from Copiers Northwest
6. Approval of Resolution 2011-124, Memorandum of Understanding under the Workforce Investment Act of 1998 between the Boards of Benton and Franklin County Commissioners, the Benton Franklin Workforce Development Council and the One-Stop Partners

Vouchers/Warrants

**Motion** – Mr. Peck: I would move for approval of the vouchers presented by the Franklin County Auditor and signed by the department representative in the total amount of \$67,642.26. Second by Mr. Miller. 3:0 vote in favor.

Current Expense warrants 48074 and 48075 for \$2361.74; and Current Expense warrants 48075 through 48146 for \$65,280.52; for a total amount of \$67,642.26. (Exhibit 2)

Minutes

**Motion** – Mr. Peck: Mr. Chairman, I move for approval of Commissioners Proceedings for April 6, 2011, and March 30, 2011. Second by Mr. Miller. 3:0 vote in favor.

**COUNTY ADMINISTRATOR** (10:15 am)

County Administrator Fred Bowen met with the Board.

Appraisal

Mr. Bowen asked if the Board wants to have a ballpark figure type appraisal or a very detailed appraisal. Mr. Peck asked the difference in cost. Mr. Bowen does not yet know.

COMMISSIONERS RECORD 51  
FRANKLIN COUNTY  
Commissioners' Proceedings for April 11, 2011

Mr. Peck would like an extremely exhaustive and extremely detailed appraisal if we can afford it. Mr. Bowen said the county does not have to go out for qualifications for this type of work. It is a professional service.

The Board is unwilling to answer without knowing the cost. The Board does feel a detailed appraisal is needed. Mr. Peck would also like to know information about the advisability of selling the property as one big piece including undeveloped land.

**OTHER BUSINESS** (10:22 am)

Emergency Management Tabletop exercise

Mr. Koch is able to attend an Emergency Management tabletop exercise. He asked if the other commissioners would be interested in attending. Mr. Peck and Mr. Miller did not wish to attend.

**Adjourned** at 10:24 am.

COMMISSIONERS RECORD 51  
FRANKLIN COUNTY  
Commissioners' Proceedings for April 11, 2011

There being no further business, the Franklin County Board of Commissioners meeting was adjourned until April 20, 2011.

BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON

---

Robert E. Koch, Chairman

---

Rick Miller, Chairman Pro Tem

---

Brad Peck, Member

Attest:

---

Clerk to the Board

Approved and signed April 27, 2011.