

CUP 2025-13

Applicant: St. Paul the Apostle Catholic Church
14181 Glade North Rd,
Eltopia, WA 99330

Owner: St. Paul the Apostle Catholic Church
14181 Glade North Rd,
Eltopia, WA 99330

CUP 2025-13

PC Staff Report

FACT SHEET/STAFF REVIEW

**For a Proposed Conditional Use Permit
Franklin County Planning Commission
February 03, 2026**

***NOTE TO PLANNING COMMISSIONERS:
THIS IS A QUASI-JUDICIAL PUBLIC HEARING
PLEASE AVOID, AND DISCLOSE, ANY EX-PARTE COMMUNICATIONS (CH 42.36 RCW)***

Case File: CUP 2025-13

Hearing Date: February 3, 2026

Applicant: St. Paul the Apostle Catholic Church
14181 Glade North Rd,
Eltopia, WA 99330

Property Owner: St. Paul the Apostle Catholic Church
14181 Glade North Rd,
Eltopia, WA 99330

Location: The property is located in the Northeast 1/4 of Section 1, Township 11 North, Range 29 East, W.M., Franklin County, Washington (Parcel Number: 123-010-213). The property is generally located: North of Eltopia West Rd, East and South of Glade North Rd, and West of Fircrest Rd in unincorporated Franklin County.

Parcel Number(s): 123-010-213

Legal Description: PTN OF GOVT LOT 2 LY O/S 1-11-29 IRR BLK 16 - 315 X 700

Property Size: The current property size is approximately 5.10 acres

Comp. Plan Use: Agricultural

Zoning: Agricultural Production 20 acres (AP-20)

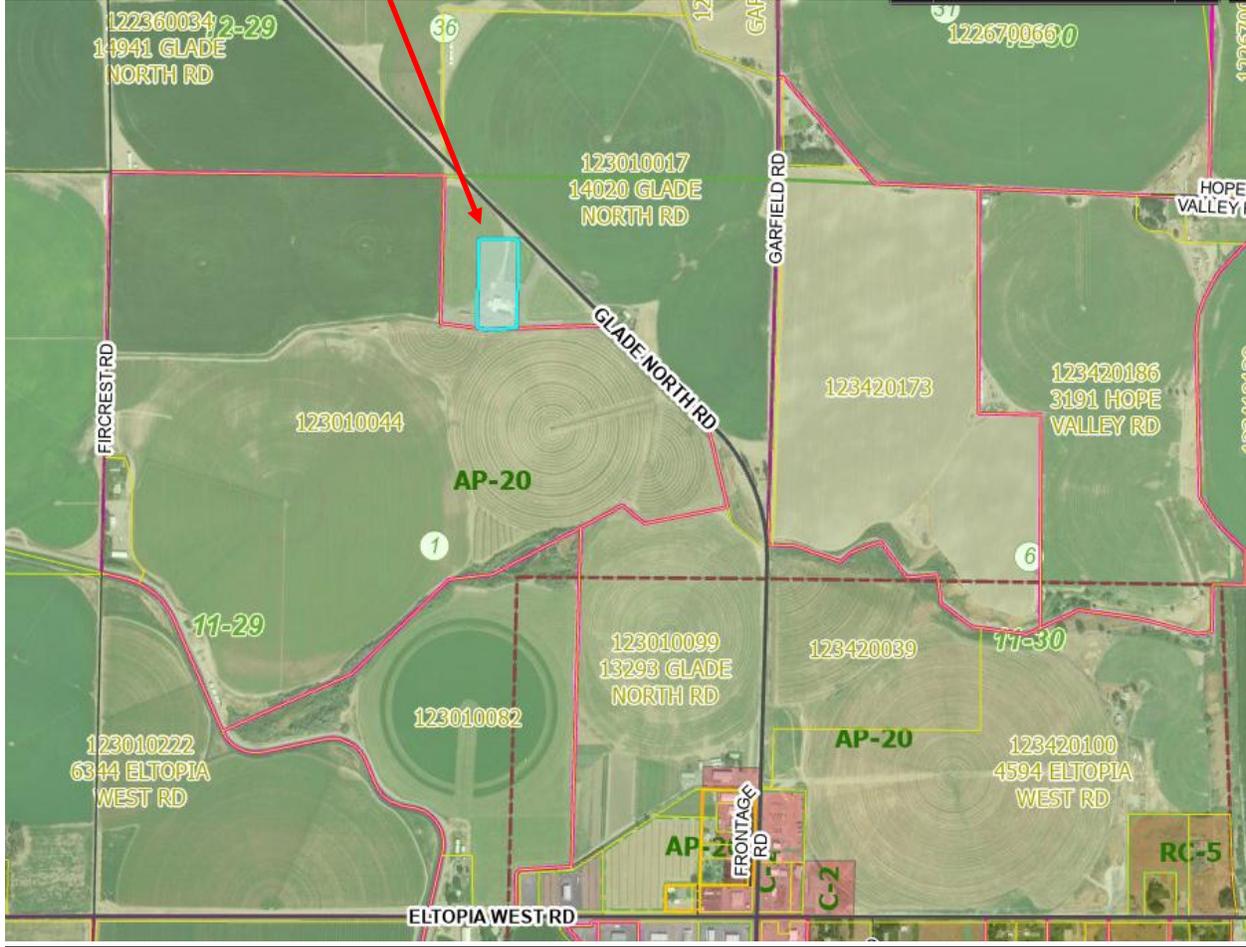
Project Description: The request is to allow for the construction of an above ground cemetery consisting of 5 columbarium units (72 niches each) and 6 mausoleum units (6 crypts each) with the entire immediate area to be hardscaped.

Suggested Recommendation: **POSITIVE** recommendation with **six (6) suggested findings of fact and fourteen (14) conditions of approval**

Suggested Motion: “I move to forward CUP 2025-13 to the Board of County Commissioners with a **POSITIVE** recommendation based on the six (6) suggested findings of fact and fourteen (14) conditions of approval.”

Vicinity Map – **SUBJECT PROPERTY:**

Image 1: Site Location

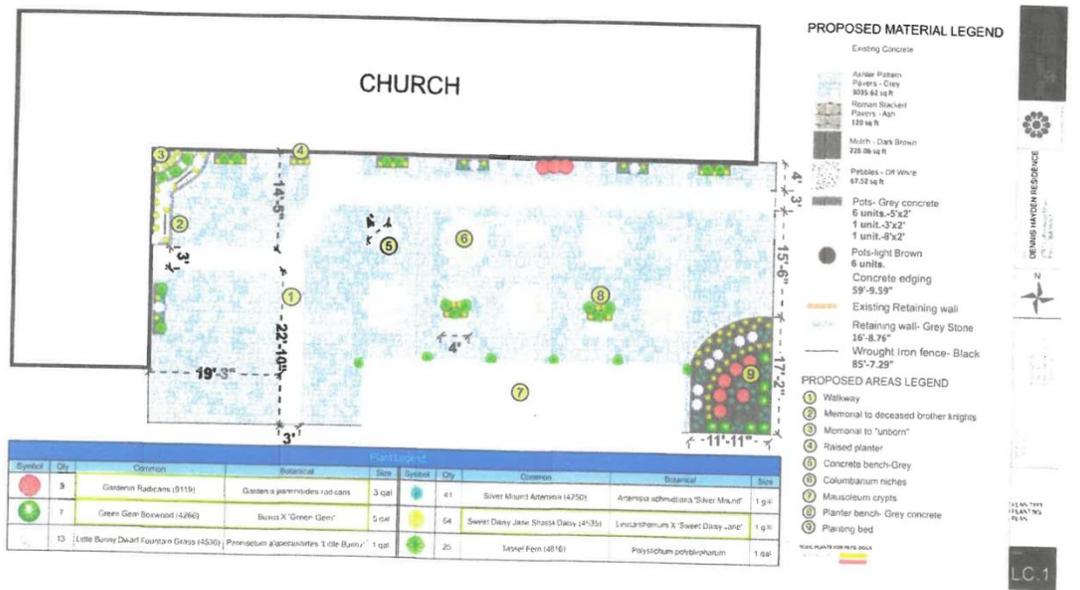


SITE PLAN:

The applicant provided a site plan, which shows the location of the following features:

- Location of existing church.
- Proposed location of hardscape
- Proposed location of columbaria and crypts
- Dimensions of the proposed project

Image 2: Site Plan



PUBLIC NOTICE:

- The Planning staff emailed review requests to agencies on **December 31, 2025.**
- The Planning staff mailed notices to Property Owners within a one-mile (1 mi) radius on **December 31, 2025.**
- The Public Notice was published in the *Franklin County Graphic* on **January 01, 2026.**

SEPA:

- Planning staff determined that the project is categorically exempt.

