

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: October 5, 2021 – 7:00 P.M.
COMMISSIONER'S MEETING ROOM-HYBRID MEETING FORMAT
Franklin County Courthouse
Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

HYBRID MEETING DETAILS

In order to meet reopening requirements, our office is providing ability for alternative ways to watch/comment outside of the traditional in-person experience. Below are alternative ways to watch/comment:

Alternative Commenting:

1. **Submit written comments by email prior to the meeting:**
planninginquiry@co.franklin.wa.us **Please Note:** Comments need to be received by 4:00 PM on day of meeting.
2. **Submit written comments during meeting:** People who are watching the meeting on YouTube live and want to comment or need clarification on an item presented, can send an email at planninginquiry@co.franklin.wa.us during public comment period on said item. Email needs to be sent before end of public comment period on item, for it to be addressed in the meeting.
3. **Via WebEx Invite**, this option is for people who want to give verbal testimony at the meeting. In order to receive this invitation, please contact staff either by email at planninginquiry@co.franklin.wa.us or by phone at 509-545-3521 by the end of business day on the Friday before the meeting. Invitations will be emailed out by end of business day Monday before meeting date. ***(You won't be able to log in earlier than 25 minutes before meeting start time!)***
4. **Submit written comments by mail prior to meeting:** Franklin County Planning Commission, Attn: Derrick Braaten, 502 W. Boeing St., Pasco, WA 99301. **Please Note:** Comments sent within a few days of meeting may not be received by meeting start time.

Alternative Watching/Listening:

1. **Via computer**, go to the Planning Commission agenda page using link below to find links to both YouTube Live and AVCapture:
<https://www.co.franklin.wa.us/planning/agenda.php>
2. **Via phone**, you will need to contact staff by either phone at 509-545-3521 or email at planninginquiry@co.franklin.wa.us, sometime on the day of the meeting before 4:00 PM in order to receive information needed to call in. **Please Note:** You will not be able to participate over the phone.

OPEN PLANNING COMMISSION REGULAR MEETING – 7:00 P.M.

Open meeting 7:02 PM

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2025
Roger Lenk	Riverview/Pasco UGAB	August 27, 2022
Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2023
Claude Pierret	Snake River Area	May 1, 2023
Kent McMullen	Riverview/Pasco UGAB	March 26, 2023
Mike Corrales	Basin City Area	May 1, 2022
Melinda Didier	Eltopia Area	March 1, 2022

DECLARATION OF QUORUM

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of Agenda for October 5, 2021

APPROVAL OF MINUTES

Approval of Minutes for August 3, 2021

PUBLIC HEARING – ITEM #1 – CUP 2021-08/SEPA 2021-14 (Bruce Baker/Philip and Jane Dailey):

Proposal to allow for a commercial winery in the Rural Community 1 (RC-1) zone. Commercial Winery while not listed as a conditional use in the RC-1 zone, staff is interpreting as similar to a “agricultural use (commercial)” as listed in FCC 17.18.040(F).

[07:12:36 PM \(00:10:22\)](#)

APPLICANT: Bruce Baker

OWNER: Philip & Jane Dailey

1. **Open Public Hearing**
 - a. Staff Report
 - b. Public Comments
 - c. [07:38:27 PM \(00:36:13\)](#)
 - d.
 - e. Clarification of Public Statements/Questions
2. Close Public Hearing
3. [08:03:12 PM \(01:00:59\)](#)
- 4.
5. Planning Commission Discussion
6. Recommendation/Motion/Finding of Fact
7. [08:08:10 PM \(01:05:56\)](#)
- 8.

PUBLIC HEARING – ITEM #2A, 2B, 2C – CUP 2021-09/SEPA 2021-15, CUP 2021-10/SEPA 2021-16, and CUP 2021-11/SEPA 2021-17 (Angel Torres):

Proposal to allow for a deviation of accessory structure standards in the Suburban 20 (RS-20) Zone. Applicant seeks to deviate from the following Franklin County Code (FCC) 17.28.050(F)(2) regarding accessory structure roof height limit.

APPLICANT: ADT Construction (Angel Torres, representative speaking on behalf)

OWNER: Angel and Angelica Torres & Salvador and Cynthia Torres

1. **Open Public Hearing**
2. [08:09:39 PM \(01:07:25\)](#)
3.
 - a. Staff Report
 - b. Public Comments
 - c. Clarification of Public Statements/Questions
4. Close Public Hearing
5. [08:24:22 PM \(01:22:08\)](#)
- 6.
7. Planning Commission Discussion
8. Recommendation/Motion/Finding of Fact
- 9.
10. [08:26:05 PM \(01:23:51\)](#) cup 2021-09
- 11.
12. [08:27:39 PM \(01:25:25\)](#) cup 2021-10
- 13.
14. [08:28:55 PM \(01:26:41\)](#) cup 2021-11
- 15.
- 16.

