

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

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| DATE SUBMITTED: November 3, 2020 | PREPARED BY: Derrick Braaten) |
| Meeting Date Requested: November 10, 2020 | PRESENTED BY: Derrick Braaten |
| ITEM: (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 5 minutes | |
| SUBJECT: Closed Record Public Hearing (Quasi-Judicial Item) - A zoning designation change for an approximately 49.5 acres of land, comprising three (3) parcels, located in the "Columbia River West Area" from Rural Community-5 (RC-5) to Rural Community-1 (RC-1). The parcel is designated as "Rural Shoreline" in the Comprehensive Plan. (File # ZC 2020-01 and SEPA 2020-01) | |
| FISCAL IMPACT: None | |
| <p>BACKGROUND: Under application ZC 2020-01, the applicant requested a rezone for approximately 49.5 acres, comprising three (3) parcels, from RC-5 (Rural Community) to RC-1 (Rural Community-1). (Parcel numbers 126-190-345; 126-190-336; 126-200-011). The parcels to be rezoned are located within the "Columbia River West Area" as identified in the County Comprehensive Plan, and is classified as "Rural Shoreline" (land use designation).</p> <p>The properties are generally located east of the Columbia River and the southeast of Larkspar Road, west of, and bounded by, a South Columbia Irrigation District canal, south of Sagemoor Rd, and north of, and bounded by, a South Columbia Irrigation District canal. (Parcel Numbers: 126-190-336; 126-190-345; 126-190-011) There is not an assigned site address. The County Building and Planning Department processed the application, coordinated for agency comments, and reviewed the application in accordance with FCC Chapter 17.84.</p> | |
| <p>RECOMMENDATION: The County Building and Planning Department staff provided the Planning Commission with a written recommendation of approval for the application. Subsequently, at their meeting on March 10, 2020, the Planning Commission held a duly advertised open-record public hearing and unanimously passed a motion to forward the BOCC a recommendation of approval, based on five findings of fact and with three suggested conditions of approval. There were <u>no appeals</u>.</p> <p>Per FCC 17.82.110, the board can pass a resolution to take action without further review (a draft proposed resolution is attached) or the board can schedule a future closed record appeal hearing for further review.</p> <p><u>Suggested Motion:</u> Pass Ordinance #_____, granting approval of ZC 2020-01, based on the five findings of fact and subject to three conditions of approval.</p> | |
| <p>COORDINATION: The zoning classification change application was advertised to the public via adopted public notice procedures, and agencies were contacted for review and comment; a SEPA DNS was issued. The County Planning Commission, after an open record public hearing and consideration on ZC 2020-01, recommended approval of the application, with five findings of fact and three conditions of approval. The draft ordinance was reviewed by Jennifer Johnson, Civil Prosecuting Attorney, who approved it as to form.</p> | |
| <p>ATTACHMENTS: (Documents you are submitting to the Board)</p> <p>Draft Ordinance, Planning Commission Review Packet, Draft Minutes of the 3/10/2020 P.C. meeting.</p> | |

HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list name(s) of parties that will need a pdf)

To the Clerk of the Board: 1 Original Ordinance

To Planning: 1 Copy Ordinance

I certify the above information is accurate and complete.

 Derrick Braaten

FRANKLIN COUNTY ORDINANCE _____
BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, WASHINGTON

Zone Change (ZC) 2020-01 to designate 49.5 acres with RC-1 Zoning

WHEREAS, on November 10, 2020, the Board of Franklin County Commissioners, via public meeting, considered the positive recommendation of the Franklin County Planning Commission to change the zoning designation for approximately 49.5 acres of land in regards to the application by Big Sky Development and Pamona Properties, LLC for ZC 2020-01, as described in Exhibit A; and

WHEREAS, at the public meeting the Board has found that the County Planning Commission, after an open record public hearing and consideration on File ZC 2020-01 did recommend approval of the zoning designation change with five findings of fact and three conditions of approval listed in Exhibit B; and

WHEREAS, there were no appeals filed; and

WHEREAS, it appears to be in the public use and interest to approve said zoning designation change.

NOW, THEREFORE, BE IT ORDAINED that the 49.5 acres (approximate) of land be rezoned from RC-5 (Rural Community 5) to RC-1 (Rural Community-1), as described and depicted on Exhibit A.

BE IT FURTHER ORDAINED that the Chair of the Board of Franklin County Commissions be authorized to sign ZC 2020-01 on behalf of Franklin County.

APPROVED THIS 10th DAY OF NOVEMBER, 2020.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Chair

Chair Pro-Tem

Member

ATTEST:

Clerk to the Board

APPROVED AS TO FORM:



Franklin County Deputy Prosecuting Attorney

FRANKLIN COUNTY BOARD OF COMMISSIONERS

ZONING DESIGNATION CHANGE # 2020-01

ORDINANCE NUMBER _____

EXHIBIT A

The following Zoning Designation Change is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissions on November 10, 2020.

APPLICANTS: Big Sky Development, 12406 Eagle Reach Court, Pasco, WA 99301 and
Pamona Properties & Investments, LLC, 3900 42nd Ave., Kennewick, WA
99337

LEGAL DESCRIPTION:

Franklin County Tax Parcel No. 126-190-336: Lot 1 of Short Plat 88-01
Franklin County Tax Parcel No. 126-190-345: Lot 2 of Short Plat 88-01
Franklin County Tax Parcel No. 126-190-011: N 35' OF E 233' OF NE4NW4 13-10-28 &
ALSO THE N 75' OF GOVT LOT 1 & N 75' OF NE4NW4 EXC THAT PTN THEREOF LY IN E
233' OF SD NE4NW4; ALSO EXCEPTING THEREFROM PTN THEREOF LY W OF C/L OF N S
CO. RD. AND TOG W/N35' OF CANAL R/W OF FU101, IRR BLK 1

NON-LEGAL DESCRIPTION: The properties are generally located east of the Columbia River and the southeast of Larkspar Road, west of, and bounded by, a South Columbia Irrigation District canal, south of Sagemoor Rd, and north of, and bounded by, a South Columbia Irrigation District canal. (Parcel Numbers: 126-190-336; 126-190-345; 126-190-011) The County's Comprehensive Plan map designates the land use as "Rural Shoreline."

FRANKLIN COUNTY BOARD OF COMMISSIONERS

ZONING DESIGNATION CHANGE # 2020-01

ORDINANCE NUMBER _____

EXHIBIT B

FINDINGS OF FACT AND CONDITIONS OF APPROVAL:

Findings of Fact:

1. The application to rezone the land to RC-1 Rural Community Zone **IS** in accordance with the goals and policies of the Comprehensive Plan.
 - a. The purpose of the RC-1 Rural Community Zoning District (per FCC 17.18) is *to provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended rural residential environment.*
 - b. Rezoning the property to RC-1 is supported by the Comprehensive Plan Land Use Map, and would be considered a proper implementation of the Plan, which has included the land in the "Columbia River West Area."
 - c. The County's Comprehensive Plan (last updated in 2008) states that the Rural Shoreline Development designation "provides for the infill, development and redevelopment of lands and it is intended that this area be exclusively residential in nature."
2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental.
 - a. Consistency with surrounding area: The rezone request is consistent with the surrounding area.
 - i. There are contiguous lands to the west that are zoned RC-1 and this rezone will be a logical extension of that designation.
 - ii. This rezone will not result in "spot zoning."
 - iii. The site is not within any areas identified as "Agricultural Resource Lands" in the Franklin County Comprehensive Plan.
3. There **IS** merit and value in the proposal for the community as a whole.

FRANKLIN COUNTY BOARD OF COMMISSIONERS

ZONING DESIGNATION CHANGE # 2020-01

ORDINANCE NUMBER _____

- a. The rezone to RC-1 implements the Comprehensive Plan. The Comprehensive Plan designates the site for Rural Shoreline development. The proposed rezone to RC-1 is consistent with the Plan designation.
- b. The proposal is also consistent with the policies of the Plan that encourage the development of residential uses and infill development.
4. Conditions **ARE NOT** required to be imposed in order to mitigate any significant adverse impacts from the proposal.
5. A concomitant agreement between the County and the petitioner **IS NOT** required for this application.

Conditions of Approval:

1. Future development at the site shall comply with the County Development Regulations (including, but not limited to Title 16 Subdivisions, Title 17 Zoning, and Title 18 Environment of the Franklin County Code).
2. Future development at this site shall comply with local, state, and federal agency standards.
3. Roads and Access: Future development at the rezone site shall be evaluated for the following:
 - a. Any new lots that may be created, as a result of this proposed Zone Change, that will require access to a county road shall be subject to the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc.
 - 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).

This Zoning Designation Change is issued this 10th day of November, 2020.

**BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON**

**Attest: _____
Clerk of the Board**

**_____
Chair**

Original to County Commissioners

Duplicate to File

Duplicate to Applicant

Duplicate to be Filed with Auditor

STAFF REPORT

ZC 2020-01

Big Sky Developers Rezone

Proposed Change from RC-5 to RC-1 (49.5 acres)

FACT SHEET/STAFF SUMMARY
Meeting before the Franklin County Planning Commission

THIS IS A QUASI-JUDICIAL ACTION
PLEASE AVOID, AND DISCLOSE, ANY EX-PARTE COMMUNICATIONS (CH 42.36 RCW)

Case file: ZC 2020-01 (Rezone Request to change the zoning of approx. 49.5 acres from RC-5 to RC-1) and SEPA 2020-01

PC Meeting Date: March 10, 2020

See the staff report for the application details, description, explanation of public notice, etc.

SUMMARY OF THE PUBLIC HEARING:

The request to change the zoning of three properties (Parcel #126-190-336, #126-190-345, and #126-190-011), comprising approximately 49.5 acres of land, was presented by Staff at an open record public hearing (regular Planning Commission meeting) on March 10, 2020. One (1) comment letter was received in advance of the hearing, claiming the proposal violates the County Wide Planning Policies, the request is by an entity that does not own the property, that the change to RC-1 is not consistent with the buffer intended in the County's plan, and that multiple members of the Planning Commission are developers and have a conflict of interest in this case. Please see attached comment.

The applicant spoke about the proposal and time was allowed for clarification by the Planning Commission. The Commission then heard testimony in opposition to the proposal from four (4) individuals. The reasons given for opposition include concerns that the proposal is not consistent with the Comprehensive Plan, and that he would like a concomitant agreement in place (Hoyle); provided a brief summary of the past rezone request regarding this property, proposal violates the County Wide Planning Policies, the request is by an entity that does not own the property, that the change to RC-1 is not consistent with the buffer intended in the County's plan, and that multiple members of the Planning Commission are developers and have a conflict of interest in this case (Hales); expressed concerns about school impacts, traffic, roads and water availability. She further stated that she is not against the proposal, per se, but the County may not be ready for it now (Shumway). *(See Staff Report and draft minutes)*

Findings of Fact Criteria Used by Planning Commission: The Planning Commission made and entered findings from the record and conclusions thereof as to whether or not:

1. The proposal is in accordance with the goals, policies, objectives, 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 proposed structures and the site design will discourage the

development of permitted uses on 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.

As proposed, the application seeks to rezone 49.5 acres of RC-5 property, allowing a minimum lot size of 5-acres, to RC-1, allowing for 1-acre minimum lots. This would allow for the creation of up to forty-nine (49) 1-acre lots, but it is standard to deduct approximately 20% from the area to accommodate required infrastructure, such as utility easements and internal roads, which would equate to approximately forty (40) one (1) acre lots. Including the existing RC-1 property adjacent to the west (approx. 58-acres), approximately 107.5 acres would be RC-1, which would allow for up to 107 one (1) acre lots to be created in the area, or eighty-six (86) lots if 20% of the property is used to accommodate infrastructure. *(Please see attached Staff Report for additional information)*

At the March 10th meeting, the Planning Commission discussed the proposal, the comments made, the record as provided, and findings of fact. A motion was made for a recommendation that the Franklin County Board of Commissioners approve the request for the rezone of the properties, regarding Application ZC 2020-01, with the findings of fact, as provided below.

Findings of Fact – Planning Commission: The Planning Commission (with assistance from Planning Staff) made and entered the following findings from the record, and conclusions thereof:

Suggested Findings of Fact:

1. The application to rezone approximately 49.5 acres of land to RC-1 Rural Community **IS** in accordance with the goals and policies of the Comprehensive Plan.
 - a. The purpose of the RC-1 Rural Community Zoning District (per FCC 17.18) is to *provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended rural residential environment.*
 - b. Rezoning the property to RC-1 is supported by the Comprehensive Plan and would be considered a proper implementation of the Plan.
2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental.
 - a. Consistency with surrounding area: The rezone request is consistent with the surrounding area.
 - i. Single-family residential uses exist or are planned for the general area.

- ii. There are lands to the west and north that are zoned RC-1 and this rezone will be a logical extension of that designation.
 - iii. Two of the parcels are already less than 5-acres in size.
- 3. There **IS** merit and value in the proposal for the community as a whole.
 - a. The rezone to RC-1 implements the Comprehensive Plan. The Comprehensive Plan designates the site for Rural Shoreline development. The proposed rezone to RC-1 is consistent with the Plan designation. The proposal is also consistent with the policies of the Plan that encourage the development of a full range of residential environments.
- 4. Conditions **ARE** required to be imposed in order to mitigate any significant adverse impacts from the proposal.
- 5. A concomitant agreement between the County and the petitioner **IS NOT** required for this application.