APPLICABLE STANDARDS/CODES:

- 1) Title 14 – Development Code Administration
- 2) Title 17 – Zoning:
 - a. Chapter 17.10 – AP-20 Agricultural Production Zone
 - b. Chapter 17.66 – Use Regulations
 - c. Chapter 17.82 – Special Permits

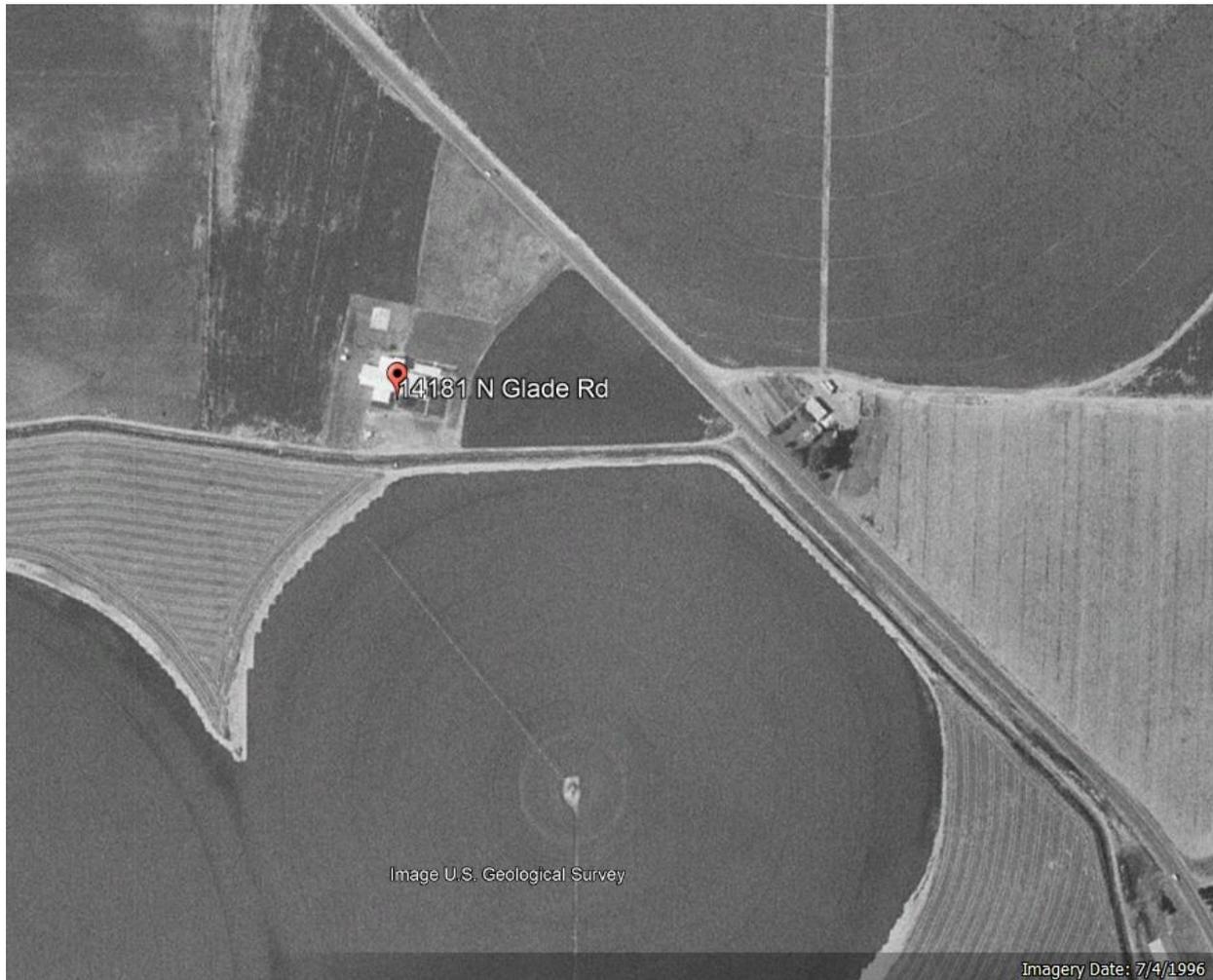
3) Benton-Franklin District Board of Health Rules and Regulations

STAFF ANALYSIS:

The Planning and Economic Development staff received a Conditional Use Permit application from St. Paul the Apostle Catholic Church, property owner, 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. Per FCC 17.10.040 (D), “The following additional uses may be permitted subject to securing a conditional use permit/special use permit:[...] Cemeteries, crematoriums or mausoleums”

Alongside the Conditional Use Permit application, the applicant submitted building plans that they will end up using for the proposed above ground cemetery. This proposal is consistent with the overall intent of the AP-20 zone and the requirements for cemeteries. The approval of the cemetery on this site is consistent with the built environment of the surrounding properties in the neighborhood.

Image 3: 1996 Historical Imagery



There is currently a church that has been in existence since 1966, according to the Franklin County Assessor's records. There site does not currently include a cemetery on the premises.

As such, Planning and Economic Development staff are recommending **APPROVAL** of the application, subject to compliance with FCC 17.10.040 and conditions from applicable reviewing departments and agencies.

PUBLIC COMMENTS:

The Planning and Economic Development Department received **no comments** from surrounding property owners and residents within the county.

AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

1) **Franklin County Public Works Department:** *Comment received on January 7, 2026.*

Public Works has concluded that the proposed use will not have a significant impact on the County Road System. Public Works has the following general comments:

- a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
- b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

2) **Franklin County Planning & Economic Development Department:**

Staff have determined the following suggested findings and recommended conditions for the application request, should the Planning Commission move forward a positive recommendation to the Board of County Commissioners.

- a. Before construction of the cemetery, a Franklin County Building Permit Application shall be submitted to the Franklin County Planning and Economic Development Department.
- b. The cemetery shall comply with the standards of the current state and 2021 International Building Code.
- c. The cemetery shall not be sold separately from the church or other existing structures on the property.
- d. Any deviations from the submitted site plan or building plans shall be submitted to the Franklin County Planning and Economic Development Department for review.

RECOMMENDATION:

According to the Franklin County Code Chapter 17.82 Special Permits, the Planning Commission shall:

- 1) Make and enter findings of fact from the record and conclusions thereof;
- 2) Shall render a recommendation to the Board of County Commissioners as to whether the proposal shall be denied, approved, or approved with modification and/or conditions.

Findings of Fact Criteria by Planning Commission: The Planning Commission shall make and enter findings from the record and conclusions thereof as to whether or not:

- 1) The proposal is in accordance with the goals, policies, objective, maps, and or narrative text of the comprehensive plan;
- 2) The proposal will adversely affect public infrastructure;
- 3) The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;
- 4) The location and height of the proposed structures and the site design will discourage the development of permitted uses on the property in the general vicinity or impair the value thereof;
- 5) The operation in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;
- 6) The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

Planning and Economic Development Department Staff Assistance: Planning Staff will assist the Planning Commission with the determination of finding and conditions of CUP 2025-13.

Recommendation: The Franklin County Planning Department recommends that the Planning Commission forward a **POSITIVE** recommendation to the Franklin County Board of County Commissioners for Application CUP 2025-13, with the following suggested findings of fact:

Suggested Findings of Fact:

- 1) The proposal **IS** in accordance with the goals and policies of the County Development Regulations (Zoning) and the applicable Comprehensive Plan.
 - a. The Franklin County Comprehensive Land Use Designation is Agricultural.
 - b. The County Zoning Code designates the land as Agricultural Production 20-acres (AP-20).
 - c. The construction of a cemetery requires a Conditional/Special Use Permit under FCC 17.10.040 (D),
 - d. The applicant has applied for a Conditional/Special Use Permit to allow for the construction of a cemetery on Parcel #123-010-213.
- 2) The proposal **WILL NOT** adversely affect public infrastructure.

- a. The Franklin County Public Works Department has determined that the proposed use will not have a significant impact on the County Road System.
- 3) The proposal **WILL BE** constructed, maintained, and operated in harmony with the existing or intended character of the general vicinity.
 - a. The existing and intended character of the area is Agricultural Production 20 Acres, as defined by the Franklin County Comprehensive Plan and FCC 17.10.
 - b. The proposed cemetery will not generate excessive traffic, noise, or light, and will not interfere with residential or agricultural activities on surrounding properties.
 - c. The proposed cemetery will not have a negative impact on the intended character of the general vicinity and surrounding properties.
- 4) The location and height of the proposed structure and site design **WILL NOT** discourage the development of permitted uses on property in the general vicinity or impair the value thereof.
 - a. The proposed cemetery shall not exceed the maximum building height of an accessory building in the AP-20 zoning district, which has a maximum building height of thirty-five (35) feet.
- 5) The operation in connection with the proposal **WILL NOT** be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district.
- 6) The proposal **WILL NOT** endanger the public health, safety, or general welfare if located where proposed.
 - a. The proposed cemetery will not have a negative impact on public health, safety, and general welfare.
 - b. The cemetery is required to comply with the Health District and Public Works regarding health and access/safety standards for the proposed use.

Suggested Conditions of Approval:

- 1) Comply with the requirements of the **Franklin County Public Works Department**:
 - a. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
 - b. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

- 2) Comply with the requirements of the **Franklin County Planning and Economic Development Department**:
 - a. Before construction of the cemetery, a Franklin County Building Permit Application shall be submitted to the Franklin County Planning and Economic Development Department.
 - b. The cemetery shall comply with the standards of the current state and currently adopted International Building Code.
 - c. The cemetery shall not be sold separately from the church or other existing structures on the property.
 - d. Any deviations from the submitted site plan or building plans shall be submitted to the Franklin County Planning and Economic Development Department for review.
- 3) **Outdoor lighting** at the proposed cemetery and all existing structures shall be shielded down. This will assist in ensuring that outdoor lighting will not become a nuisance to neighboring properties and will limit light pollution in the rural area.
- 4) Any **discontinuance or abandonment** of the approved use (cemetery) for a period of one (1) year shall make this Conditional Use Permit approval null and void.
- 5) Any use of the proposed cemetery for purposes other than the approved use shall deem this Conditional Use Permit approval null and void.
- 6) The site shall be maintained at all times as to not let the land become a fire hazard or accumulate with debris and weeds.
- 7) Shall comply with the **Franklin County Fire Code** as expressed in FCC Chapter 8.40.
- 8) **RIGHT TO FARM:** Applicant shall be aware that this facility is located in an area where farming and farm operations exist. Further, to assist in preserving the right of farmers to operate utilizing accepted and appropriate practices, the County has adopted a Franklin County Right to Farm Ordinance, as amended. At no time shall a farm operation or accessory farm related enterprise, such as crop-dusting operation or airstrip use, be deemed to be a public or private nuisance as it relates to the activities associated with this land use approval.
- 9) Should archaeological materials (e.g., bones, shell, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the Franklin County Planning and Economic Development Department, the affected Tribe(s) and the County Coroner (if applicable) shall be contacted immediately in order to assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44 and WAC 25-48) is required.
- 10) Future expansions and improvements at the site shall comply with the submitted and approved plans. To allow for future flexibility, changes to the plans which are determined to be minor, or incidental may be administratively approved by the Planning Director. Major changes, which do

not meet with the intent of, or seriously re-align, the approved plans, shall be reviewed per the current code and a new Conditional Use Permit shall be obtained prior to that change occurring.

