

**FRANKLIN COUNTY
PLANNING COMMISSION
REGULAR MEETING AGENDA**

REGULAR MEETING: **February 3, 2026 – 6:00 P.M.**

COMMISSIONER'S MEETING ROOM

Franklin County Courthouse

Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

Commenting:

1. **Submit written comments by email prior to the meeting:**

planninginquiry@franklincountywa.gov

Please Note: Comments need to be received by 12:00PM on the day of the 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@franklincountywa.gov during public comment period on said item. Email needs to be sent before end of public comment period on the item, for it to be addressed in the meeting.

3. **Submit written comments by mail prior to meeting:**

Franklin County Planning Commission

Attn: Planning Department, 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.

Watching/Listening:

1. **Via YouTube Live:** Go to the Planning Commission YouTube Live page using link below:

<https://www.youtube.com/channel/UCUc4CBy71j5xCo8sc4ssRkQ>

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2029
Manny Gutierrez	Riverview/Pasco UGAB	August 27, 2026
Remie DeRuwe	Connell/Kahlotus Area (Combined)	December 9, 2027
Stacy Kniveton	Snake River Area	May 1, 2027
Mark DeRuyter	Riverview/Pasco UGAB	March 26, 2027
Mike Corrales	Basin City Area	May 1, 2026
VACANT	Eltopia Area	

OPEN PLANNING COMMISSION REGULAR MEETING – 6:00 P.M.

CALL TO ORDER

ROLL CALL

DECLARATION OF QUORUM

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of Agenda for February 3, 2026

APPROVAL OF MINUTES

Approval of Minutes for January 6, 2026 meeting

PUBLIC HEARING – ITEM #1 – CUP 2025-12/SEPA 2025-25 Richview Water System

This proposal is a renewal Conditional Use Permit (CUP) for an existing Group A Public Water System Facility which was previously approved under CUP 2023-03/SEPA 2023-09. The previous CUP covered the construction of a driveway and parking area, one (1) booster station, two (2) reservoir tanks, six (6) foot fencing, two (2) separate wells, backup generator, water pipes, and underground irrigation canal.

This proposal also includes the expansion of the service area of the system and the installation and construction of piping to serve these areas under this renewal Conditional Use Permit. The number of approved connections is not increasing.

APPLICANT: Peter Harpster - Harpster Land Development

PROPERTY OWNER: Richview Water Company

1. Open Public Hearing
 - a. Staff Report
 - b. Public Comments
 - c. Clarification of Public Statements/Questions
2. Close Public Comment
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact
5. Close Hearing

PUBLIC HEARING – ITEM #2 – CUP 2025-13 St. Paul the Apostle Catholic Church Columbarium

The request is to allow for the construction of an above ground cemetery consisting of 5 columbarium units (72 niches each) and 6 mausoleum units (6 crypts each) with the entire immediate area to be hardscaped.

APPLICANT & PROPERTY OWNER: St. Paul the Apostle Catholic Church

1. Open Public Hearing
 - a. Staff Report

- b. Public Comments
 - c. Clarification of Public Statements/Questions
- 2. Close Public Comment
- 3. Planning Commission Discussion
- 4. Recommendation/Motion/Finding of Fact
- 5. Close Hearing

PUBLIC HEARING – ITEM #3 – CUP 2025-10/SEPA 2025-18 White Bluff Dairy Expansion

The proposed development is for the expansion and reconfiguration of the existing 700-cow milk dairy to accommodate a 9,500-cow herd size. Demolition of the current milking parlor, animal corrals, cow shade and other miscellaneous outbuildings will be part of this project. Approximately 113 acres of feed crop production ground will be converted to dairy-production ground.

The following structures are also proposed in this project: approximately 57,000 sq. ft. milk parlor building, twelve (12) open-lot corrals, six (6) 1,100 ft. long concrete lanes for each corral's feed alley, expansion of five (5) existing 6,000 sq. ft. free stall barns, a 12,800 sq. ft. commodity barn with maintenance shop facilities, two (2) 10,000-gal diesel fuel above ground storage tanks, a paved driveway/parking area with approximately 20 parking spaces, a liquid manure processing and storage system, and a manure solids and compost storage area.

APPLICANT: Francisca VanderMuelen – White Bluffs Dairy

PROPERTY OWNER: GME Land LLC

- 1. Open Public Hearing
 - a. Staff Report
 - b. Public Comments
 - c. Clarification of Public Statements/Questions
- 2. Close Public Comment
- 3. Planning Commission Discussion
- 4. Recommendation/Motion/Finding of Fact
- 5. Close Hearing

OTHER BUSINESS:

- None

ADMINISTRATIVE ITEMS

- Staff Updates

PUBLIC COMMENT:

- Opportunity for the public to comment on items not listed on the agenda.

ADJOURN PLANNING COMMISSION REGULAR MEETING



FRANKLIN COUNTY

PLANNING AND ECONOMIC DEVELOPMENT

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.** Please step forward to the podium and state your name and address for the record before stating your testimony.
2. **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 podium and state your name and address for the record before stating your testimony.
3. **The Chair will “close” the public comment.**
4. **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.
5. **The Chair will close the public hearing.**

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 person;

Do not speak to the Commission unless you step forward to the 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. All phones and/or tablets should be turned off, placed on vibrate, or silent as to not disturb the hearing.

Please contact the Planning and Economic Development Department at 509-545-3521 if you have questions.