Suggested Conditions of Approval:

- 1. Future development at the site shall comply with the County Development Regulations (including, but not limited to Title 16 Subdivisions, Title 17 Zoning, and Title 18, Environment, of the Franklin County Code).
- 2. Future development at this site shall comply with local, state, and federal agency standards.
- 3. Roads and Access: Future development at the rezone site shall be evaluated for the following:
 - a. Any new lots that may be created, as a result of this proposed Zone Change, that will require access to a county road shall be subject to the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc.
 - b. Any mitigation fees required will be determined upon development of the property and will go towards future road upgrades if development continues to grow in the area.

Suggested Motion: "I move that the Board of County Commissioners adopt the recommendation of the Planning Commission and approve ZC 2020-01, based upon the five (5) written findings of fact, and three (3) conditions of approval."

**FRANKLIN COUNTY
PLANNING COMMISSION
MINUTES
March 10, 2020**

The Franklin County Planning Commission was called to order at approximately 6:32 pm by Planning Commission Chairperson **Claude Pierret**.

ROLL CALL:

MEMBERS PRESENT:

Melinda Didier, Claude Pierret, Mike Vincent, Layton Lowe, Mike Corrales, Roger Lenk & Kent McMullen

MEMBERS ABSENT:

None

A quorum was present.

STAFF PRESENT:

Derrick Braaten, Planning & Building Director

Rebeca Gilley, Julie Michel and Aaron Gunderson were present from the Planning and Building Department. Matt Mahoney from Public Works.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES / AGENDA:

Chair **Pierret** asked for a motion to approve the Agenda.

Mr. Braaten lets the Planning Commission know that Item #3 CUP 2020-01/SEPA 2020-02, a consideration of a request to build commercial rodeo grounds / event center has been removed from tonight's agenda per a request from the applicant. The applicant is going to look for other property.

Commissioner Lenk made a motion to approve Agenda with the elimination of Item #3-CUP 2020-01.

Commissioner Didier seconded.

Motion carried.

Chair **Pierret** asked for a motion for approval of the minutes February 4, 2020 Meeting Minutes

Commissioner Lenk made a motion to approve.

Commissioner Didier states from the February 4th recording there was something that was left out of the minutes that may be important to have in the minutes. The comments were noted.

Commissioner Lenk made a motion to approve the minutes from February 4, 2020 and to include the changes.

Commissioner Didier seconded.

ITEM #1 - TABLED RECOMMENDATION FROM FEBRUARY 4, 2020 - Item #2 Ref: CUP 2019-09 / SEPA 2019-05.

Consideration of a request to convert an existing single-family home and property to be used as a "restoration" residential group housing for abused youth, requiring a protected environment.

Mr. Braaten explains at the February 4, 2020 meeting, the Planning Commission deadlocked (3 for, 3 against) on a motion to recommend denial of the request. The motion failed due to lack of majority and the meeting was nearing 11:00 pm. The item was tabled until the next regular meeting.

Mr. Braaten goes on to say the Planning Commission has a duty to recommend to the Board of County Commissioners as per FCC 17.82.070 regarding Conditional Use Permits. Mr. Braaten states that a new vote for a recommendation must be made for CUP 2019-09/SEPA 2019-15.

Chair Pierret commented the vote would be done later in the meeting.

Chair Pierret asked the Commission members to keep in mind that the Planning Commission is prohibited by law from communicating with members of the public on the subject matter of these hearings except in these hearings. Chair Pierret also stated that the Planning Commission may not participate in a decision in which there is an appearance of conflict of interest to the average person. He asked,

"As to the matters which are before us today has anyone:

- Had any ex parte communications,
- Have any ownership interests in the properties,
- Have any business dealings with proponents or opponents of the matters, or
- Have business associates or immediate family who may be either benefited or harmed by a decision in these matters?"

Chair Pierret asked if any Commission Member had declaration regarding any of the items on the agenda.

Commissioner Didier read from a letter in regards to her to having a vote at tonight's meeting with reference to CUP 2019-09 (Mirror Ministries).

Chair Pierret asked if anyone has an objection to Commissioner Didier sitting on the Board for tonight's meeting. There were none.

Commissioner Vincent had a declaration in reference to Item #2 (ZC 2020-01). He goes onto say he has known Jim Kelley of Pomona Properties and has done business with him in the past.

Chair Pierret asks if anyone in the audience has any objections.

James Hales, 270 Giesler Rd. Mr. Hales expresses his concerns with Commissioner Vincent hearing ZC 2020-01. Mr. Hales states that Commissioner Vincent has developed property in the area and has a concern that he may benefit from the rezone because he is a builder and developer.

Chair Pierret asks the Commissioners if anyone has an objection to Commissioner Vincent hearing the rezone ZC 2020-01. There were none.

Chair Pierret asks if there are any questions from the Planning Commission before he moves on to make a motion for vote on CUP 2019-09.

Commissioner Didier makes a motion to approve CUP 2019-09 with six (6) findings of Fact and seventeen (17) Conditions of Approval.

Commissioner Corrales seconded.

Discussion

Commissioner Lenk spoke to having some concerns. Number of homes on the property, security and Tri City Herald posting property address.

Chair Pierret calls for a vote.

VOTE:

Melinda Didier – yes
Claude Pierret – yes
Mike Vincent – yes
Layton Lowe – no
Mike Corrales – yes
Roger Lenk – no
Kent McMullen – no

The motion has passed.

Chair Pierret reads the ground rules for tonight's meeting.

PUBLIC HEARING INTRODUCTION:

Chair Pierret read the following:

*"It is now time for the Public Hearing Portion of our Meeting"
Good evening and welcome:*

Here are the ground rules for tonight's hearing:

- 1. All speakers must come forward, speak into the microphone, giving their names and addresses for the record and please sign the sign in sheet. No testimony will be taken from anywhere except at the podium. These proceedings are required by law to be recorded and the recording equipment cannot pick up comments that are not given at the microphone;*

2. *All comments and questions shall be addressed to the Planning Commission, should be relevant to the application and not be of a personal nature;*
3. *Each speaker shall have THREE minutes to provide testimony;*
4. *Avoid repetitive comments;*
5. *If there are a large number of speakers who are part of a group or organization, please select a representative to speak on behalf of the group;*
6. *Behavior such as clapping, booing, hissing or remarks is prohibited. Every citizen here tonight should have the opportunity to testify without such distractions.*

Are there any questions regarding the Public Hearing ground rules?"

Chair Pierret then asked, "Are there any procedural questions before we begin the public hearing?" There were none.

OPEN THE PUBLIC HEARING FOR THE REGULAR PLANNING COMMISSION MEETING:

Public Hearing opened at 6:49 pm.

ITEM #3 – ZC 2020-01 / SEPA 2020-03

An application to consider rezoning approximately 49.5 acres located within the Rural Shoreline Development area known as "Columbia River West" from Rural Community 5 (RC-5) to Rural Community 1 (RC-1).

APPLICANT: Big Sky Developers LLC, 12406 Eagle Reach Ct, Pasco

OWNER: Pomona Properties & Investments LLC, 3900 W 42nd Ave, Kennewick

STAFF REPORT

Mr. Braaten provided a summary of the written staff report. He stated the application is for a rezone of approximately 49.5 acres from RC-5 to RC-1, taking in three (3) parcels of land under the rezoning proposal.

Mr. Braaten shows the vicinity map, explains the property sizes. He goes on to say that the property is mostly in orchard and explains more about the property.

Mr. Braaten closed the report to the Planning Commission suggesting a **positive recommendation** to the Franklin County Board of County Commissioners regarding the request with five (5) findings of fact and three (3) conditions of approval.

Chair Pierret asks if staff has any questions.

Commissioner Lenk had a question about an objection from the public in regards to this rezone and if the Commission member should recuse themselves. Mr. Braaten explains. Commissioner Lenk asks if Commission needs to include the SEPA. Mr. Braaten explains.

Chair Pierret asked if the applicant or the applicant representative would like to speak in favor of the project.

PROPOSERS

APPLICANT REPRESENTATIVE: Caleb Stromstad, Aqtera Engineering, 2705 St Andrews Loop, Pasco. Mr. Stromstad states he agrees with the staff report. The rezone is consistent with the Comprehensive Plan. He goes on to say this is just the beginning of a long process and that he is willing to answer any questions that the Planning Commission or the public may have.

Chair Pierret asked if anyone would like to speak neutral or against the project.

OPPOSERS:

Ed Hoyle: Mr. Hoyle is not in favor of the project. He goes on to say he has concerns about compliance with the Comprehensive Plan. Mr. Hoyle would like to see a concomitant agreement in place. There was discussion.

James Hales: Mr. Hales is not in favor of the project. He goes on to discuss a past rezone. Mr. Hales references RCW 36.708.020 of the County Wide Planning Policies and goes on to explain. There was discussion.

Kylie Shumway: Mrs. Shumway expresses her concerns with school impact, traffic, roads and water availability. She goes on to say she is for it but the County is not ready.

Public: Gentleman expresses his concerns with some comments that have been made.

Mr. Braaten explains if the audience has anything to submit it will need to be submitted before the public hearing is closed. Mr. Braaten reads from the petition submitted.

Public Testimony closed at 7:45 pm

PLANNING COMMISSION DISCUSSION

Commissioner Didier asks about a concomitant agreement. Where in the planning process would this begin? She goes on to ask about water issues. Mr. Braaten explains.

Commissioner Lenk asked about making a recommendation on a concomitant agreement now. Mr. Braaten explains.

Commissioner Vincent states his opinion on placing conditions on the rezone. He goes on to explain his concerns.

Chair Pierret asked if there are any final staff comments. There were none.

Chair Pierret asked for a motion.

Commissioner Lowe makes the motion to approve ZC 2020-01 with five (5) Findings of Fact and three (3) Conditions of Approval.

Commissioner Corrales seconded.

Vote:

Melinda Didier – yes
Claude Pierret – yes
Mike Vincent – yes
Layton Lowe – yes
Mike Corrales – yes
Roger Lenk – yes
Kent McMullen - yes

The motion has passed.

Public Hearing closed at 7:57 pm

Chair Pierret asked if there is anything that needs to be heard.

Mr. Braaten gives an update and there was discussion.

Meeting adjourned at 8:16 pm

Agenda Item #2

STAFF REPORT

ZC 2020-01

Big Sky Developers Rezone

Proposed Change from RC-5 to RC-1 (49.5 acres)

FACT SHEET/STAFF REVIEW
For a Proposed Rezone
Franklin County Planning Commission
March 10, 2020

Case-file: ZC 2020-01, a proposal for a zoning designation change from Rural Community 5 (RC-5) to Rural Community 1 (RC-1).

Hearing Date: March 10, 2020

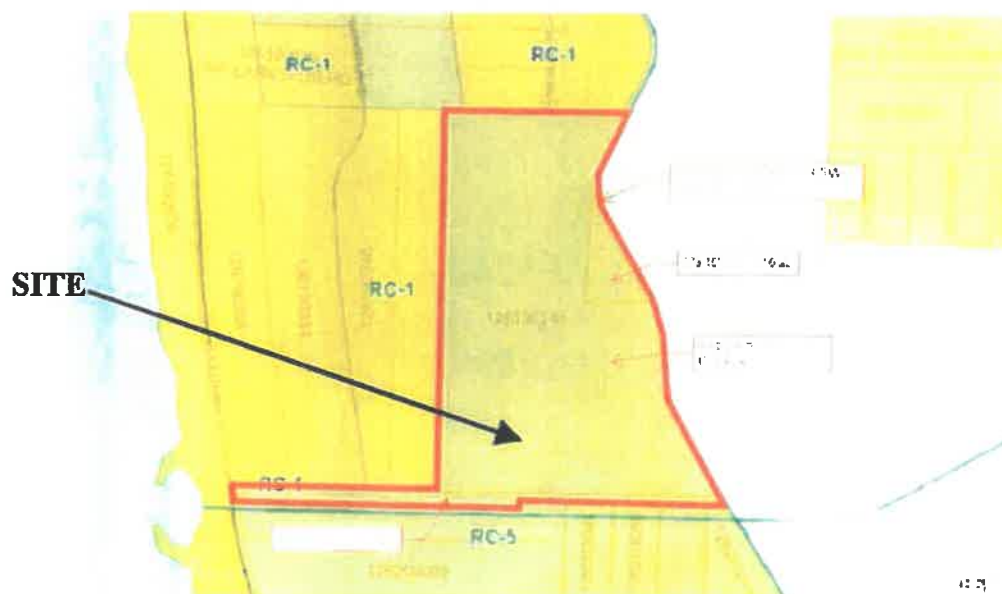
Applicant: Big Sky Development (Dave Greeno) 12406 Eagle Reach Ct, Pasco, WA 99301

Owner: Pomona Properties and Investments, LLC (James A Kelley) 3900 W 42nd Ave, Kennewick, WA 99337

Location: The properties are generally located east of the Columbia River and the southeast of Larkspar Road, west of, and bounded by, a South Columbia Irrigation District canal, south of Sagemoor Rd, and north of, and bounded by, a South Columbia Irrigation District canal. (Parcel Numbers: 126-190-336; 126-190-345; 126-190-011)

Legal Description: Franklin County Tax Parcel No. 126-190-336: Lot 1 of Short Plat 88-01
Franklin County Tax Parcel No. 126-190-345: Lot 2 of Short Plat 88-01
Franklin County Tax Parcel No. 126-190-011: N 35' OF E 233' OF NE4NW4 13-10-28 & ALSO THE N 75' OF GOVT LOT 1 & N 75' OF NE4NW4 EXC THAT PTN THEREOF LY IN E 233' OF SD NE4NW4; ALSO EXCEPTING THEREFROM PTN THEREOF LY W OF C/L OF N S CO. RD. AND TOG W/N35' OF CANAL R/W OF FU101, IRR BLK 1

Vicinity Map:



Property size and Land Uses: (Parcel sizes are listed according to the Assessor's records)

Parcel **126-190-345** is 57.35 acres; the western portion of the parcel is zoned RC-1 and the remainder is zoned RC-5. The property is used for agricultural production; it includes orchard trees and other agricultural improvements.