- 11) Nothing in this CUP approval shall be construed as excusing the applicant from compliance with any federal, state, or local statutes, ordinances, or regulations applicable to this project.
- 12) In accordance with the County's Zoning Code, any special permit may be revoked by the Board of County Commissioners if, after a public hearing, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature, or intensity so as to become a detriment to the surrounding area. The decision of the Board is final.
- 13) This permit applies to the lands described and shall be for the above-mentioned individual and/or his heirs and/or assigns. Any transferring of this permit will require that notice be granted to the Franklin County Planning and Economic Development Department or the permit will be cancelled. Once granted, the permit cannot be transferred to another site.
- 14) By accepting the issuance of this permit, the Permit Holder(s) agree(s) to accept full responsibility for any and all operations conducted or negligence occurring at this location and any incidents that occur on surrounding properties caused by operations or negligence at this location; Permit Holder(s) further agree(s) to indemnify and hold the County harmless and agree that the County is in no way negligent in relation to granting this permit, or operations or negligence on this property; Permit Holder(s) further agree(s) to accept full responsibility for any future cleanup needed due to activities conducted at this location that impact the surrounding properties, and obtaining and retaining appropriate insurance coverage.

CUP 2025-13

**Public and Agency Notice
& Comments**

RE: CUP 2025-13 Agency Review Notice

From John Christensen <jchristensen@franklincountywa.gov>

Date Thu 1/8/2026 12:45 PM

To Samuel Albee <salbee@franklincountywa.gov>; Wesley McCart <wmccart@franklincountywa.gov>

Cc Craig Erdman <cerdman@franklincountywa.gov>; Rebeca Gilley <rgilley@franklincountywa.gov>; Gem Belamour <gbelamour@franklincountywa.gov>; AssessorGIS <assessorgis@franklincountywa.gov>; Geoff Wagner <gwagner@franklincountywa.gov>

 1 attachment (66 KB)

CUP 2025-13 PW comments.docx;

Wesley,

Public Works comments are attached. Please let me know if you have any questions.

Thank you,

John Christensen

jchristensen@franklincountywa.gov

From: Samuel Albee <salbee@franklincountywa.gov>

Sent: Wednesday, December 31, 2025 4:31 PM

To: Craig Erdman <cerdman@franklincountywa.gov>; John Christensen <jchristensen@franklincountywa.gov>; Michael Morgan <mmorgan@franklincountywa.gov>; Graciela Jimenez <gracielaj@bfhd.wa.gov>; AssessorGIS <assessorgis@franklincountywa.gov>; JoDee Peyton <jodeer@bfhd.wa.gov>; Deana Chiodo <deana.chiodo@bfhd.wa.gov>; mmyers@bbec.org; fdfranklin5@gmail.com

Cc: Wesley McCart <wmccart@franklincountywa.gov>; Rebeca Gilley <rgilley@franklincountywa.gov>; Gem Belamour <gbelamour@franklincountywa.gov>

Subject: CUP 2025-13 Agency Review Notice

Good Afternoon,

Attached are application files for the construction of an above ground cemetery, referred to as Franklin County Planning File #CUP 2025-13.

Please provide comments no later than January 15, **2025 at 5:00PM.**

Let us know if you have any questions. Thank you!

Best Wishes,



Samuel Albee

Planner I

Department of Planning & Economic Development

Franklin County

502 W. Boeing St.

Pasco, WA 99301

(509) 545-3521 Ext.2153

Be involved in our 2026-2046 Comprehensive Plan Update: <https://engage.ahbl.com/Franklin2046>

Memo



Public Works Department

To: Wesley McCart, Planning & Building Director
From: John Christensen
cc: Craig Erdman, PE, Director / County Engineer
Date: January 7, 2026
Re: CUP 2025-13 St Paul the Apostle Catholic Church

Wesley,

We have reviewed the application for a Conditional Use Permit 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.

The property is located in the Northeast 1/4 of Section 1, Township 11 North, Range 29 East, W.M., Franklin County, Washington (Parcel Number: 123-010-213). The property is generally located: North of Eltopia West Rd, East and South of Glade North Rd, and West of Fircrest Rd in unincorporated Franklin County.

Public Works has concluded that the proposed use will not have a significant impact on the County Road System. Public Works has the following general comments:

1. An approach permit is required for access to Franklin County roads per the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc. per Franklin County Design Standards for the Construction of Roads and Bridges (Resolution 2002-270).
2. Any utility extension crossing Franklin County roads will be addressed at the time of application. See Accommodation of Utilities on County Road Right-of-Way for more information (Resolution #2000-330).

Please let me know if you have any questions.

RE: CUP 2025-13 Agency Review Notice

From Michael Morgan <mmorgan@franklincountywa.gov>

Date Wed 1/7/2026 9:47 AM

To Samuel Albee <salbee@franklincountywa.gov>; Craig Erdman <cerdman@franklincountywa.gov>; John Christensen <jchristensen@franklincountywa.gov>

Cc Wesley McCart <wmccart@franklincountywa.gov>; Rebeca Gilley <rgilley@franklincountywa.gov>; Gem Belamour <gbelamour@franklincountywa.gov>; AssessorGIS <assessorgis@franklincountywa.gov>

No comment for addressing.

Michael Morgan

Geographic Information Systems (GIS) Manager

Franklin County, WA

509-545-3585

Web maps: <https://franklincountywa.gov/gis>

From: Samuel Albee <salbee@franklincountywa.gov>

Sent: Wednesday, December 31, 2025 4:31 PM

To: Craig Erdman <cerdman@franklincountywa.gov>; John Christensen <jchristensen@franklincountywa.gov>; Michael Morgan <mmorgan@franklincountywa.gov>; Graciela Jimenez <gracielaj@bfhd.wa.gov>; AssessorGIS <assessorgis@franklincountywa.gov>; JoDee Peyton <jodeer@bfhd.wa.gov>; Deana Chiodo <deana.chiodo@bfhd.wa.gov>; mmyers@bbec.org; fdfranklin5@gmail.com

Cc: Wesley McCart <wmccart@franklincountywa.gov>; Rebeca Gilley <rgilley@franklincountywa.gov>; Gem Belamour <gbelamour@franklincountywa.gov>

Subject: CUP 2025-13 Agency Review Notice

Good Afternoon,

Attached are application files for the construction of an above ground cemetery, referred to as Franklin County Planning File #CUP 2025-13.

Please provide comments no later than January 15, **2025 at 5:00PM.**

Let us know if you have any questions. Thank you!

Best Wishes,



Samuel Albee

Planner I

Department of Planning & Economic Development

Franklin County

502 W. Boeing St.

Pasco, WA 99301

(509) 545-3521 Ext.2153

Be involved in our 2026-2046 Comprehensive Plan Update: <https://engage.ahbl.com/Franklin2046>

CUP 2025-13 Agency Review Notice

From Samuel Albee <salbee@franklincountywa.gov>

Date Wed 12/31/2025 4:30 PM

To Craig Erdman <cerdman@franklincountywa.gov>; John Christensen <jchristensen@franklincountywa.gov>; Michael Morgan <mmorgan@franklincountywa.gov>; Graciela Jimenez <gracielaj@bfhd.wa.gov>; AssessorGIS <assessorgis@franklincountywa.gov>; JoDee Peyton <jodeer@bfhd.wa.gov>; Deana Chiodo <deana.chiodo@bfhd.wa.gov>; mmyers@bbec.org <mmyers@bbec.org>; fdfranklin5@gmail.com <fdfranklin5@gmail.com>

Cc Wesley McCart <wmccart@franklincountywa.gov>; Rebeca Gilley <rgilley@franklincountywa.gov>; Gem Belamour <gbelamour@franklincountywa.gov>

 5 attachments (2 MB)

CUP 2025-13 St Paul the Apostle; Radius Notification.docx; CUP 2025-13; Application.pdf; CUP 2025-13; Easement.pdf; CUP 2025-13; GIS.pdf; CUP 2025-13; Parcel Report.pdf;

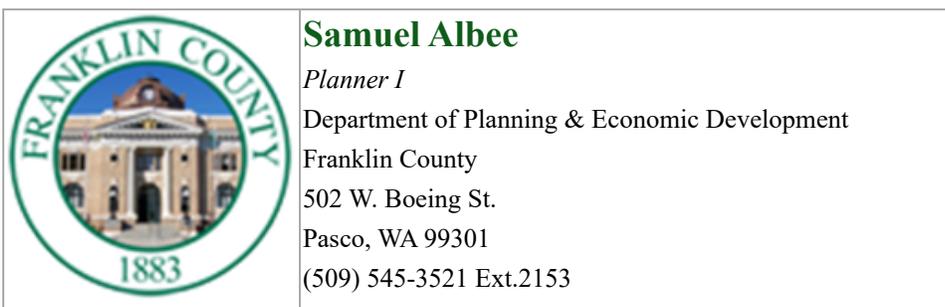
Good Afternoon,

Attached are application files for the construction of an above ground cemetery, referred to as Franklin County Planning File #CUP 2025-13.

Please provide comments no later than January 15, **2025 at 5:00PM.**

Let us know if you have any questions. Thank you!

Best Wishes,



Be involved in our 2026-2046 Comprehensive Plan Update: <https://engage.ahbl.com/Franklin2046>



FRANKLIN COUNTY

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

AGENCY REVIEW NOTICE
(Pending Conditional Use Permit)

DATE: December 31, 2025

RE: CUP 2025-13

TO:	County Engineer	Irrigation District:	SCBID <u> X </u>	FCID	<u> </u>
	County Assessor/GIS	Electric Utility:	BBEC <u> X </u>	FPUD	<u> </u>
	County E-911	Benton-Franklin Health District			
	Fire District # <u> 5 </u>	Basin Disposal			

FROM: Sam Albee, Planner I

CC: Franklin County Planning Department

Agency Representative:

Enclosed is a copy of a Conditional Use Permit (CUP) application 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.

The property is zoned Agricultural Production 20-acres (AP-20), with an Agricultural Comprehensive Plan Land Use Designation.