PUBLIC HEARING – ITEM #3 – CUP 2021-12/SEPA 2021-18 (Old Apostolic Lutheran Church of Tri-Cities):

Proposal to allow for the installation of a church on parcel #124-340-043, which is allowed only with an approved Conditional Use Permit (In accordance with Franklin County Code Section 17.10.040(D)-Schools and churches). Applicant proposes to build features such as a 38,502 sq. ft. Church facility, 1,800 sq. ft. maintenance building and 393 parking spaces that includes eight ADA parking spaces. Additionally there are plans to have a private cemetery for church congregants and creating access to Taylor Flats Road.

APPLICANT: Max Tanninen

OWNER: Don Bruce

1. **Open Public Hearing**
 - a. Staff Report
 - b. [08:30:25 PM \(01:28:11\)](#)

- c.
- d. Public Comments
- e. Clarification of Public Statements/Questions
- f. [09:02:26 PM \(02:00:12\)](#) clarification
- g.
- 2. Close Public Hearing
- 3. [09:10:28 PM \(02:08:14\)](#)
- 4.
- 5. Planning Commission Discussion
- 6. Recommendation/Motion/Finding of Fact
- 7. [09:13:13 PM \(02:10:59\)](#)
- 8.

PUBLIC HEARING – ITEM #4 – SUB 2021-06/SEPA 2021-12 (AHBL):

Proposal to allow for the development of a single-family residential subdivision, comprising one (1) parcel, totaling approximately 10-acres, and creating eight (8), 1 acre lots, minimum. The area the project is proposed has a zoning designation of Rural Residential 1 (RR-1), with a comprehensive plan designation of Rural Residential.

APPLICANT: AHBL, Inc.

OWNER: Rita Zaragoza

- 1. **Open Public Hearing**
 - a. Staff Report
 - b. [09:13:55 PM \(02:11:41\)](#)
 - c.
 - d. Public Comments
 - e. Clarification of Public Statements/Questions
- 2. Close Public Hearing
- 3. [09:21:32 PM \(02:19:18\)](#)
- 4.
- 5. Planning Commission Discussion
- 6. Recommendation/Motion/Finding of Fact
- 7. [09:25:08 PM \(02:22:54\)](#)
- 8.

ADMINISTRATIVE ITEMS

- 1. Futurewise Comp Plan Appeal Update
- 2. Setting a Date for Planning Commission Updated By-Laws Adoption

ADJOURN PLANNING COMMISSION REGULAR MEETING



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

Planning Commission Public Hearing Procedures, Protocols and Etiquette

The Planning Commission Process:

The Planning Commission is a seven (7) member volunteer board that is appointed by the Board of County Commissioners.

This public hearing is the **‘only’ open record hearing** for a land use application and is the public’s opportunity to speak in favor or against an application. The Planning Commission is not a "final" decision making committee but rather makes "recommendations" to the elected officials for the different applications they review. The purpose of the ‘open record public hearing’ is for the Commission to gather factual information to assist them in formulating their recommendations. The hearing is not a debate or a question and answer session with the audience.

Copies of the agenda and staff reports are available in the hearing room. Please ask staff if you have any questions.

The Public Hearing:

The Chair will introduce the item on the agenda. The public hearing will be “opened” and Staff will be requested to give a summary of the Staff report.

1. **The Chair will request input from proponents (people in favor of the application).** Please step forward to the middle of the room or near a podium and state your name and address for the record before stating your testimony.
2. **The Chair will request input from opponents (people not in favor of the application).** Please step forward to the middle of the room or near a podium and state your name and address for the record before stating your testimony.
3. **The Chair will ask the public for any clarification of statements or questions.** Also the Planning Commission members may ask questions of proponents and opponents. Please step forward to the middle of the room or near a podium and state your name and address for the record before stating your testimony.
4. **The Chair will “close” the public hearing.**
5. **The Chair will allow for Planning Commission Member discussion only.** Once deliberation has ended The Chair will ask for a motion for recommendation with findings of fact and/or conditions.

Hearing Tips, Protocols and Etiquette:

Please speak clearly. State your name and address for the record;

Speak only when recognized by the Chair;

Focus your testimony on the matter at hand, state only the relevant facts and opinions;

Avoid repetitive testimony. If another witness has made similar points please make note of it in the record and state that you concur with the previous speaker;

Please be prepared to limit your comments to five (5) minutes per speaker per item. When large groups are present, the Chair may reduce the time per speaker (usually to three minutes each);

Speaking time may not be deferred to another witness;

Do not speak to the Commission unless you step forward to the middle of the room or near a podium;

Exhibits (photographs, letters, maps) become part of the permanent record and cannot be returned;

The Commission’s hearings are conducted in a courtroom-like environment and audience conduct shall be in accordance with courtroom etiquette. Clapping, cheering, speaking out of order or disorderly conduct are not appropriate and are grounds for removal from the hearing room by order of the Chair. Pagers and cellular phones should be turned off or placed on vibrate as to not disturb the hearing.

Please contact the Planning and Building Department at 545-3521 if you have questions.