Parcel **126-190-336** is 2.0 acres and has a house and shop on the property, as well as some orchard trees.

The zoning is RC-5; this parcel is legally non-conforming, as it is already smaller than the minimum lot size for the zoning district.

Parcel **126-200-011** is a lot which runs east-west along the southern portion of the subject properties and is unusually shaped; the parcel is 1.65 acres in size; it is undeveloped land and flagged as "potential farm" in the assessor's records.

The zoning is RC-5; this parcel is legally non-conforming, as it is already smaller than the minimum lot size for the zoning district.

Comp. Plan: Rural Shoreline Development (Located in the "Columbia River West Area")

Zoning: A total of approximately 49.5 acres would be changed from RC-5 to RC-1 under the rezoning proposal.

Suggested Recommendation: Positive recommendation with five (5) findings of fact and three (3) conditions of approval

APPLICATION DESCRIPTION:

This is a zone change application to rezone approximately 49.5 acres located within the Rural Shoreline Development area known as "Columbia River West."

The land is designated as Rural Shoreline Development in the Franklin County Comprehensive Plan. With these designations in place, the property is eligible to be zoned Rural Community 1 (RC-1).

The property is generally located east of Columbia River Road and north of the Esquatzel drainage canal. There are three parcels included in the request.

PUBLIC NOTICE:

1. A Public Notice was published in the Herald and Graphic on February 13, 2020. Due to a variety of typos, a second notice was posted in the Graphic on February 20, 2020.
2. Property Owners within 1 mile were mailed the corrected notice on February 20, 2020.

3. A sign was posted on the property on February 19, 2020.
4. The Planning Staff mailed out review packets to Technical Agencies on February 13, 2020.
5. A SEPA DNS was issued on February 13, 2020 and comments were due by February 27, 2020. As of the date of the report being written, there were no appeals. (SEPA Register # 202000874)

James Hales, 270 Glesler Rd, Pasco WA, wrote on February 27, 2020 (*Please see attached letter*)

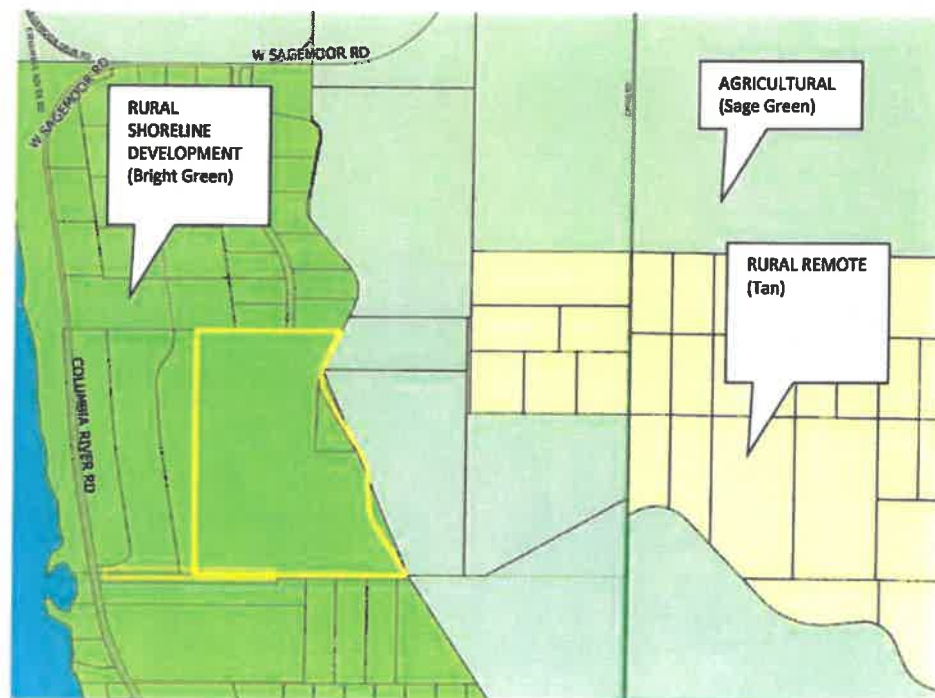
1. Rezoning these 50 acres of RC-5 land to RC-1 is inconsistent with the revised Franklin County County-Wide Planning Policy revised on October 22, 2019 and in conflict with the Growth Management Act.
Staff Response: The underlining land-use designation of the property is Rural Shoreline Development, which is intended to provide for, primarily, large lot, single-family residential development. This proposal does not conflict with the adopted CWPPs, nor does it conflict with the GMA. It does not seek to change the underlying land-use designation from a protected designation, such as Agricultural or Mineral Resource Lands. It seeks to increase the allowable density from 5-acre minimum lot sizes to 1-acre minimum lot sizes, which is still a rural lot size.
2. The request for rezoning was made by an entity who does not own the said parcels but is merely a speculative buyer.
Staff Response: It is unclear as to the relevancy of this comment to this proposal. The applicant is acting as the owner's agent, and has been duly authorized to do so. Many rezone requests are speculative in nature, as there is no guarantee that the hoped for results will materialize. The specifics of a land-sale transaction has no bearing on the decision process being used as to whether the property should be rezoned, as proposed.
3. Rezoning these parcels from RC-5 to RC-1 is not consistent with the buffer intended in the County's plan.
Staff Response: Both RC-1 and RC-5 zones have the same "Purpose" – to provide for rural residential development. The main difference between RC-1 and RC-5 is the level of density, and that RC-1 is more restrictive regarding some of the conditional and accessory uses. The underlying comp plan land use designation Rural Shoreline Development also supports the development of residential uses, and designates lands "... where residential developments are expected to occur". There is no mention of an intent to have RC-5 zones act as buffer zones. There may be some confusion that this is the same zoning as R-T, Residential Transition, which also has a 5-acre minimum lot size.
4. Multiple members of the planning commission who are developers have a conflict of interest in this case.
Staff Response: Any members of the Planning Commission shall recuse themselves if there is a conflict of interest. However, it is not unusual for a Planning Commission to consist of members of the building and/or development industries, due to their expertise on the subject, and does not necessarily require they recuse themselves from voting on a recommendation for a development proposal. According to Franklin County records, the Planning Commissioner mentioned in the letter no longer has any ownership interest in the area. Also, it should be remembered that

the Planning Commission is a recommending body, and does not make a final determination regarding a rezone. The Board of County Commissioners takes that recommendation under advisement, but is not bound by it.

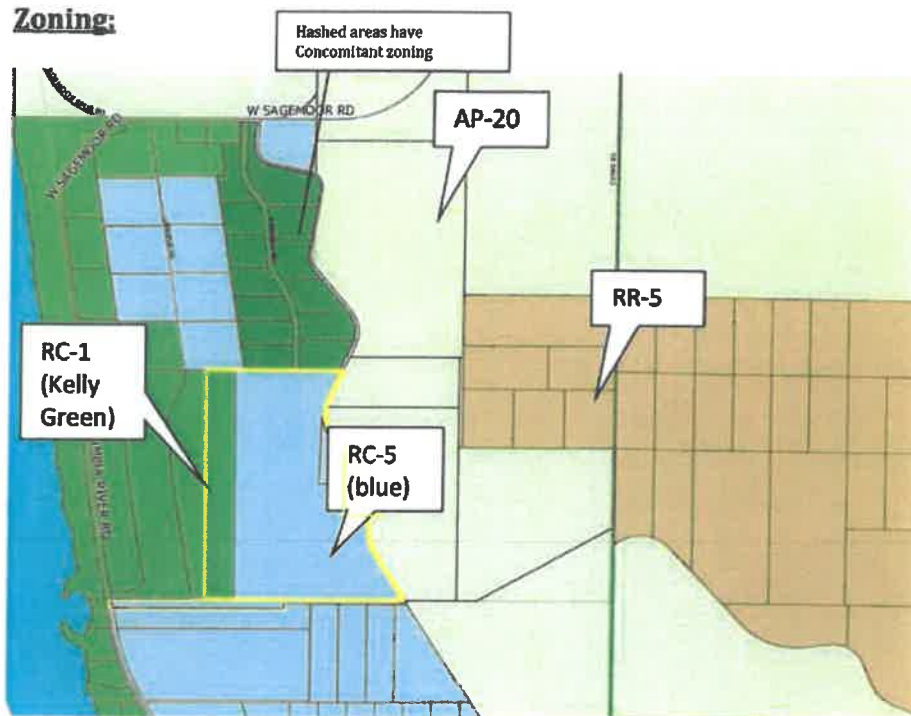
AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

1. **County Planning Department:** In reviewing this application, the Planning Department Staff has found the following:
 - a. The Franklin County Comprehensive Plan land use map guides development and redevelopment of lands within unincorporated areas of the County. All zone change activities are to be guided by the Comprehensive Plan.
 - b. The Comprehensive Plan Designation of the property is **Rural Shoreline Development**. The lands bounding the property on the north, west and south sides are also Rural Shoreline Development, and the land to the east is Agricultural.

Comprehensive Plan Designations:



- c. The current zoning of the subject property is RC-5, and portions of one of the parcels is also RC-1. The property is surrounded by lands zoned RC-1 (to the north and west), RC-5 (to the south) and AP-20 (to the east).



- d. The minimum lot size for the current zoning district (RC-5) is 5 acres while the minimum lot size for the proposed zoning district (RC-1) is 1 acre.
- e. The proposed rezone is consistent with the Comprehensive Plan designation of Rural Shoreline Development.
- f. A rezone will allow for a more intensive use of the land upon any future subdivision/ short platting.
- g. The primary permitted uses in the RC-1 Zone include:
 - i. One single-family dwelling;
 - ii. Nothing contained in this section shall be deemed to prohibit the use of property for gardening or fruit raising;
 - iii. Agricultural produce stands for products grown on the premises when located not less than twenty (20) feet from any public street or highway.

Which is *less permissive* than the list of primary permitted uses in the RC-5 one that includes:

- i. One single-family dwelling;
- ii. Agriculture, floriculture, horticulture, general farming;
- iii. Rural retail businesses associated with agricultural products grown or produced on-site (subject to the criteria listed in Chapter 17.66, Use Regulations);
- iv. Veterinary clinics;
- v. Nurseries and greenhouses; and
- vi. Winery/distillery/brewery.

Likewise, the list of permitted accessory uses (i.e., ability to raise animals subject to certain restrictions, family day-care homes, home occupations, accessory dwellings, and accessory buildings) are identical with the exception

that in the RC-1 district, limited agricultural uses (defined in FCC 17.06.080) may be considered a permitted use upon site inspection and verification by the planning director for parcels of land greater than two and one-half acres in size.

- h. The rezone request is consistent with the surrounding area. Single family residential uses exist or are planned for the general area.
- i. According to FCC 17.18.010, the purpose of the RC-1 Zone is: *The RC-1 district is established to provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended rural residential environment.*

- j. According to the Franklin County Comprehensive Plan:

"Rural Shoreline Development is characterized by a mixture of half acre to five acre residential developments, scattered single family residences, small farms, and places where residential developments are expected to continue to occur. The existing developments were created through traditional County Subdivision and Short Plat guidelines and the maximum residential density for this area ranges from one dwelling unit per acre to one dwelling unit per five acres. This designation provides for the infill, development and redevelopment of lands with the intention that this area be exclusively residential in nature."

And

"Columbia River West Area"

"Prior to growth management, numerous shoreline lots and adjacent tract developments were built along the Franklin County shoreline. These lots range in size from one-half acres to five acres. In 1995, this area was designated to be included in the Pasco Urban Growth Area. Consistent with the existing land use patterns in the area, development has continued within this area since the adoption of the 1995 Comprehensive Plan. At Pasco's request, this area was removed from its Urban Growth Boundary as part of the 2008 Plan Update. This area is a Type I LAMRID [Limited Area of More Intensive Rural Development]."

An LOB [Logical Outer Boundary] utilizing the Pasco UGA to the south, Richland and the Columbia River to the west, Dent Road- to- Frazier Road- to the South Columbia Irrigation canal right-of-way along the east and Sagemoor Road to the north has been established. This boundary encompasses the existing pre-Growth Management development and tracts in the area."