The property is located in the Northeast 1/4 of Section 1, Township 11 North, Range 29 East, W.M., Franklin County, Washington (Parcel Number: 123-010-213). The property is generally located: North of Eltopia West Rd, East and South of Glade North Rd, and West of Fircrest Rd in unincorporated Franklin County.

This land use action is allowed only with an approved CUP, in accordance with Franklin County Code (FCC) Chapter 17.66.060(J).

We would appreciate your review and comments by **January 15, 2026 at 5:00PM.**

See attachments for additional information.

REPLY:

Signed: _____ **Title:** _____ **Date:** _____



FRANKLIN COUNTY

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

NOTICE OF LAND USE ACTION CONDITIONAL USE PERMIT (CUP) APPLICATION

PLEASE TAKE NOTICE that St Paul the Apostle Catholic Church of 14181 Glade North Road is seeking approval for a Conditional Use Permit (CUP), Planning file #CUP 2025-13, Parcel #123-010-213.

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.

The property is located in the Northeast 1/4 of Section 1, Township 11 North, Range 29 East, W.M., Franklin County, Washington (Parcel Number: 123-010-213). The property is generally located: North of Eltopia West Rd, East and South of Glade North Rd, and West of Fircrest Rd in unincorporated Franklin County.

See Vicinity Map – Enclosed

This land use action is allowed only with an approved CUP, in accordance with Franklin County Code (FCC) Chapter 17.66.060(J).

An open record public hearing will be held to discuss the project, solicit input from interested citizens, and respond to project questions at the Planning Commission Meeting, scheduled for 6:00 PM, February 3, 2026, in the Commissioner’s Room at the Franklin County Courthouse at 1016 N. 4th Ave., Pasco, WA 99301.

If you wish to comment on the Conditional Use Permit, you may do so in writing to the Franklin County Planning and Building Department at 502 W. Boeing Street, Pasco, WA 99301, **on or before January 15, 2026 at 5:00PM.**

For more information you may contact:

*Franklin County Planning and Building Department
Sam Albee – Planner I
502 W. Boeing Street
Pasco, WA 99301
planninginquiry@franklincountywa.gov
509-545-3521 (Phone)*

Date: December 31, 2025
Case File Number: CUP 2025-13

SUBJECT PARCEL





FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

CERTIFICATE OF OWNERSHIP AND VARIANCE REPORT REQUEST

CUP 2025-13

**OWNER: St. Paul the Apostle
Catholic Church - Dennis Hayden**

Tax Parcel Number(s):

123-010-213

Distance Requirement:

500 feet

1 Mile

Requested By:

Sam A. [Signature]

Date and Time Requested:

12/31/26 406

CUP 2025-13

Application & Attachments



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND USE DEVELOPMENT APPLICATION

FOR STAFF USE ONLY	FILE #: <u>CUP 2025-13</u>	<div style="border: 2px solid blue; padding: 5px; color: blue; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="color: red; font-weight: bold; font-size: 1.1em;">DEC 18 2025</div> <div style="color: blue; font-weight: bold; font-size: 0.9em;">FRANKLIN COUNTY PLANNING DEPARTMENT</div>	
	Total Fees: <u>\$1400.00</u>		Date deemed complete:
	Receipt #: <u>PL 25-03139</u>		Pre-App Meeting Date:
	Reviewed By:		Hearing Date:

CHECK ALL THAT APPLY AND ATTACH SUPPLEMENTAL FORM(S):	<input type="checkbox"/> Appeal (File # of item appealed: _____)	<input type="checkbox"/> SEPA – Environmental Checklist
	<input type="checkbox"/> Binding Site Plan (BSP)	<input type="checkbox"/> Shoreline (SH) – Conditional Use Permit
	<input type="checkbox"/> Boundary Line Adjustment (BLA)	<input type="checkbox"/> Shoreline (SH) –
	<input type="checkbox"/> Comprehensive Plan Amendment (CPA)	<input type="checkbox"/> Shoreline (SH) –
	<input type="checkbox"/> Conditional Use Permit (CUP)	<input type="checkbox"/> Shoreline (SH) –
	<input type="checkbox"/> Determination – Administrative	<input type="checkbox"/> Shoreline (SH) –
	<input type="checkbox"/> Determination – Critical Areas	<input type="checkbox"/> Short Plat (SP)
	<input type="checkbox"/> Determination – Non-Conforming Use	<input type="checkbox"/> Subdivision/Pre
	<input type="checkbox"/> Determination – Reasonable Use	<input type="checkbox"/> Tax Parcel Separation (TPS)
	<input type="checkbox"/> Determination – Zoning Interpretation	<input type="checkbox"/> Temporary Use Permit
	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Vacation of Easement (VOE) / Alteration
	<input type="checkbox"/> H2A Farm Worker Housing (Zoning Review)	<input type="checkbox"/> Variance
	<input type="checkbox"/> Planned Unit Development (PUD)	<input type="checkbox"/> Zone Change/Rezone (ZC)
	<input type="checkbox"/> Other:	

Deemed complete
12/18/2025

CONTACT INFORMATION (Please provide all necessary information and checkmark the primary contact)

<input checked="" type="checkbox"/>	Property Owner Name: <u>St. Paul the Apostle Catholic Church</u> Phone Number: <u>509-297-4371</u> E-mail Address: <u>baleman@dioceseofspokane.org</u>	Mailing Address: <u>14181 Glade North Road</u> <u>Eltopia, WA 99330</u>
<input type="checkbox"/>	Applicant/Agent/Contractor (if different) Business Name: _____ Contact Name: _____ E-mail Address: _____	Phone Number: _____ Mailing Address: _____
<input type="checkbox"/>	Surveyor / Engineer Business Name: _____ Contact Name: _____ E-mail Address: _____	Phone Number: _____ Mailing Address: _____



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

Conditional Use Permit Application Information

(all items in **bold** shall be completed)

Parent Parcel Number: (Ex: 000-000-000 or 000000000)	Parent Parcel Size: (Ex: 24.92 acres)	Current Zoning: (Ex: RS-20, AP-20)
What are you purposing: (ex. Accessory Dwelling Unit, Bed and Breakfast, Commercial Agriculture, Church, Dairy, Wireless Communications Facility, Accessory Building deviating from standards, etc.)		
Size of the area to be used for the proposed use or building: 3,053 sq. ft.		
Irrigation Source: <input checked="" type="checkbox"/> SCBID <input type="checkbox"/> FCID <input type="checkbox"/> Private <input type="checkbox"/> None		
Domestic Water Supply: <input checked="" type="checkbox"/> On-Site Well <input type="checkbox"/> City Water <input type="checkbox"/> Farm Exempt Well (provide documentation) <input type="checkbox"/> Community Well (Well ID # and location):		
Sewage Disposal: <input checked="" type="checkbox"/> On-Site Septic <input type="checkbox"/> City Sewer <input type="checkbox"/> Other (specify):		
List Existing of Proposed Utility Providers:		
Electric Provider: Big Bend Elec. COOP	Cable/Broadband: STARLINK	
Natural Gas: _____	Landline Phone (if applicable): 509-297-4371	
Sanitary Waste Disposal: _____	Other (if not listed): _____	
Describe any existing zoning ordinance violation(s): NONE		
Present use of the land and structures, if any: Church building, parking, agricultural land		
Detailed description of the proposed use/development proposal: (attach additional sheets if needed) Above ground Cemetery, consisting of 5 Columbarium units (72 niches each) and 6 Mausoleum units (6 crypts each). Entire area to be landscaped.		
Proposed Structures and Use: (size, height, etc.) Columbariums - 80.5" Height x 81.5" width (5 units This size) Mausoleums - 66" height x 122.5" width (6 units This size)		
How will the proposed development be compatible with the uses permitted in the surrounding zone(s)? IT will integrate INTO existing landscape as courtyard/cemetery area directly behind existing Church Building		
Describe how the subject property is physically suitable for the type, density and/or intensity of the use being proposed? It adjoins or replaces existing landscape. Adds security and privacy for Cemetery (above ground) and offers adequate space for future expanding needs.		



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

Will the project be conducted entirely within a structure? Yes No

- 1) If no, describe the outdoor activities (i.e. outdoor eating, playground, park)
Cemetery (above ground) existing of 5 Columbarium units and 6 Mausoleum units and courtyard reflection area and planters,
- 2) What is the approximate square footage, or seating capacity of your outdoor use area(s)?
3053 sq. ft
- 3) What type of noises will the outdoor use generate? (i.e. music, machinery, vehicles)
None

Proposed hours of operation/days of the week: (indicate months, if seasonal)

24 hrs day / 365 days a year.

Proposed measures to ensure compatibility with permitted uses in the surrounding zone?

(Ex. fences, landscape buffers, berms, etc.)

Area will have metal fence on east side, retaining wall and fence on south side, and existing Church Buildings on North and West sides.

I, the undersigned, hereby authorize the filing of this application and certify under penalty of perjury that the information contained in this application is complete and correct to the best of my knowledge. Further, I hereby grant Franklin County staff or representatives to enter my property during the course of this review to inspect my property as needed.

This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

Property Owner (Signature)

Property Owner (Print Name)

Date signed

Applicant/Representative (Signature)

Financial Secretary - ST. Paul's Church

Dennis C. Hayden

Applicant/Representative (Print Name)

12/18/25

Date signed



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

PROPERTY INFORMATION

Parcel Number(s) (9-digit tax number):

123010213

Legal Description of Property:

Section 1, TOWNSHIP 11 NORTH, Range 29 EAST, W.M

Site Address: (describe location if no address is assigned)

14181 GLADE NORTH ROAD

BRIEF DESCRIPTION OF PROJECT OR REQUEST

[Empty box for project description]

- All appropriate fees must accompany this application. Fees are non-refundable and subject to change. Please contact the Planning Department for current pricing of fees.
- This application, including attachments, must be completed in its entirety for all items applicable to your project.
- Supplemental information is generally required for land use approvals. Please ensure that all required information is submitted along with this application form.
- If the property is owned by a trust, corporation, or LLC, please attach documentation showing that the person signing as the "owner" has the authority to sign on behalf of the trust, corporation, or LLC. If there are multiple owners, provide an attachment in the same format and with the same declarations.