- 2. **County Assessor:** No comments.
- 3. **County Public Works Department:** Public Works has reviewed the proposal and provided the following comments:

- a. Any new lots that may be created, as a result of this proposed Zone Change, that will require access to a county road shall be subject to the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc.
 - b. Any mitigation fees required will be determined upon development of the property and will go towards future road upgrades if development continues to grow in the area.
4. **Big Bend Electric Cooperative, Inc.:** BBEC has existing facilities which are subject to easement of record and in view.
5. **Fire District #3:** No comments.
6. **South Columbia Basin Irrigation District:** No Comments. *Please see attached letter.*
7. **Bureau of Reclamation:** *Please see attached letter.*

APPLICABLE STANDARDS/ORDINANCES:

1. Franklin County Comprehensive Plan.
2. Franklin County Code, Title 17 Zoning, Chapter 17.18 RC-1 Rural Community Zone
3. Franklin County Code, Title 17 Zoning, Chapter 17.84 Amendments & Rezoning

RECOMMENDATION: (Zone Change 2020-01)

According to **Franklin County Code, Title 17 Zoning, Chapter 17.84 Amendments & Rezoning**, the Planning Commission shall:

1. Render a recommendation to approve, approve with modifications and/or conditions, or reject the petition based on its findings and conclusions. The Planning Commission's recommendation, to include its findings and conclusions, shall be forwarded to the Board of Commissioners at a regularly scheduled business meeting thereof.
2. After completion of an open record hearing on a petition for reclassification of property, the Planning Commission shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not: **(Findings of Fact Criteria for Planning Commission Recommendation)**
 - a. The proposal is in accordance with the goals and policies of the comprehensive plan.
 - b. The effect of the proposal on the immediate vicinity will be materially detrimental.
 - c. There is merit and value in the proposal for the community as a whole.
 - d. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.
 - e. A concomitant agreement should be entered into between the county and the petitioner, and if so, the terms and conditions of such an agreement.

Staff: If the Planning Commission wishes to forward a **POSITIVE RECOMMENDATION**, the following suggested findings of fact and suggested conditions of approval may be applicable for this case file:

Suggested Findings of Fact:

1. The application to rezone approximately 49.5 acres of land to RC-1 Rural Community **IS** in accordance with the goals and policies of the Comprehensive Plan.
 - a. The purpose of the RC-1 Rural Community Zoning District (per FCC 17.18) is *to provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended rural residential environment.*
 - b. Rezoning the property to RC-1 is supported by the Comprehensive Plan and would be considered a proper implementation of the Plan.
2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental.
 - a. Consistency with surrounding area: The rezone request is consistent with the surrounding area.
 - i. Single-family residential uses exist or are planned for the general area.
 - ii. There are lands to the west and north that are zoned RC-1 and this rezone will be a logical extension of that designation.
 - iii. Two of the parcels are already less than 5-acres in size.
3. There **IS** merit and value in the proposal for the community as a whole.
 - a. The rezone to RC-1 implements the Comprehensive Plan. The Comprehensive Plan designates the site for Rural Shoreline development. The proposed rezone to RC-1 is consistent with the Plan designation. The proposal is also consistent with the policies of the Plan that encourage the development of a full range of residential environments.
4. Conditions **ARE** required to be imposed in order to mitigate any significant adverse impacts from the proposal.
5. A concomitant agreement between the County and the petitioner **IS NOT** required for this application.

Suggested Conditions of Approval:

1. Future development at the site shall comply with the County Development Regulations (including, but not limited to Title 16 Subdivisions, Title 17 Zoning, and Title 18, Environment, of the Franklin County Code).
2. Future development at this site shall comply with local, state, and federal agency standards.
3. Roads and Access: Future development at the rezone site shall be evaluated for the following:
 - a. Any new lots that may be created, as a result of this proposed Zone Change, that will require access to a county road shall be subject to the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc.
 - b. Any mitigation fees required will be determined upon development of the property and will go towards future road upgrades if development continues to grow in the area.

Agenda Item #2

PUBLIC NOTICE

PUBLIC COMMENTS

ZC 2020-01

**Big Sky Developers Rezone
Proposed Change from RC-5 to RC-1 (49.5 acres)**



NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by **Big Sky Development, 12406 Eagle Reach Court, Pasco, WA 99301** for a zoning designation change, **ZC 2020-01**. Said application is to rezone three (3) parcels, comprising approximately 49.5 acres from the current designation of Rural Community-5 (RC-5) to Rural Community 1 (RC-1). The land is located with the Rural Shoreline Development, as identified in the County Comprehensive Plan. The subject parcels are described as follows:

Franklin County Tax Parcel No. 126-190-336: Lot 1 of Short Plat 88-01
Franklin County Tax Parcel No. 126-190-345: Lot 2 of Short Plat 88-01
Franklin County Tax Parcel No. 126-190-011: N 35' OF E 233' OF NE4NW4 13-10-28 & ALSO THE N 75' OF GOVT LOT 1 & N 75' OF NE4NW4 EXC THAT PTN THEREOF LY IN E 233' OF SD NE4NW4; ALSO EXCEPTING THEREFROM PTN THEREOF LY W OF C/L OF N S CO. RD. AND TOG W/N35' OF CANAL R/W OF FU101, IRR BLK 1

The properties are generally located east of the Columbia River and the southeast of Larkspur Road, west of, and bounded by, a South Columbia Irrigation District canal, south of Sagemoor Rd, and north of, and bounded by, a South Columbia Irrigation District canal. (Parcel Numbers: 126-190-336; 126-190-345; 126-190-011)

[illegible]

ZC 2017-02

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. Said consideration will be a public hearing on March 10, 2020 at 6:30 p.m. in the Franklin County Courthouse, Commissioners Meeting Room, 1016 North 4th Avenue, Pasco, WA 99301 and all concerned may appear and present any support for or objections to the application. Written comments are accepted prior to the public hearing and those comments shall be submitted to the Franklin County Planning Department, 502 W. Boeing Street, Pasco, Washington 99301.

NOTICE IS FURTHER GIVEN that said proposal has been reviewed under the requirements of the State Environmental Policy Act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal and a **Determination of Non-Significance (DNS)** has been issued. Accordingly, an Environmental Impact Statement is **not** required. This determination was made on February 13, 2020 and comments regarding the determination and the environmental impacts of the proposal can be made to the Planning Department by February 27, 2020.

Information concerning the proposal can be obtained at the Franklin County Planning Department, 502 W. Boeing Street, Pasco, Washington 99301, or by calling (509) 545-3521.

DATED AT PASCO, WASHINGTON ON THIS 2nd DAY OF NOVEMBER 2017.

PUBLISH:

Franklin County Graphic: February 13, 2020

Tri-City Herald: February 13, 2020



Derrick Braaten, Director

AFFIDAVIT OF PUBLICATION
STATE OF WASHINGTON

COUNTY OF FRANKLIN

SS:

Katherine Trowbridge being first duly sworn on oath deposes and says that she is the manager of the FRANKLIN COUNTY GRAPHIC, a weekly newspaper. That said newspaper is a legal newspaper approved by the Superior Court of the State of Washington, in and for Franklin County, under order made and entered on the 11th day of January, 1955, and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language continually as a weekly newspaper, in Connell, Franklin County, Washington, and that the annexed is a true copy of

FRANKLIN COUNTY PLANNING - CORRECTED NOTICE

PUBLIC HEARING - ZC 2020-01

as it was published in regular issue (and not in supplemental form) of said newspaper, once each week for a period of one week to-wit, commencing on the 20th day of February, 2020, and that such newspaper was regularly distributed to its subscribers during all of said period, that the full amount of \$88.35 has not been paid in full at the legal rate.

Subscribed and sworn to before me this 20th day of

February, 2020

Katherine M Trowbridge
Manager

[Signature]
Notary Public in and for the
State of Washington, residing in Connell.

TERESA STEELE
Notary Public
State of Washington
Commission # 179609
My Comm. Expires Jul 10, 2023

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by Big Sky Development, 12406 Eagle Beach Court, Pasco, WA 99301 for a zoning designation change, **ZC 2020-01**. Said application is to rezone three (3) parcels, comprising approximately 49.5 acres from the current designation of Rural Community-5 (RC-5) to Rural Community 1 (RC-1). The land is located with the Rural Shoreline Development, as identified in the County Comprehensive Plan. The subject parcels are described as follows:

PARCEL DESCRIPTION:
Franklin County Tax Parcel No. 126-190-336; Lot 1 of Short; Plat 88-01
Franklin County Tax Parcel No. 126-190-345; Lot 2 of Short; Plat 88-01
Franklin County Tax Parcel No. 126-190-011; N 35' OF E; 233' OF NE1/4 13-10-28 & ALSO THE N 75' OF E; LOT 1 & N 75' OF NE1/4 4 EXC THAT PTN THEREOF LY: IN E 233' OF SD NE1/4 4; ALSO EXCEPTING THEREOF LY: PTN THEREOF LY W OF C/L OF N 5 CO. RD. AND TOG W/ N35' OF CANAL R/W OF FU101, IRR BLK 1

NON-LEGAL DESCRIPTION:
The properties are generally located east of the Columbia River and the southeast of Larkspur Road, west of, and bounded by, a South Columbia Irrigation District Canal, south of Saginaw Rd, and north of, and bounded by, a South Columbia Irrigation District canal. (Parcel Numbers: 126-190-336; 126-190-345; 126-190-011)

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. Said consideration will be a public hearing on March 10, 2020 at 6:30 p.m. in the Franklin County Courthouse, Pasco, WA 99301, and all concerned may appear and present any support for or objections to the application and those comments are accepted prior to the public hearing. Written comments shall be submitted to the Franklin County Planning Department, 502 W. Dosing Street, Pasco, Washington 99301.

NOTICE IS FURTHER GIVEN that said proposal has been reviewed under the requirements of the State Environmental Policy Act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal and a **Determination of Non-Significance (DNS)** has been issued. According to an **Environmental Impact Statement** not required. This determination was made on February 13, 2020 and comments regarding the determination and the environmental impact of the proposal can be made to the Planning Department by February 27, 2020.

Information concerning the proposal can be obtained at the Franklin County Planning Department, 502 W. Dosing Street, Pasco, Washington 99301, or by calling (509) 545-3521. **DATED AT PASCO, WASHINGTON ON THIS 14th DAY OF FEBRUARY, 2020.** (Published February 20, 2020 in the Franklin County Graphic).

RECEIVED
FEB 24 2020
FRANKLIN COUNTY
PLANNING DEPARTMENT

Submitted to be Paid - 130
Date: 2-25-20
Initial: [Signature]

AFFIDAVIT OF PUBLICATION
STATE OF WASHINGTON
COUNTY OF FRANKLIN
SS:

Katherine Troubridge being first duly sworn on oath deposes and says that she is the manager of the FRANKLIN COUNTY GRAPHIC, a weekly newspaper. That said newspaper is a legal newspaper approved by the Superior Court of the State of Washington, in and for Franklin County, under order made and entered on the 11th day of January, 1955, and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language continually as a weekly newspaper, in Connell, Franklin County, Washington, and that the annexed is a true copy of

NOTICE OF PUBLIC HEARING - ZC 2020-01

as it was published in regular issue (and not in supplemental form) of said newspaper, once each week for a period of one week to-wit, commencing on the 13th day of February, 2020, and that such newspaper was regularly distributed to its subscribers during all of said period, that the full amount of \$88.35 has not been paid in full at the legal rate.

Katherine M. Troubridge
Manager

Subscribed and sworn to before me this 13th day of
February, 2020

Teresa Steele
Notary Public in and for the
State of Washington, residing in Connell.

TERESA STEELE
Notary Public
State of Washington
Commission # 179609
My Comm. Expires Jul 10, 2023

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission the application by Big Sky Development, 12406 Eagle Road Court, Pasco, WA 99301 for a zoning designation change, ZC 2020-01. Said application is to rezone three (3) parcels, comprising approximately 49.5 acres from the current designation of Rural Community-5 (RC-5) to Rural Community 1 (RC-1). The land is located with the Rural Shoreline Development, as identified in the County Comprehensive Plan. The subject parcels are described as follows:

LEGAL DESCRIPTION:
Franklin County Tax Parcel No. 126-190-036; Lot 1 of Short; Plat 88-01
Franklin County Tax Parcel No. 126-190-035; Lot 2 of Short; Plat 88-01
Franklin County Tax Parcel No. 126-190-035; N 35° OF E 233° OF NE4NW4 13-10-28 & ALSO THE N 75° OF GOVT LOT 1 & N 75° OF NE4NW4 EXC THAT PTN THEREOF LY IN E 233° OF SD NE4NW4; ALSO EXCEPTING THEREFROM PTN THEREOF LY W OF C/L OF N 5 CO. RD. AND TOG W/ N35° OF CANAL R/W OF FJ101, IRR BLK 1

NON-LEGAL DESCRIPTION:
The properties are generally located east of Leckieper Road, west of, and bounded by, a South Columbia Irrigation District canal, south of Selph Landing Rd. and north of, and bounded by, a South Columbia Irrigation District canal. Parcel Numbers: 126-190-036; 126-190-035; 126-190-035) **NOTICE IS FURTHER GIVEN** that said application will be considered by the Franklin County Planning Commission. Said consideration will be a public hearing on March 10, 2020 at 6:30 p.m. in the Franklin County Courthouse, Commissioners Meeting Room, 1016 North 4th Avenue, Pasco, WA 99301 and all concerned may appear and present any support for or objections to the application. Written comments are accepted prior to the public hearing and those comments shall be submitted to the Franklin County Planning Department, 502 W. Boeing Street, Pasco, Washington 99301.