I, the undersigned, hereby authorize the filing of this application and certify under penalty of perjury that the information contained in this application is complete and correct to the best of my knowledge. Further, I hereby grant Franklin County staff or representatives to enter my property during the course of this review to inspect my property as needed.

I understand that any information submitted to the Franklin County Planning and Building Department is subject to public records disclosure laws for the State of Washington (RCW Chapter 42.17) and all other applicable laws that may require the release of the documents to the public.

This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

Property Owner (Signature)

Date

Dennis C. Hayden

12/18/25

Applicant/Representative (Signature)

Date

Financial Secretary
Dennis C. Hayden

12/18/25

Property Owner (Print Name)

Date

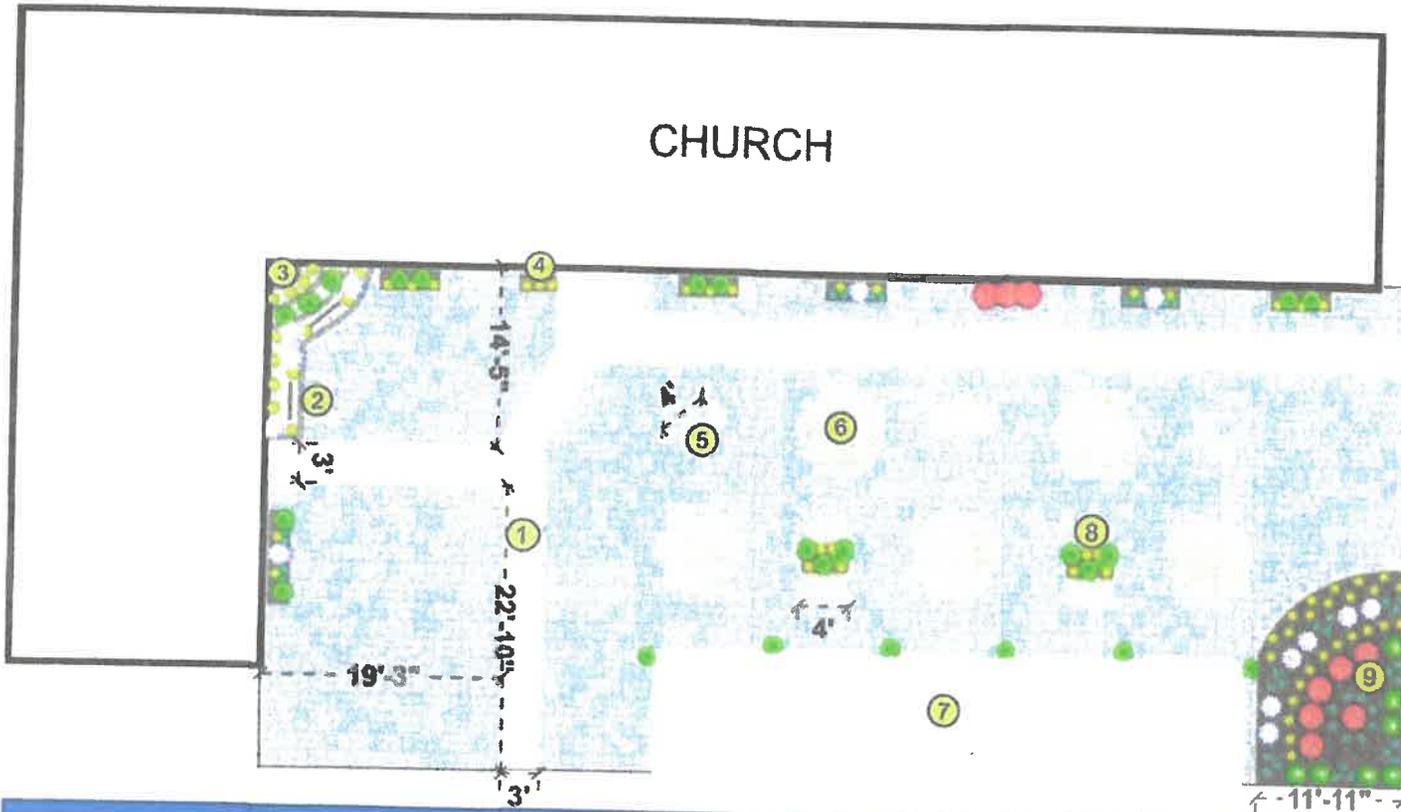
Applicant/Representative (Print Name)

Date

LAND USE – ZONING CODE – BUILDING CODE – FIRE CODE – CODE ENFORCEMENT – BUSINESS REGISTRATION

502 W. BOEING ST. - PASCO, WA 99301 - [509] 545-3521 - FAX [509] 546-3367 - BURN LINE [509] 545-3586 - BLDG. INSP. LINE [509] 545-3522

WWW.FRANKLINCOUNTYWA.GOV



PROPOSED MATERIAL LEGEND

- Existing Concrete
- Ashter Pattern Pavers - Grey 3035.62 sq ft
- Roman Slacker Pavers - Ash 120 sq ft
- Mulch - Dark Brown 726.06 sq ft
- Pebbles - Off White 67.52 sq ft
- Pots- Grey concrete 6 units.-5'x2' 1 unit.-3'x2' 1 unit.-8'x2'
- Pots-light Brown 6 units.
- Concrete edging 59'-9.59"
- Existing Retaining wall
- Retaining wall- Grey Stone 16'-8.76"
- Wrought Iron fence- Black 85'-7.29"

PROPOSED AREAS LEGEND

- ① Walkway
- ② Memorial to deceased brother knights
- ③ Memorial to "unborn"
- ④ Raised planter
- ⑤ Concrete bench-Grey
- ⑥ Columbarium niches
- ⑦ Mausoleum crypts
- ⑧ Planter bench- Grey concrete
- ⑨ Planting bed

TOXIC PLANTS FOR PETS/DOGS



		Plant Legend							
Symbol	Qty	Common	Botanical	Size	Symbol	Qty	Common	Botanical	Size
	9	Gardenia Radicans (9119)	Gardenia jasminoides radicans	3 gal		41	Silver Mound Artemisia (4250)	Artemisia schmidtiana 'Silver Mound'	1 gal
	7	Green Gem Boxwood (4266)	Buxus X 'Green Gem'	5 gal		64	Sweet Daisy Jane Shasta Daisy (4535)	Leucanthemum X 'Sweet Daisy Jane'	1 gal
	13	Little Bunny Dwarf Fountain Grass (4536)	Pennisetum alopecuroides 'Little Bunny'	1 gal		25	Lasel Fern (4816)	Polystichum polyblepharum	1 gal



PLAN 1009
PLANTING
PLAN



MEMORIAL TO
UNBORN











MEMORIAL TO
DECEASED
K OF C

MEMORIAL TO
UNBORN



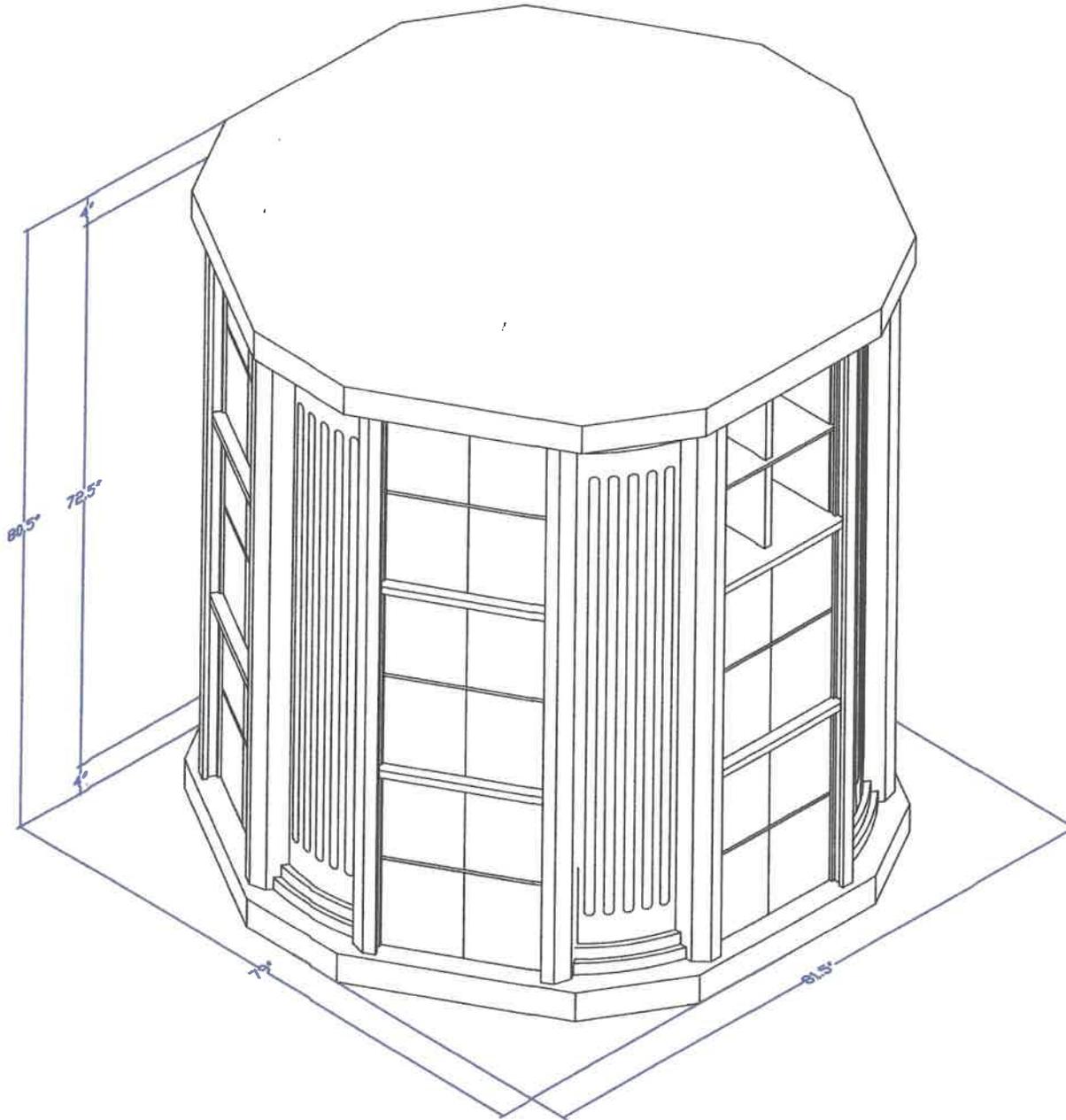






MEMORIAL TO
DECEASED
E.O.C.