NOTICE IS FURTHER GIVEN that said Proposal has been reviewed under the requirements of the State Environmental Policy Act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal and a Determination of Non-Significance (DNS) has been issued. Accordingly, an Environmental Impact Statement is not required. This determination was made on February 13, 2020 and comments regarding the determination and the environmental impacts of the proposal can be made to the Planning Department by February 27, 2020. Information concerning the proposal can be obtained at the Franklin County Planning Department, 502 W. Boeing Street, Pasco, Washington 99301, or by calling (509) 545-3521. DATED AT PASCO, WASHINGTON ON THIS FEBRUARY 7, 2020.
(Published February 13, 2020 in the Franklin County Graphic)

RECEIVED
FEB 18 2020
FRANKLIN COUNTY
PLANNING DEPARTMENT

Submitted to be Paid - 130
Initial: *WTS* Date: *2-19-20*

Tri-City Herald
tricityherald.com
VOICE OF THE MID-COLUMBIA
WINE PRESS
NORTHWEST



AFFIDAVIT OF PUBLICATION

| Account # | Ad Number | Identification | PO | Amount | Cols | Depth |
|-----------|------------|--|--------------|----------|------|---------|
| 449382 | 0004559133 | NOTICE OF PUBLIC HEARING NOTICE IS HER | Legal Notice | \$210.10 | 1 | 7.85 in |

Attention: Derrick Braaten

FRANKLIN CNTY PLANNING & BUILDING/LEGALS
502 W BOEING ST.
PASCO, WA 99301

COUNTY OF BENTON)

.SS

STATE OF WASHINGTON)

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by Big Sky Development, 12405 Eagle Ranch Court, Pasco, WA 99301 for a zoning designation change, ZC 2020-01. Said application is to rezone three (3) parcels, comprising approximately 49.5 acres from the current designation of Rural Community-5 (RC-5) to Rural Community-1 (RC-1). The land is located with the Rural Shoreline Development, as identified in the County Comprehensive Plan. The subject parcels are described as follows:

LEGAL DESCRIPTION:
Franklin County Tax Parcel No. 126-190-035; Lot 1 of Short Plat 68-01
Franklin County Tax Parcel No. 126-190-035; Lot 2 of Short Plat 68-01
Franklin County Tax Parcel No. 126-190-035; N 35° OF E 233' OF NE4NW4, 13-10-28 & ALSO THE N 75' OF GOVT LOT 1 & N 75' OF NE4NW4 EXC THAT PTN THEREOF LY IN E 233' OF SD NE4NW4; ALSO EXCEPTING THEREFROM PTN THEREOF LY W OF C/L OF N S GO. RD. AND TOG W/335 OF CANAL R/W OF FULTON IRR BLK 1

NONLEGAL DESCRIPTION:
The properties are generally located east of Larkspur Road, west of, and bounded by, a South Columbia Irrigation District canal south of Selph Landing Rd, and north of, and bounded by, a South Columbia Irrigation District canal. (Parcel Numbers: 126-190-035; 126-190-035; 126-190-035)

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. Said consideration will be a public hearing on March 10, 2020 at 6:30 p.m. in the Franklin County Court House, Commissioners Meeting Room, 1016 North 4th Avenue, Pasco, WA 99301 and all concerned may appear and present any support for or objections to the application. Written comments are accepted prior to the public hearing and those comments shall be submitted to the Franklin County Planning Department, 502 W. Boeing Street, Pasco, Washington 99301.

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Victoria Rodela, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 02/13/2020, and ending on 02/13/2020, and that said newspaper was regularly distributed to its subscribers during all of this period.

V Rodela

(Signature of Legals Clerk)

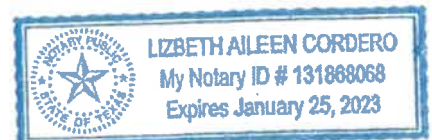
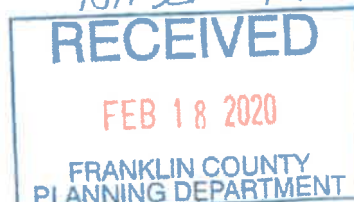
SUBSCRIBED AND SWORN BEFORE
ME THIS 13th DAY OF February, 2020

[Signature]
Notary Public in and for the State of Texas
residing in Dallas County

Submitted to be Paid - 130

Initial: *Jam* Date: *2-19-2020*

V001784
10/13/20 *4107*

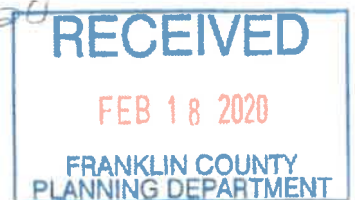


Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

DATED AT PASCO, WASHINGTON
ON THIS 7th DAY OF FEBRUARY
2020.
PUBLISH:
Franklin County Graphic: February 13,
2020 Tri-City Herald: February 13,
2020

Submitted to be Paid - 130

Initial: *JM* Date: *2-19-2020*



February 27, 2020

To: the Franklin County Planning Commission

From: James Hales, 270 Giesler Rd, Pasco WA

Subject: Opposing the rezoning of Parcels No. 126-190-336, 126-190-345, and 126-190-011 submitted by Big Sky Development, 12406 Eagle Reach Court, Pasco, WA

I, James Hales of 270 Giesler Rd, Pasco, WA oppose the rezoning of the said parcels on multiple accounts.

- 1) Rezoning these 50 acres of RC-5 land to RC-1 is inconsistent with the revised Franklin County County-Wide Planning Policy revised on October 22, 2019 and in conflict with the Growth Management Act. These points are **presented below and with the attached policies from RCW 36.70A.020.**
- 2) The request for rezoning was made by an entity who does not own the said parcels but is merely a speculative buyer. Big Sky Development has not purchased the land from Jim Kelley Ag and is making a motion for this rezoning without legal rights to the land.
- 3) Rezoning these parcels from RC-5 to RC-1 is not consistent with the buffer intended in the County's plan. Parcels along the river are RC-1, followed by RC-5 farther inland from the river, then the canal and RC-20 on the other side of the canal. In the surrounding parcels there are NO houses which have been built on 1 acre lots in the last 10 years. The 3-4 houses on 1 acre to 1.5 acre lots were developed as part of subplotting farms and leaving a minimum 20 acres in the farm lots while providing housing for "farm workers" or family of owners according to the county laws of a subplot. A house on 1 to 1.5 acres is a rare exception on the East side of Columbia River Road and these parcels should not be rezoned in order to preserve the rural, country atmosphere.
- 4) Multiple members of the planning commission who are developers have a conflict of interest in this case as it is regarding a development they could potentially benefit from. Because they could be potential developers on said parcels and have been developers in the specific area in the past (Mr. Vincent developed two lots adjacent to the parcel as financial investments), they should recuse themselves from discussion or a decision. In addition they should pledge that they and their entities/corporations to which they belong must commit to not purchase or develop any land in the proposed rezoning area. If they do not recuse themselves or later purchase land in the rezoning area, they will be in violation of Ethics on grounds of conflicts of interest and should be reported to the Ethics committee for the county and state and subject to civil lawsuit.

Discussion of Point 1: Rezoning from RC-5 to RC-1 is inconsistent with the revised Franklin County-Wide Planning Policies (RCW 36.70A.020)

RCW 36.70A.020 (see attached) states:

A: Urban Growth: "Encourage development in urban areas where adequate public facilities exist or can be provided in a cost efficient manner."

Growth in this area is rural and with the 50 acres adjacent to the river already being RC-1 adding another 50 acres of RC-1 creates a potential of 100 homes in addition to the existing

homes. This is not an urban growth or neighborhood area. It is intended to be semi-rural. Leaving the zoning at RC-5 creates a maximum 60 homes that could be added and is more appropriate for the area.

B. Reduce Sprawl: "Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development."

Rezoning these addition 50 acres to RC-1 would create an "urban sprawl" that combines with the already 90-100 acres of RC-1 adjacent. It also sets a precedent that leads to further "urban sprawl" in an rural county area.

H. Natural Resource Industries: "Maintain and enhance natural resource based industries including: productive agriculture (cultivation and grazing), fisheries and mineral industries. Encourage the improvement of productive agricultural lands and discourage incompatible uses."

In direct violation of the revised Franklin County plan, 100 acres of productive apple and cherry orchard (much of it new orchard just coming into production) would be removed to build up to 100 homes. Don't let the country become a suburb. This location is 8 miles from Pasco City limits. It should remain rural and developments of this size should be closer to town.

I. Open Space and Recreation: When large parcels of land are developed in the city boundaries, developers are required to provide for green space or "open space and enhance development of recreational opportunities." Rezoning these parcels creates up to 100 homes next to each other on a minimum 1 acre lots and excludes open spaces. The rural feel is completely lost.

J. Environment: "Protect the environment and enhance the region's high quality of life, including air and water quality, and the availability of water for all uses, including potable domestic requirements"

Adding 100 septic systems and wells is not appropriate for such a small area. Keeping an RC-5 zoning helps with this. Keeping the agricultural land helps even more.

K. Citizen Participation and Coordination: "Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts."

Rezoning to an RC-1 takes all control out of the hands of the county to create lots larger than 1 acre. Existing residents who moved to this area to be surrounded by orchard (which would be ripped out) have no control over lot sizes but are subject to a developer who has no ties to the locality. These developers are not legally required to involve the local citizens. Local citizens do not want 50-100 homes going in next to them. I will prepare the petitions to show it.

Memo



Public Works Department

To: Derrick Braaten, Planning & Building Director
From: John Christensen, County Surveyor
cc: Craig Erdman, County Engineer
Date: February 19, 2020
Re: ZC 2020-01

Derrick,

We have reviewed the application to rezone approximately 49.5 acres from the current Rural Community 5 (RC-5) to Rural Community 1 (RC-1) located on parcels #126190345, 126190336, and 126200011. Public Works comments follow:

Comments

Any new lots that may be created, as a result of this proposed Zone Change, that will require access to a county road shall be subject to the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc.

Any mitigation fees required will be determined upon development of the property and will go towards future road upgrades if development continues to grow in the area.



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

AGENCY COMMENTS (ZONE CHANGE 2020-01, Pomona)

DATE: February 13, 2020

RE: ZC-2020-01

TO: County Engineer
Benton-Franklin Health Dist.
Fire Code Official
Assessor/GIS
County E-911
WSDOT

Irr. Dist.(FCID__SCBID__X__)
Fire Dist. # __3__
Elec.Utility (PUD__BBEC__X__)
U.S. Bureau of Reclamation
County Building Official

CC: Matt Mahoney

Agency Representative:

Enclosed is a copy of a proposed rezone application for your review. The property is currently zoned Agricultural Production 20 (AP-20). The request is to change the zoning designation to Rural Community 1 (RC-1).

We would appreciate your review and comments by **February 27, 2020 at 4:30 pm.**

Sincerely,

Derrick Braaten
Planning & Building Director

See attached for additional information

REPLY: BBEC HAS EXISTING FACILITIES WHICH ARE SUBJECT
TO EASEMENTS OF RECORD AND IN VIEW.

Signed: Jason Mercer
Title: ENGINEERING TECHNICIAN

Date: 02/26/2020

"The Green Spot of the Columbia Basin"



South Columbia Basin Irrigation District

OFFICE: 1135 E. HILLSBORO, SUITE A

TELEPHONE 509/547-1735. FAX 509/547-8669 • P.O. BOX 1006 • PASCO, WASHINGTON 99301

February 24th, 2020

ATTN: Mr. Derrick Braaten
Planning and Building Director
Franklin County Planning and Building Department
502 W. Boeing St.
Pasco, WA 99301

Re: Proposed Zone Change ZC 2020-01 for Big Sky Development and SEPA 2020-01 DNS Notice

Dear Mr. Braaten,

The District has reviewed the referenced documents and has the following comments:

- SEPA 2020-01 DNS Notice – No Comments
- Zone Change ZC 2020-01 Big Sky Development – No Comments. The landowner/developer is advised to contact the District prior to beginning the short platting process of the referenced lands to discuss development requirements.

If you have any questions please do not hesitate to contact me at 509-547-1735 or edixon@scbid.org.

Thank you,

Eric Dixon, P.E.
Chief Engineer
South Columbia Basin Irrigation District

CC: B1 U 87



IN REPLY REFER TO:

United States Department of the Interior

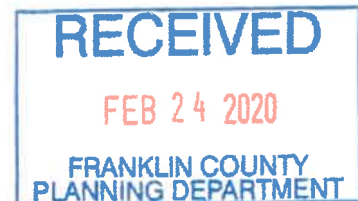
BUREAU OF RECLAMATION
Ephrata Field Office
32 C Street NW
Ephrata, WA 98823-0815



EPH-2322
2.2.3.19

FEB 19 2020

Derrick Braaten, Director
Franklin County Planning and Building
502 W. Boeing Street
Pasco, WA 99301



Subject: Proposed Zone Change Application - Agricultural Production to Rural Community for Pomona Properties and Investments LLC

Dear Mr. Braaten:

Thank you for the opportunity to review and comment on the subject proposal located at 7566 Columbia River Road, in Farm Unit 87 of Irrigation Block 1, Pasco, Franklin County, Washington. This letter is in response to your request for comments due February 27, 2020.

The Bureau of Reclamation, currently, has surface irrigation facilities; the Esquatzel Diversion Canal, Esquatzel Pumping Plant, and the Pasco Pump Lateral 1 (PPL 1), on and near the proposed project site. The lateral and pumping plant are for distribution water to the Columbia Basin Project (Project), and the diversion canal is for irrigation return flows to the Columbia River from the Project. The proponent should be aware of several matters that could impact Project objectives.

Construction storm water or runoff of any type from a construction site should not enter any of Reclamation's facilities at any time and must be contained on site. Surface water runoff resulting from construction activities can potentially enter Project facilities and adversely affect water quality. A General Construction Storm Water Permit from the Washington State Department of Ecology will be needed for any construction project one acre or greater in size. Construction should be conducted in a manner that minimizes adverse effects to the lands, operations, waters, facilities, and resources of the Project. Upon completion of construction activities, no connections to Project facilities will be allowed that would collect or discharge storm water or any other non-agricultural discharges.

Landowners should be aware of existing Reclamation and South-Columbia Basin Irrigation District (SCBID) rights to construct, reconstruct, operate, and maintain Project facilities as necessary. Reclamation and SCBID must review and approve any work that will involve these facilities or the existing rights-of-way prior to commencing such work. Structures are prohibited from encroaching upon existing rights-of-way corridors without prior approval from Reclamation and SCBID. This includes, but is not limited to, temporary improvements such as

on-site sewage disposal systems, drain fields, domestic wells, paving, fencing, and landscaping. It is important to note that Reclamation's concurrence to this proposal is conditioned upon the assurance that there are no encroachments upon Project facilities or rights-of-way.

Should the proponent develop the property with the intent of installing a well for public or private use, please be advised that such a well providing groundwater to the public will typically have a wellhead protection zone delineated on the development plans. Wellhead protection zones cannot overlap Reclamation rights-of-way or interfere with Project operations, since they would constrain SCBID's ability to apply aquatic and terrestrial herbicides needed to maintain Project facilities. The SCBID must be able to operate and maintain Project facilities in order to accomplish Project objectives.

The agricultural water that supports Farm Unit 87 in Block 1 must only be used for agricultural purposes that do not include the production of marijuana. The proposed project may render the proposed land ineligible for the agricultural water entitlement authorized by the Project. The proponent is advised to initiate discussions regarding the release of the agricultural water entitlement, by contacting the SCBID headquarters in Pasco, Washington. The proponent would be relieved of the future obligations for payment of annual assessments to the SCBID for these acres if determined ineligible.

If you have any questions or concerns, please contact Ms. Gina Hoff, Water Quality Specialist, at ghoff@usbr.gov or (509) 754-0254.

Sincerely,

REBECCA
DOOLITTLE

Digitally signed by
REBECCA DOOLITTLE
Date: 2020.02.19
11:45:09 -08'00'

Rebecca Doolittle
Resources Management Supervisor

cc: Mr. Dave Solem, Manager
South Columbia Basin Irrigation District
P.O. Box 1006
Pasco, WA 99301

Derrick Braaten

From: Michael Morgan
Sent: Monday, February 24, 2020 10:25 AM
To: Derrick Braaten
Subject: RE: ZC 2020-01 (Big Sky Development) Request for Review and Comments / SEPA 2020-01 DNS Notice

No comment.

From: Derrick Braaten <dbraaten@co.franklin.wa.us>
Sent: Thursday, February 13, 2020 4:23 PM
To: Craig Erdman <cerdman@co.franklin.wa.us>; John Christensen <jchristensen@co.franklin.wa.us>; Michael Morgan <mmorgan@co.franklin.wa.us>; Darryl Brown <dbrown@co.franklin.wa.us>; separegister@ecy.wa.gov; SEPAdesk@dfw.wa.gov; sepa@dahp.wa.gov; sepaunit@ecy.wa.gov; Jennifer Johnson <jjohnson@co.franklin.wa.us>; mharris@fcfd3.org; Rick Dawson <Rickd@bfhd.wa.gov>; Mark Hay <mhay@bbec.org>; cwyatt@bbec.org; jmercier@bbec.org; mmymers@bbec.org; agrogers@usbr.gov; Brooks, Jonathon W <JWBrooks@usbr.gov>; edixon@scbid.org; bor-efo-mailroom@usbr.gov; ghoff@usbr.gov
Cc: Aaron Gunderson <agunderson@co.franklin.wa.us>; Matt Mahoney <mmahoney@co.franklin.wa.us>; Rebeca Gilley <rgilley@co.franklin.wa.us>; Julie A. Michel <jamichel@co.franklin.wa.us>; Keith Johnson <kjohnson@co.franklin.wa.us>
Subject: ZC 2020-01 (Big Sky Development) Request for Review and Comments / SEPA 2020-01 DNS Notice

NOTICE OF APPLICATION / REQUEST FOR REVIEW AND COMMENTS

Please find attached an application and a request for review & comments on a Zone Change (ZC 2010-01).

NOTICE OF SEPA DNS

A SEPA DNS has been issued for the proposal. (Franklin County File # SEPA 2020-01)
The Public Notice, DNS and SEPA Environmental Checklist is attached for your records and review. Comments on the DNS are due by February 27, 2020.

Thank you,

Derrick Braaten

Planning and Building Director
Planning and Building Dept. | Franklin County, WA
Office tel. (509) 545-3521 | www.co.franklin.wa.us/planning/

Petition to NOT rezone approximately 50 acres of farm ground in area of Columbia River Road from RC-5 (5 acre min) to RC-1 (1 acre min.)

To: Franklin County Commissioners and Franklin County Planning and Zoning Committee

We, the undersigned residents of the Columbia River Rd/Larkspur/Giesler Rd area and Franklin, County request that the **current zoning be maintained at RC-5** thus reducing/preventing the density and number of houses which could be built in this area.

Changing the zoning of these parcels (almost 50 acres) in question to RC-1 would add to the 50 acres already zoned RC-1 directly along Columbia Rd which are already owned by the same farm and are currently subject to sale to a developer. If all 100 acres were RC-1 it could mean up to 80 homes (after a 20% reduction for roads which is average). **Rezoning could create a more densely populated area than anywhere east of Columbia River Road in all of Franklin County!** Please do not bring the city to the country! Your own **RCW 36.70A.020** says to "encourage the involvement of citizens in the planning process." Please listen.

We, the undersigned petition Franklin County to NOT rezone the 50 acres along Columbia River Rd from RC-5 to RC-1

| Printed Name | Signature | Address | Phone |
|-------------------|-------------------|----------------------------------|----------------|
| Sam Jones | Lisa Smyser Jones | 401 Giesler Rd. Pasco, WA 99302 | (509) 591-5563 |
| Lisa Smyser Jones | Lisa Smyser Jones | (Same as above) | |
| JAMES HALES | James M. Hales | 270 GIESLER RD, PASCO | 509-318-0013 |
| Hakala Hales | Hakala Hales | 270 Giesler Rd. Pasco, WA | 509-318-0879 |
| Angus Bampton | Angus Bampton | 120 Giesler Rd Pasco, WA | 509-430-2210 |
| Debra Bampton | Debra Bampton | 120 Giesler Rd. Pasco, WA | 509-366-1403 |
| MATTHEW WOOLF | Matthew Woolf | 9541 WEST SAGEMOOR PASCO, WA | 801-669-1152 |
| Megan Woolf | Megan Woolf | 9541 West Sage Moor Rd Pasco, WA | 801-669-1153 |
| Bethi Tapani | Bethi Tapani | 9551 W. Sage Moor Rd. Pasco | 509-380-1504 |
| Thomas Olsen | Thomas Olsen | 341 Larkspur Rd Pasco, WA | 801-960-4084 |
| Kelsi Olsen | Kelsi Olsen | 341 Larkspur Rd Pasco, WA | 425-671-3296 |

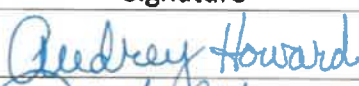

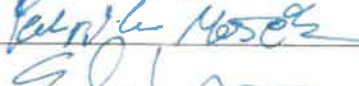



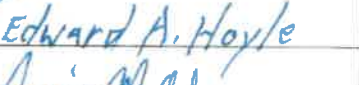



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We, the undersigned petition Franklin County to NOT rezone the 50 acres along Columbia River Rd from RC-5 to RC-1

| Printed Name | Signature | Address | Phone |
|-----------------------|---|-----------------|--------------|
| Audrey Howard |  | 360 Giesler Rd. | 509-531-9235 |
| Robert L. Howard |  | 360 Giesler Rd. | 509-531-7176 |
| Patrick Moser |  | 351 Giesler Rd. | 509-845-1788 |
| Elizabeth Villegas |  | 351 Giesler Rd | 509-547-3564 |
| Summer Moser |  | 351 Giesler Rd. | 509-547-3804 |
| Kyle Moser | | | |
| Kyle Moser |  | 351 Giesler Rd | 509-539-3780 |
| Edward A. Hoyle |  | 420 Giesler Rd | 509-528-5368 |
| Janine Adamson |  | 320 Giesler Rd | 509-539-1577 |
| Ric Garza |  | 301 Giesler Rd | 509-537-6103 |
| Jennifer Garza |  | 301 Giesler Rd. | 206-276-3249 |

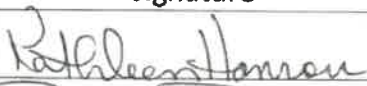

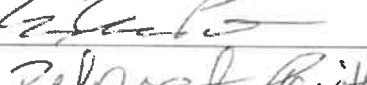
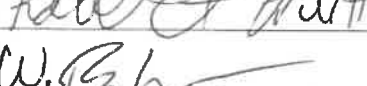
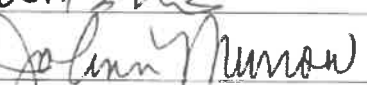

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We, the undersigned petition Franklin County to NOT rezone the 50 acres along Columbia River Rd from RC-5 to RC-1

| Printed Name | Signature | Address | Phone |
|-----------------|---|---------------------|--------------|
| KATHLEEN HANSON |  | 9441 W. SAGEMOOR RD | 509-539-7229 |
| Douglas Pruitt |  | 9357 W. SAGEMOOR RD | 509-845-6243 |
| Nancy Pruitt |  | 9357 W. SAGEMOOR RD | 509-845-6203 |
| Robert Pruitt |  | 9357 W SAGEMOOR RD | 509-628-6131 |
| W. Ross Murrow |  | 9355 W. SAGEMOOR RD | 509-727-5134 |
| JoAnn Murrow |  | 9355 W Sagemoor Rd | 509-947-1894 |
| | | | |
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Petition to NOT rezone approximately 50 acres of farm ground in area of Columbia River Road from RC-5 (5 acre min) to RC-1 (1 acre min.)

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We, the undersigned petition Franklin County to NOT rezone the 50 acres along Columbia River Rd from RC-5 to RC-1

| Printed Name | Signature | Address | Phone |
|-------------------|-------------------|----------------------------|--------------|
| Camilla Freeman | Camilla Freeman | 271 Larkspur Dr. Pasco, WA | 509-295-1870 |
| Brian Freeman | Brian Freeman | 271 Larkspur Dr. Pasco, WA | 509 295 1827 |
| Cassandra Lehman | Cassandra Lehman | 290 Larkspur Rd Pasco | 509-545-0320 |
| KEVIN LEHMAN | Kevin Lehman | 290 LARKSPUR RD PASCO | 509-545-0320 |
| Nancy Orozco | Nancy Orozco | 380 Larkspur Rd Pasco | 509 430 1948 |
| Deborah Struthers | Deborah Struthers | 140 Larkspur Rd. Pasco | 99301 |
| Dale Struthers | Dale Struthers | 140 Larkspur Rd. Pasco | 99301 |
| | | | |
| | | | |
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Agenda Item #2

APPLICATION, SEPA DETERMINATION & SEPA CHECKLIST

ZC 2020-01

Big Sky Developers Rezone

Proposed Change from RC-5 to RC-1 (49.5 acres)



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

RECEIVED

JAN 28 2020

FRANKLIN COUNTY
PLANNING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

| | | |
|--------------------------------|---------------------------------|---|
| FOR STAFF USE ONLY: | FILE #: ZC 2020-01 | Reviewed by: Hearing Date: |
| | Total Fees: \$ 800.00 | |
| | Receipt #: | |
| | Date of Pre-App meeting: | |
| | Date deemed complete: | |

| | | |
|--|--|---|
| CHECK ALL THAT APPLY AND ATTACH THE SUPPLEMENTAL FORM(S): | <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Boundary Line Adjustment |
| | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Shoreline Substantial Development |
| | <input type="checkbox"/> Variance | <input type="checkbox"/> Shoreline Conditional Use Permit |
| | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Shoreline Variance |
| | <input type="checkbox"/> Non-Conforming Use Determination | <input type="checkbox"/> Shoreline Exemption |
| | <input type="checkbox"/> Zoning Interpretation / Administrative Decision | <input type="checkbox"/> Shoreline Non-Conforming |
| | <input type="checkbox"/> Short Plat | <input checked="" type="checkbox"/> SEPA Environmental Checklist |
| | <input type="checkbox"/> Subdivision (Long Plat) | <input type="checkbox"/> Appeal (File # of the item appealed _____) |
| | <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Critical Areas Determination / Review / Reasonable Use Exemption |
| | <input type="checkbox"/> Lot Segregation Request | <input type="checkbox"/> Temporary Use Permit |
| | <input type="checkbox"/> Alteration / Vacation | <input type="checkbox"/> Home Occupation |
| | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> H2A Farm Worker Housing (zoning review) |
| | <input type="checkbox"/> Other: | |

| | |
|---|--|
| <input checked="" type="checkbox"/> for contact person: | CONTACT INFORMATION |
| <input type="checkbox"/> | Property Owner Name: Pomona Properties & Investments, LLC (James A Kelley) Mailing Address: 3900 W 42nd Ave, Kennewick, WA 99337 Phone: 509-528-3696 Email: jcougk@aol.com |
| <input type="checkbox"/> | Applicant / Agent / Contractor (If different) Company: Big Sky Developers, LLC Name: Dave Greeno Address: 12406 Eagle Reach Court, Pasco, WA 99301 Phone: 509-521-4834 Email: ccolre@aol.com |
| <input checked="" type="checkbox"/> | Surveyor / Engineer Company: Aqtera Engineering, LLC Name: Caleb Stromstad Address: 2705 St Andrews Loop, Suite C, Pasco, WA 99301 Phone: 509-845-0208 Email: caleb@aqtera.com |

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1-27-2020
Pomona Properties & Investments, LLC.
by James A Kelley Member
James A Kelley

Gerald L. Hammerstrom
Hammerstrom Const. Inc.