MEMORIAL TO
UNBORN

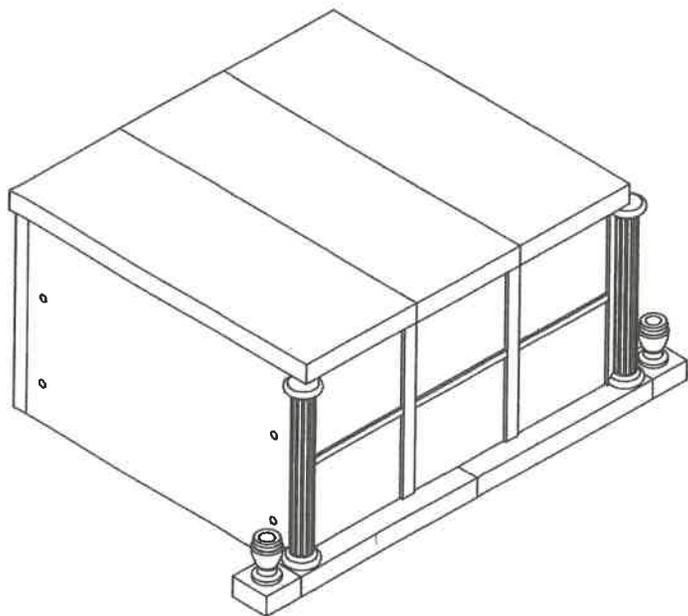


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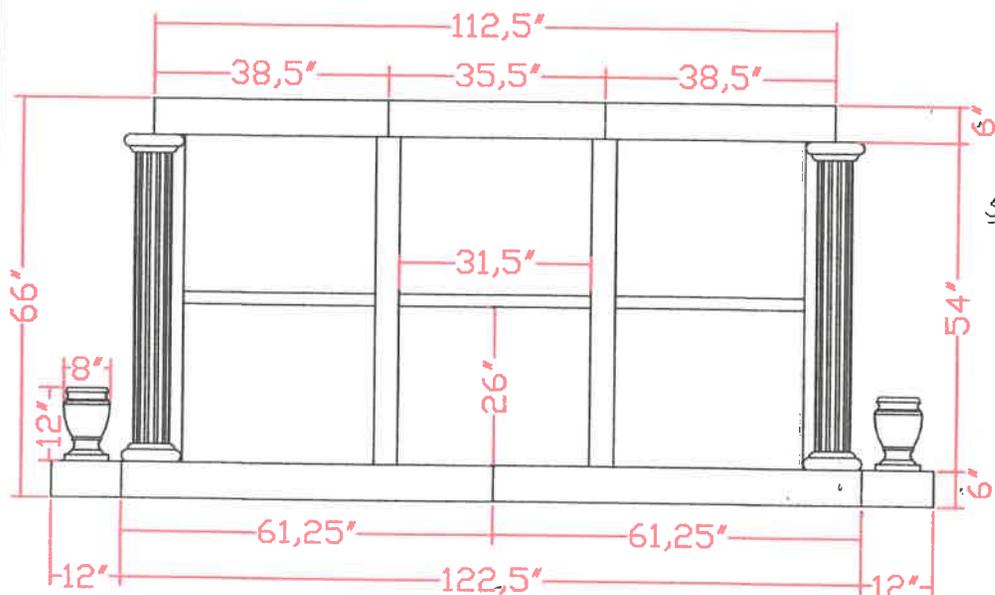
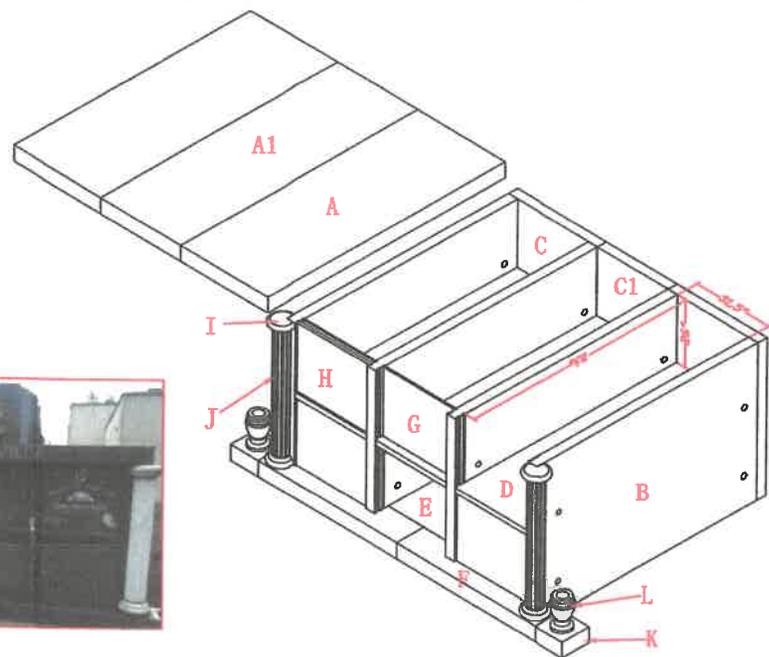
John/Chris

图纸编号/Order No. 2018/1/15 HYS

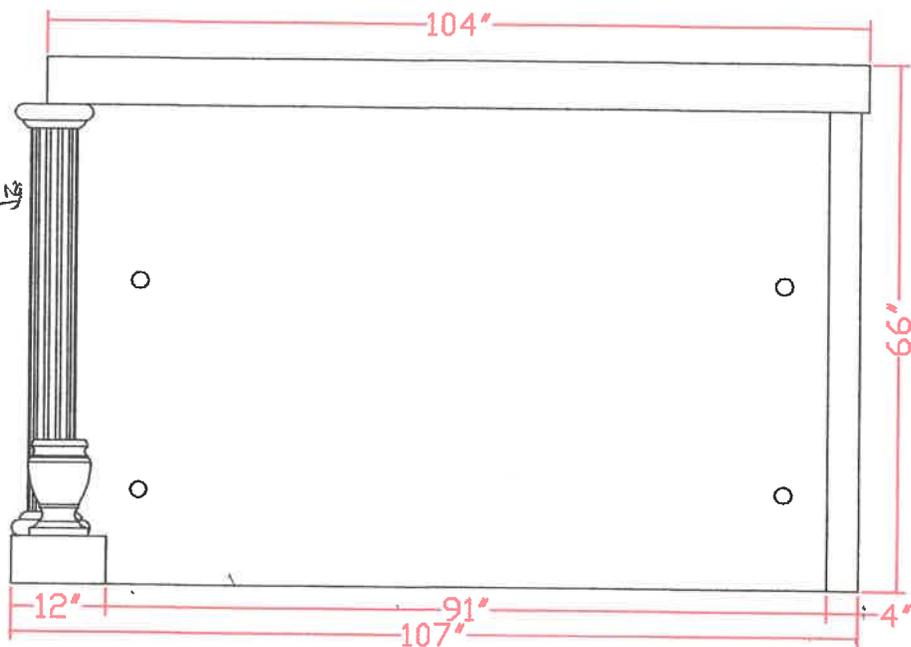
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- A1:35.5*104*6-1
- B:4*97*60-4
- C:39.5*4*60-2
- C1:31.5*4*60-1
- D:32.5*97*2-3
- E:31.5*91*6-1
- F:61.25*12*6-2
- G:32.5*0.75*26-6
- H:32.5*1.2*26-6
- I:10*10*3-4
- J:6*6*48-2
- K:12*12*6-2
- L:8*8*12-2



showing 5"



112.5"

(<http://www.facebook.com/pages/Pacific-Coast-Memorials/193971930617566>)

(425) 348-9868 (tel:14253489868)

([https://twitter.com/intent/follow?](https://twitter.com/intent/follow?original_referer=https%3A%2F%2Ftwitter.com%2Fgoodies%2Fbuttons®ion=follow)