FRANKLIN COUNTY ZONE CHANGE (ZONING MAP AMENDMENT)(ZC) APPLICATION SUPPLEMENT

Submittal Checklist:

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | General Land Development Application |
| <input checked="" type="checkbox"/> | \$800.00 Rezoning Fee: Check made payable to the Franklin County Planning and Building Department. |
| <input checked="" type="checkbox"/> | \$150.00 SEPA Fee: Check made payable to the Franklin County Planning and Building Department. |
| <input checked="" type="checkbox"/> | SEPA Checklist: A completed State Environmental Policy Checklist shall be completed and submitted with this application. |
| <input checked="" type="checkbox"/> | <p>\$80.00 Variance Report Fee: Check made payable to the Franklin County Assessor's Office. An applicant <u>does not</u> need to contact the Assessor's Office to obtain this report. At the time of application, the Planning Division will request the report from the Assessor's Office. The report includes the Adjoining Property Owners' Names and Addresses (500 feet within an Urban Growth Area or one (1) mile outside an Urban Growth Boundary). As an alternative to the Assessor's Office, an applicant may also obtain this report from a licensed title company.</p> <p><i>Please note....the review period plan will not begin until this Variance Report is completed.</i></p> |
| <input checked="" type="checkbox"/> | <p>Written narrative (on separate paper) addressing the following:</p> <ul style="list-style-type: none"> (1) The date the existing zone or comprehensive plan designation became effective; (2) The changed conditions which are alleged to warrant other or additional zoning or comprehensive plan designations; (3) Facts to justify the change on the basis of advancing the public health, safety and general welfare; (4) The affect it will have on the value and character of the adjacent property and the comprehensive plan; (5) The effect on the property owner or owners if the request is not granted; and (6) The current comprehensive plan land use designation for the property. <p><i>In addition, you may also want to state how the property is suitable for permitted uses under the proposed zoning; how the proposal is consistent with (or implements) the comprehensive plan; any public need for the proposed change; how the change will be compatible with surrounding land uses; how public facilities such as roads, sewer, water and other public services are adequate; and if there has been a substantial change in circumstances to warrant a change in the current zoning.</i></p> |
| <input checked="" type="checkbox"/> | Written approval from the Benton-Franklin Health District. The Health District is located at 7102 West Okanogan Place, Kennewick, WA – (509) 460-4205. |

REZONING INFORMATION

CURRENT ZONING: **RC-5**

PROPOSED ZONING: **RC-1**

CURRENT COMPREHENSIVE PLAN DESIGNATION: **Rural Shoreline Development**

LOT/PARCEL SIZE: **Rezone Area: 49.5 Acres**

PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:

Commercial Farming. Irrigation pond, pumping station, garage, and shop located on parcel 126190336.

IRRIGATION SOURCE:

☐ NONE ☐ PRIVATE ☒ SCBID ☐ FCID

DOMESTIC WATER SUPPLY:

☒ ON-SITE WELL ☐ COMMUNITY WELL (Well ID # and location):

☐ OTHER (SPECIFY):

SEWAGE DISPOSAL:

☒ ON-SITE SEPTIC ☐ OTHER (SPECIFY):

LIST UTILITY PROVIDERS:

Power — Big Bend Electric

Telephone — None Currently

Natural Gas — None Currently

Cable / Broadband — None Currently

Sanitary waste disposal - On-site Septic

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.

Pomona Properties & Investments, LLC
Owner James A. Kelley Member Date 1-27-2020

Print Name: James A. Kelley

Gerald L. Hammerstrom
Applicant/Representative Date 1-27-20

Print Name: Gerald L. Hammerstrom
Hammerstrom Const. Inc. Rev. Jan 2019

Julie A. Michel

From: Caleb Stromstad <caleb@aqtera.com>
Sent: Thursday, January 30, 2020 11:30 AM
To: Dave Greeno (ccolre@aol.com)
Cc: Julie A. Michel
Subject: [EXTERNAL] FW: Zone Change application
Attachments: SKM_C25820013011110.pdf

CAUTION: This email originated from outside of Franklin County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dave,

By replying all to this email, can you confirm Gerry Hammerstrom is acting as your representative for the attached rezone application?

Thank you,
Caleb

From: Julie A. Michel <jamichel@co.franklin.wa.us>
Sent: Thursday, January 30, 2020 11:00 AM
To: Caleb Stromstad <caleb@aqtera.com>
Subject: Zone Change application

[External Sender]

Good morning,

I have attached a portion of your application for the Zone Change.

Big Sky Developers is the applicant, although Gerald Hammerstrom (Hammerstrom Construction) has signed as the applicant.

We will be needing Dave Greeno (Big Sky Development's) signature for both the application and the general land application.

Thank you and have a nice day.

Julie

Julie A. Michel

From: Dave Greeno <ccolre@aol.com>
Sent: Thursday, January 30, 2020 11:35 AM
To: Caleb Stromstad
Cc: Julie A. Michel
Subject: [EXTERNAL] Re: Zone Change application

CAUTION: This email originated from outside of Franklin County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Gerry Hammerstrom is acting as big sky's representative for this application

Thanks

Dave Greeno

Sent from my iPhone

On Jan 30, 2020, at 11:30 AM, Caleb Stromstad <caleb@aqtera.com> wrote:

Dave,

By replying all to this email, can you confirm Gerry Hammerstrom is acting as your representative for the attached rezone application?

Thank you,
Caleb

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To: Caleb Stromstad <caleb@aqtera.com>
Subject: Zone Change application

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We will be needing Dave Greeno (Big Sky Development's) signature for both the application and the general land application.

Thank you and have a nice day.

Julie

<SKM_C25820013011110.pdf>

Rezone Application Written Narrative

1. The date the existing zone or comprehensive plan designation became effective.

The 3 parcels (126200011, 126190345, and 126190336) petitioned in this application were designated into their current classification on February 27, 2008, when the most recent Franklin County Growth Management Comprehensive Plan (resolution number 2008-089) was officially adopted.

2. The changed conditions which are alleged to warrant other or additional zoning or comprehensive plan designations.

The addition of RC-1 zoning and home sites immediately to the north (Sun Ray Estates Development) gives reason to believe that the best future development of this property and the surrounding properties will be similarly zoned developments. Additionally, parcels 126200011 and 126190336 are both less than 5 acres each, meaning they are legally non-conforming and smaller than the minimum lot size for the current RC-5 zoning. Should they be rezoned to RC-1, both parcels would be in compliance with the zoning classification.

3. Facts to justify the change on the basis of advancing the public health, safety, and general welfare.

The proposed rezone follows the County's Comprehensive Plan which is adopted with the intent of advancing the public health, safety, and general welfare. The proposed rezone designation is identical to adjacent property to the north and west.

4. The affect it will have on the value and character of the adjacent property and the comprehensive plan.

The proposed rezone is consistent with the comprehensive plan. The value of the property west of the rezone will increase significantly as any future development would likely include all the available nearby undeveloped property. It's typical for land with a higher allowed density to sell for a relatively higher price. The character of the adjacent properties would remain consistent with the character and intent of the comprehensive plan.

5. The effect on the property owner or owners if the request is not granted.

The owner is looking to rezone the land so that it may be sold for a higher value. If the current zoning were to remain RC-5, the number of potential buyers and their offers would likely reduce significantly. The owner desires to sell the property, and failure to rezone the site may negatively impact their ability to do this. Additionally, the owner would like to see uniformity in how their property is zoned, to preserve and enhance the atmosphere of the community.

6. The current comprehensive plan land use designation for the property.

Rural Shoreline Development

7. Such other information as the Planning Commission requires.

At the Planning Commission's request the applicant is willing to provide further information as reasonably needed to support this proposal.

Caleb Stromstad

From: Rick Dawson <Rickd@bfhd.wa.gov>
Sent: Friday, January 24, 2020 3:44 PM
To: Caleb Stromstad
Cc: Deana Chiodo; Derek Forza; Aaron Gunderson
Subject: RE: Rezone Written Approval Request - Franklin County

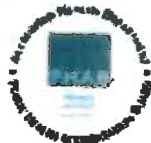
[External Sender]

Caleb,

BFHD generally doesn't have a great deal to do with zoning requests as our rules apply regardless of the zoning. However, we have no objection to a rezone in this area to allow 1 acre developments. It should be noted that future subdivision of the parcel will most likely require a water rights permit for the entire project. It will be necessary to contact the Washington Department of Ecology to acquire water rights.

James R.(Rick) Dawson
Sr. Manager – Surveillance & Investigation

Benton-Franklin Health District
7102 W. Okanogan Place,
Kennewick, WA 99336
p: 509.460.4313
f: 509.585.1537
www.bfhd.wa.gov rickd@bfhd.wa.gov



Follow us on   

From: Caleb Stromstad <caleb@aqtera.com>
Sent: Thursday, January 23, 2020 9:05 AM
To: Rick Dawson <Rickd@bfhd.wa.gov>
Cc: Deana Chiodo <deanac@bfhd.wa.gov>; Derek Forza <derek@aqtera.com>
Subject: Rezone Written Approval Request - Franklin County

Rick,

We are assisting Big Sky Developers with a rezone application in Franklin County. Written approval of the rezone from BFHD is required and must be included with our application. The rezone will change approximately 61 acres currently zoned as RC-5 (five-acre minimum lot size) to RC-1 (one-acre minimum lot size). This area is beyond the City of Pasco's urban growth boundary and any future development would require the use of OSS for sewage disposal, and groundwater withdrawal via private and/or community wells for domestic drinking water. See attachments for site location and County rezone application requirements.

Is your office able to provide written approval in support of our application? This is a time sensitive matter as we cannot proceed with the rezone application until BFHD written approval is received. If there is any additional information I can provide that would expedite your review please let me know. My number is provided below.

Thank you,

Caleb Stromstad, PE | Principal Engineer
Aqtera Engineering
2705 Saint Andrews Loop, Suite C
Pasco, WA 99301
509.845.0208

IMPORTANT: Email coming and going from our agency is not protected, thus client information can not be shared in this format. Please use voicemail or fax for client communication. The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email in error, please notify the system manager or the sender immediately and do not disclose the contents to anyone or make copies thereof.



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Parcel

ei# 126190345 Owner POMONA PROPERTIES AND INVESTMENTS LLC
 : 83 - Resource - Agriculture Current Use
 Situs: Address2: 3900 W 42ND AVE
 102812-43-SH8801-000-0020 City, State: KENNEWICK WA
 Stat Zip: 99337-2647

LOT 2 OF SHORT PLAT NO. 88-01 RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 249, LYING IN THE SOUTH HALF OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 28 EAST, RECORDS OF FRANKLIN COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 THENCE ALONG THE WESTERLY LINE OF SAID LOT THE FOLLOWING COURSES; NORTH 09°29'26" WEST 869.06 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 80°30'34" EAST 5019.53 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°59'05" AN ARC LENGTH OF 436.70 FEET; NORTH 04°30'21" WEST 245.62 FEET THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 85°29'39" EAST 305.93 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°43'51" AN ARC LENGTH OF 238.84 FEET TO THE POINT OF REVERSE CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 49°46'50" WEST 300.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°00'00" AN ARC LENGTH OF 256.56 FEET; NORTH 08°41'30" WEST 4.90 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 89°55'36" EAST ALONG THE NORTHERLY LINE OF SAID LOT 190.20 FEET; THENCE SOUTH 00°07'42" EAST 2001.18 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE NORTH 89°55'53" WEST ALONG SAID SOUTHERLY LINE 117.00 FEET TO THE SAID POINT OF BEGINNING.