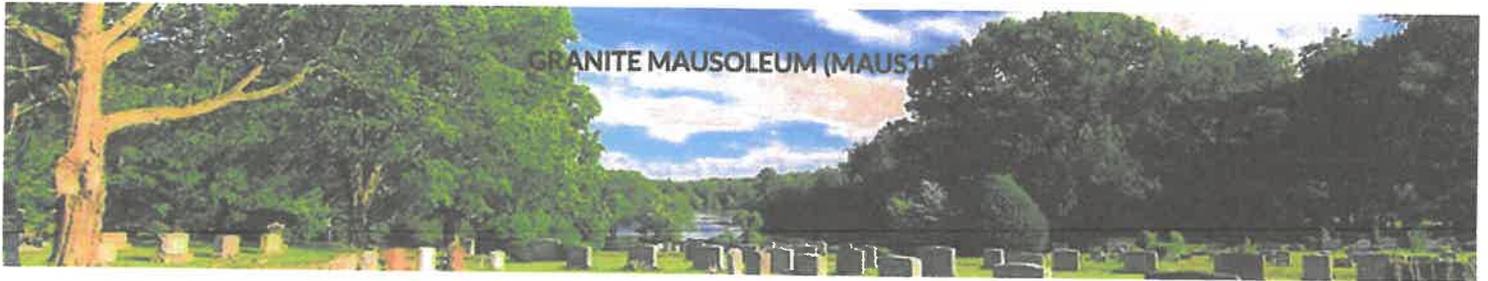
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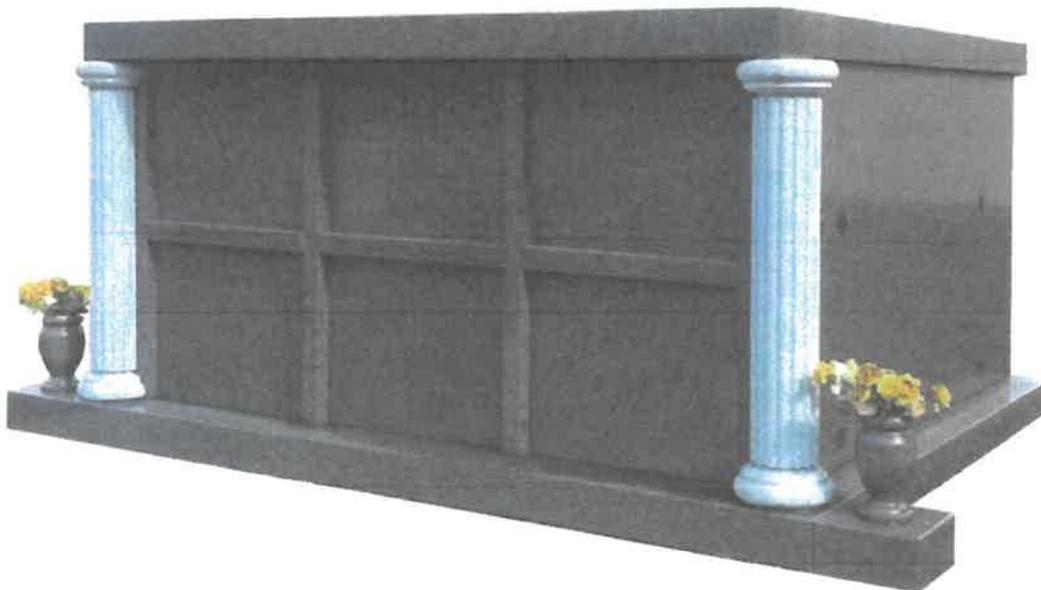
(<https://pacificcoastmemorials.com/M02005985&source=followbutton&variant=2>)

Product Search...

≡ MENU



GRANITE MAUSOLEUM (MAUS102)



MEMORIAL PRODUCTS

Upright Monument Headstones (<https://pacificcoastmemorials.com/custom-headstones>)

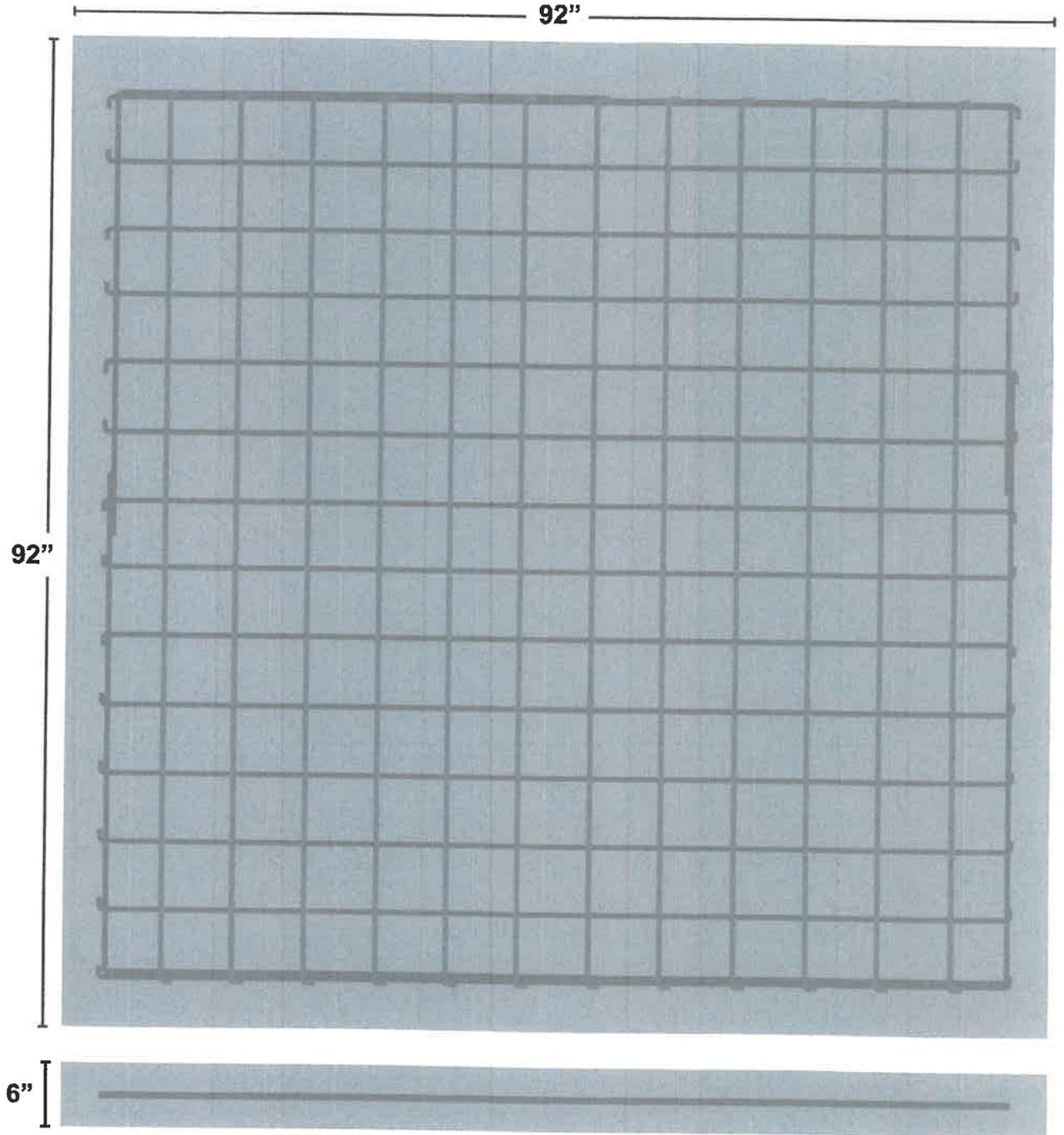
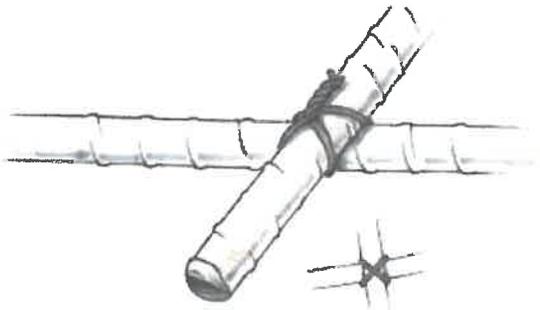
Flat Grave Markers (<https://pacificcoastmemorials.com/flat-grave-markers>)





PACIFIC COAST MEMORIALS

CONCRETE FOUNDATION SPECS





FRANKLIN COUNTY WASHINGTON



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[PAYMENT CART\(0\)](#)

John A. Rosenau
Franklin County Assessor 1016 N. 4th Ave Bldg. A104 Pasco, WA 99301

[Assessor](#) [Treasurer](#) [Appraisal](#) [Map](#)

Parcel

Parcel#: 123010213 Owner Name: ST PAUL APOSTLE CATHOLIC PARISH
 DOR Code: 81 - Resource - Agriculture Address1: ELTOPIA
 Situs: 14181 GLADE NORTH RD, ELTOPIA 99330 Address2: PO BOX 268
 Map Number: SEC01, T11N, R29E City, State: ELTOPIA WA
 Status: EXEMPT FULL YEAR Zip: 99330-0268
 Description: PTN OF GOVT LOT 2 LY O/S 1-11-29 IRR BLK 16 - 315 X 700
 Comment: CHANGED TD TO 206 DUE TO ERROR IN MAPPING DISTRICTS.

2026 Market Value		2026 Taxable Value		2026 Assessment Data	
Land:	\$0	Land:	\$0	District:	224 - DISTRICT 224
Improvements:	\$0	Improvements:	\$0	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0		
Total	\$0	Total	\$0	Total Acres:	5.00000

Ownership

Owner's Name	Ownership %	Owner Type
ST PAUL APOSTLE CATHOLIC PARISH	100%	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
05/21/07	QD-1702854	2	27773	ST PAULS CATHOLIC CHURCH	ST PAUL APOSTLE CATHOLIC PARISH	\$0

Building Permits

Permit No.	Date	Description	Amount
2004-139	2/23/2004	REMODEL/REPAIR WATER DAMAGE & ADD GAS COOKTOP W/HOOD	\$28,894.00

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2026	ST PAUL APOSTLE CATHOLIC PARISH	\$0	\$0		\$0	\$0	\$0
2025	ST PAUL APOSTLE CATHOLIC PARISH	\$0	\$0		\$0	\$0	\$0
2024	ST PAUL APOSTLE CATHOLIC PARISH	\$0	\$0		\$0	\$0	\$0
2023	ST PAUL APOSTLE CATHOLIC PARISH	\$0	\$0		\$0	\$0	\$0
2022	ST PAUL APOSTLE CATHOLIC PARISH	\$0	\$0		\$0	\$0	\$0

[View Taxes](#)

Parcel Comments

Date	Comment
08/29/03	CHANGED TD TO 206 DUE TO ERROR IN MAPPING DISTRICTS.

Property Images

Click on an image to enlarge it.



1.0.8368.16162

Data current as of: 12/22/2025 4:19 PM

TX_RollYear_Search: 2027

123010017
WYLIE FARMS LLC
14020 GLADE NORTH RD
141.07 acres

GLADE NORTH RD

123010213
ST PAUL APOSTLE CATHOLIC PARISH
14181 GLADE NORTH RD
5.1 acres



123010204
ST PAUL APOSTLE CATHOLIC PARISH
15.98 acres

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Phone 509-545-3585, Fax 509-546-3871
Email gis@co.franklin.wa.us
Web <http://gis.co.franklin.wa.us>

Planning

N
W
E
S



123010017
WYLIE FARMS LLC
14020 GLADE NORTH RD
141.07 acres

123010044
BANK OF AMERICA NA
300.4 acres

14020

14181

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Planning

RECORDED AT THE REQUEST OF

Olympic Pipeline
OCT 4 10 19 AM '96

535597

ZONA G. LENHART
FRANKLIN COUNTY AUDITOR
DEPUTY
MAIL TO: *Buzman*

REAL ESTATE EXCISE TAX
Franklin County Ord. Under R.C.W. 28.45

Date OCT - 4 1996

Amount \$ 8889 Rec. No. 9540

EASEMENT

Franklin County Treasurer

Know All Men by These Presents: That CATHOLIC BISHOP OF SPOKANE, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten & 0/00 Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, and a further sum of Eighty-three Dollars (\$83.00), per rod for each linear rod of pipeline to be constructed under the terms hereof, to be paid after a survey establishing the route of the line has been completed and before construction is commenced, does hereby grant, convey, and warrant unto OLYMPIC PIPE LINE COMPANY, a corporation of Delaware, its successors and assigns, hereafter called "Grantee", the right to lay, construct, operate, maintain, inspect, repair, replace, change the size of and remove (all of the rights and privileges granted hereunder being hereafter referred to collectively for convenience as the right to maintain) a pipeline, in whole or in part, for the transportation of gas, oil, petroleum, or any of its products, water, or any other liquids, gases and other substances, whether similar or dissimilar, which can be transported through pipelines, and such other underground equipment, communication cables and appurtenances incidental to or necessary for such operations, the Grantee selecting the depth and route at and upon which said line is to be laid, upon, over and through the following described land situated in the County of Franklin, in the State of Washington, to wit:

The Westerly 60 feet of Lot 2 of Section 1, Township 11 North, Range 29 East, W.M. The approximate location is shown on Exhibit "A" attached hereto and by reference made a part hereof.

It is agreed that the width of the easement herein granted shall be sixty (60) feet during construction reverting to a permanent width of thirty (30) feet upon completion of construction across the above described property.

The Grantee shall have the right of ingress and egress to, from and upon said easement and all other rights and privileges necessary or convenient for the full and free use and enjoyment of the easement herein granted for the purposes herein stated. Grantee shall also have the right to clear all trees, undergrowth and other obstructions from the herein granted easement.

TO HAVE AND TO HOLD the rights and privileges hereunder granted unto the Grantee, its successors and assigns, until commencement of exercise of any right granted hereunder and so long thereafter as such pipelines, underground equipment and appurtenances, or any thereof, or maintained.

Grantor shall have full use of the above described premises and the right to cultivate the same, subject to the rights herein granted to Grantee. Grantor agrees not to construct or permit to be constructed any house, structure or obstruction of any nature whatsoever on or over or that will interfere in any way with the construction, operation or maintenance of said pipeline or appurtenances constructed hereunder.

Grantee agrees to pay to the owners and to any tenant, as their interests may be, any and all damages to crops, timber, fences, drain tile, or other improvements on said premises that may arise from the exercise of the rights herein granted, said damages, if not mutually agreed on, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the Grantor, one by the Grantee, and the third by the two so appointed as aforesaid, and the written award of such three persons shall be final and conclusive. Grantee shall not be liable for damages caused on the easement by keeping said easement clear of trees, undergrowth, and brush in the exercise of the rights herein granted

Except for emergency, no construction or maintenance shall occur during Grantors irrigation season.

Grantee agrees to defend, protect, indemnify and hold harmless Grantor from and against any and all losses, liabilities, claims, demands, including but not limited for damages of an environmental nature and causes of action of every character and kind on account of personal injury, illness, death of persons or damage to or loss of property (including but not limited to damage to any property of Grantor) growing out of, incident to or resulting directly or indirectly from the use, occupancy or maintenance of said pipeline by Grantee, its employees, agents, representatives, contractors or subcontractors unless the personal injury, illness, death of

persons or damage to or loss of property is caused by the sole negligence of Grantor, their agents, servants, employees, representatives or contractors. In the event of a leak in the pipeline or other appurtenances, Grantee will remove all contaminated soil and replace with clean soil of comparable characteristics and vegetation, in accordance with government regulations and to pay damages to the undersigned owners for such leak.

The Grantee agrees to bury all pipe to minimum cover of forty eight inches (48") between the top of the pipe and the surface of the land. It is understood that Grantee shall double ditch across the lands of Grantor and double ditching shall be completed by separating the top-soil from the sub-soil and during the backfill operation, said sub-soil shall be placed in the open ditch in layers and compacted, then said top-soil shall be placed in the open ditch to complete said backfill operations. Grantee agrees to pay for any damage caused by construction, maintenance, operation, repairing, alteration, replacement or removal of said pipeline. It is understood and agreed that the consideration herein paid does not include payment of the initial construction crop damages. Grantee herein agrees to smooth and level the ground disturbed by construction and installations of the pipeline and will construct terraces or water diversions and other such soil conservation devices upon the easement described herein, as may be reasonably necessary to prevent damage to the lands of Grantor from erosion resulting from Grantee's operations hereunder and further, shall, at the request of Grantor or his tenant farmer, again fill and pack any of the backfill which is settled to any appreciable extent.

This Agreement shall terminate and a Quit Claim issued to Grantor unless construction has commenced on or before December 31, 1999.

The terms, conditions, and provisions of this contract shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto. The easement and rights herein granted may be leased or assigned in whole or in part.

IN WITNESS WHEREOF, this instrument is executed on this the 15th day of September, 19 96

WITNESS:

Catholic Bishop of Spokane
[Signature]
For Bishop of Spokane

ACKNOWLEDGMENT FOR INDIVIDUAL

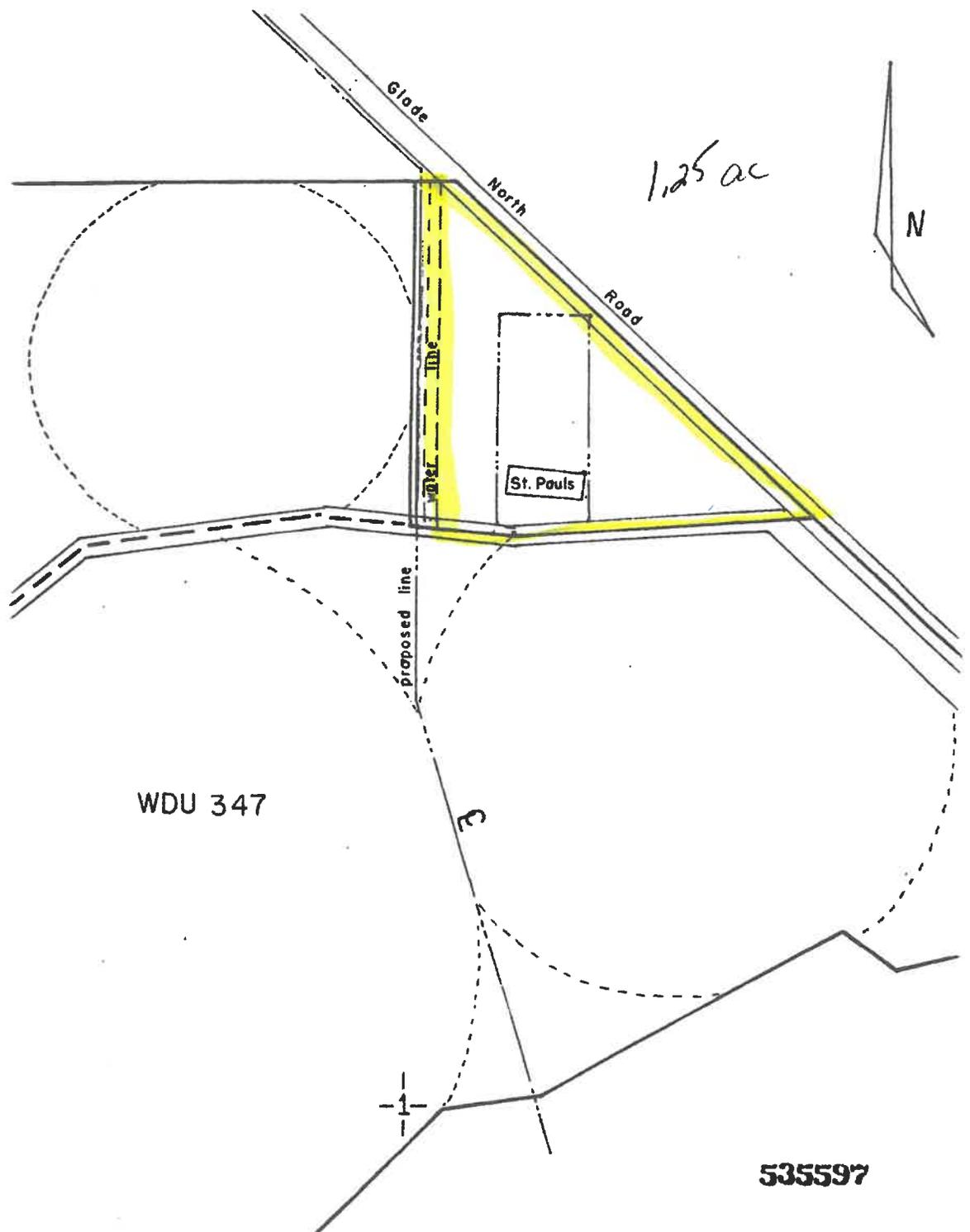
STATE OF Washington
COUNTY OF Spokane

Before Me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Rev. John M. Steiner - Vicar General - Catholic Bishop of Spokane to me or satisfactorily proven to me to be the person(s) who executed the within and foregoing instrument, and acknowledged to me that he executed the same as his free and voluntary act and deed for the purposes and consideration therein expressed.

Given Under My Hand and Seal of Office, this 15th day of September, 19 96
My Commission Expires: 9-10-98

Shirley M. Cox
Notary Public
Residing at Spokane, WA





WDU 347