SPLIT OFF PARCEL # 126-190-346 ON 04/10/2007 (BS-2007-052)

| Market | | 2020 Taxable | | | |
|-----------------|-------------|-----------------|-----------|------------------|--------------------|
| Land: | \$573,500 | Land: | \$198,200 | District: | 106 - DISTRICT 106 |
| Improvements: | \$41,600 | Improvements: | \$41,600 | Current Use/DFL: | Yes |
| Permanent Crop: | \$463,000 | Permanent Crop: | \$463,000 | | |
| Total | \$1,078,100 | Total | \$702,800 | Total Acres: | 57.35000 |

Ownership

| Owner | Owns in |
|---------------------------------------|---------|
| POMONA PROPERTIES AND INVESTMENTS LLC | 100 % |

Sales History

| ate | Document | els | |
|----------|-------------|-----|---|
| 12/19/12 | SWD-1793539 | 1 | 43603 EL & JH RAY FARMS LLC POMONA PROPERTIES AND INVESTMENTS LLC \$530,800 |
| 01/01/97 | QD 540083 | 3 | 112 RAY, E L (ETAL) EL & JH RAY FARMS LLC \$0 |

Building Permits

No Building Permits Available

Historical Valuation Info

| Ye | Owner | | | | | Exempt | e |
|------|---------------------------------------|-----------|----------|-----------|-------------|--------|-----------|
| 2020 | POMONA PROPERTIES AND INVESTMENTS LLC | \$573,500 | \$41,600 | \$463,000 | \$1,078,100 | \$0 | \$702,800 |



IN



LES RC: CO N O F CL E AV N RT:01

s 1 1erfer e Bldg. u

S

Parcel

126190336

POMONA PROPERTIES AND INVESTMENTS LLC

83 - Resource - Agriculture Current Use

7566 COLUMBIA RIVER RD, PASCO 99301

Add

3900 W 42ND AVE

102812-43-SH8801-000-0010

State:

KENNEWICK WA

99337-2647

tion: SHORT PLAT 88-1 LOT 1

xable

| | | | | | |
|-----------------|-----------|-----------------|-----------|------------------|--------------------|
| Land: | \$109,300 | Land: | \$5,000 | District: | 106 - DISTRICT 106 |
| Improvements: | \$180,200 | Improvements: | \$180,200 | Current Use/DFL: | Yes |
| Permanent Crop: | \$10,000 | Permanent Crop: | \$10,000 | | |
| Total | \$299,500 | Total | \$195,200 | Total Acres: | 2.00000 |

Ownership

Owner's

POMONA PROPERTIES AND INVESTMENTS LLC

100 %

Sales History

| Sale | Sales | # | # | Grantor | Price |
|----------|-------------|---------|-------|-------------------------------------|---|
| | | Parcels | | | |
| 09/20/13 | SWD-1806629 | 1 | 45539 | HASTINGS (JTWROS), COLIN R & LARA J | POMONA PROPERTIES AND INVESTMENTS LLC \$221,500 |
| 05/07/07 | WD-1702957 | 1 | 27790 | HASTINGS, COLIN R (ETAL) | HASTINGS (JTWROS), COLIN R & LARA J \$0 |
| 05/26/04 | WD-1645376 | 1 | 16666 | TOMLINSON, JUSTIN T & AMIE K | HASTINGS, COLIN R (ETAL) \$189,900 |
| 09/27/02 | WD-1612826 | 1 | 11541 | MONTEITH, MARK & PATRICIA | TOMLINSON, JUSTIN T & AMIE K \$155,000 |
| 03/16/98 | QD 550657 | 1 | 1810 | MONTEITH, PATRICIA M | MONTEITH, MARK & PATRICIA \$0 |

Building Permits

| P | a | Description | oun |
|--------|-----------|---|------------|
| 18-228 | 6/15/2018 | Replace/Install Electric Ductless Heat Pump System; SQ.FT: 0; 2nd Floor: 0; 3rd Floor: 0; BSMT: 0; GAR: 0 | \$9,032.00 |

Historical Valuation Info

| | | PermC | e T | | |
|------|---------------------------------------|-----------|-----------|----------|-------------------------|
| 2020 | POMONA PROPERTIES AND INVESTMENTS LLC | \$109,300 | \$180,200 | \$10,000 | \$299,500 \$0 \$195,200 |
| 2019 | POMONA PROPERTIES AND INVESTMENTS LLC | \$104,500 | \$169,600 | \$10,000 | \$284,100 \$0 \$184,800 |
| 2018 | POMONA PROPERTIES AND INVESTMENTS LLC | \$95,000 | \$168,000 | \$10,000 | \$273,000 \$0 \$183,200 |



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F a kl esso 1016 A10 , 1

S

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Parcel

126200011 **Ow** **POMONA PROPERTIES & INVESTMENTS LLC**

Co **91 - Undeveloped - Land**

Map Numbe **102813-00-000000-000-0000** **3900 W 42ND AVE**
KENNEWICK WA
99337-2647

Description: **N 35' OF E 233' OF NE4NW4 13-10-28 & ALSO THE N 75' OF GOVT LOT 1 & N 75' OF NE4NW4 EXC THAT PTN THEREOF LY IN E 233' OF SD NE4NW4; ALSO EXCEPTING THEREFROM PTN THEREOF LY W OF C/L OF N S CO. RD. AND TOG W/N35' OF CANAL R/W OF FU101, IRR BLK 1**

Comme

| | | Taxable | e | | |
|------------------------|----------------|------------------------|----------------|-------------------------|---------------------------|
| Land: | \$2,100 | Land: | \$2,100 | District: | 106 - DISTRICT 106 |
| Improvements: | \$0 | Improvements: | \$0 | Current Use/DFL: | No |
| Permanent Crop: | \$0 | Permanent Crop: | \$0 | | |
| Total | \$2,100 | Total | \$2,100 | Total Acres: | 1.65000 |

Ownership

Owner's Name
POMONA PROPERTIES & INVESTMENTS LLC **100 %**

Sales History

| Sa | Date Sales | Parcels | # | Grantor | | |
|-----------------|--------------------|----------------|--------------|----------------------------------|--|------------------|
| 11/19/15 | SWD-1837914 | 4 | 50977 | EL & JH RAY FARMS LLC | POMONA PROPERTIES & INVESTMENTS LLC | \$557,000 |

Building Permits

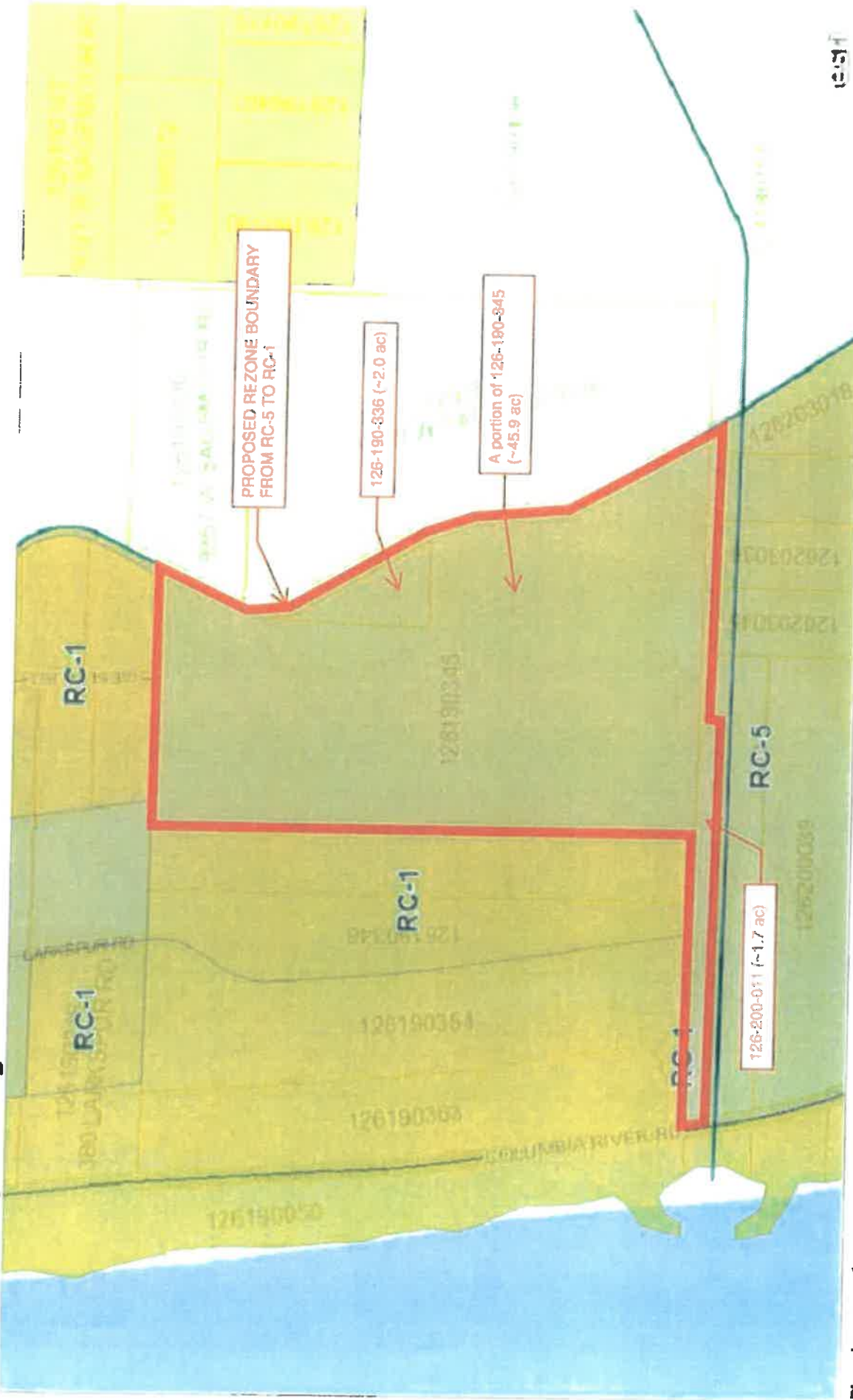
No Building Permits Available

Historical Valuation Info

| Year | | Per | alue | Exempt | |
|-------------|--|----------------|-------------|---------------|----------------|
| 2020 | POMONA PROPERTIES & INVESTMENTS LLC | \$2,100 | \$0 | \$0 | \$2,100 |
| 2019 | POMONA PROPERTIES & INVESTMENTS LLC | \$2,100 | \$0 | \$0 | \$2,100 |
| 2018 | POMONA PROPERTIES & INVESTMENTS LLC | \$2,100 | \$0 | \$0 | \$2,100 |
| 2017 | POMONA PROPERTIES & INVESTMENTS LLC | \$2,100 | \$0 | \$0 | \$2,100 |
| 2016 | POMONA PROPERTIES & INVESTMENTS LLC | \$1,700 | \$0 | \$0 | \$1,700 |

Parcel Comments

Franklin County Planning



Planning map for Franklin County

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

PLANNING AND BUILDING DEPARTMENT
502 W. Boeing St.
Pasco, WA 99301

Receipt Number: PL20-00265

509-545-3521

Payer/Payee: BIG SKY DEVELOPERS LLC
12406 EAGLE REACH CT
PASCO WA 99301-9001

Cashier: Rebeca Gilley

Date: 01/28/2020

SEPA-2020-01 STATE ENVIRONMENTAL POLICY ACT NULL
(SEPA)

Fee Description

State Environmental Policy Act (SEPA)

| <u>Fee Amount</u> | <u>Amount Paid</u> | <u>Fee Balance</u> |
|--------------------------|---------------------------|---------------------------|
| \$150.00 | \$150.00 | \$0.00 |
| \$150.00 | \$150.00 | \$0.00 |

| Payment Method | Reference Number | Payment Amount |
|-----------------------|-------------------------|-----------------------|
| CHECK | 2760 | \$150.00 |
| Total Paid: | | \$150.00 |



Department of Commerce

THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2020-S-1293

Submittal Date Time: 03/12/2020

Submittal Information

| | |
|----------------|--|
| Jurisdiction | Franklin County |
| Submittal Type | 60-day Notice of Intent to Adopt Amendment |
| Amendment Type | Development Regulation Amendment |

Amendment Information

Brief Description

Proposed amendment to the Franklin County zoning map, seeking to rezone approximately 49.35 acres of Rural Community 5 (RC-5) zoned land, allowing a minimum lot size of 5-acres, to Rural Community 1 (RC-1) zoned land, allowing for a minimum lot size of 1-acre.

☐ Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.

Anticipated/Proposed Date of Adoption

Attachments

| Attachment Type | File Name | Upload Date |
|--|--------------------------------------|---------------------|
| Development Regulation Amendment - Draft | ZC 2020-01 Zoning Map.pdf | 03/12/2020 12:47 PM |
| SEPA Materials | SEPA 2020-01 Checklist, Reviewed.pdf | 03/12/2020 12:49 PM |
| SEPA Materials | SEPA 2020-01 DNS.pdf | 03/12/2020 12:49 PM |
| Staff Report | ZC 2020-01 PC Staff Report.pdf | 03/12/2020 12:50 PM |

Contact Information

| | |
|------------|-------------------|
| Prefix | Mr. |
| First Name | Derrick |
| Last Name | Braaten |
| Title | Planning Director |
| Work | (509) 545-3535 |

Cell

Email

dbraaten@co.franklin.wa.us

☐ Yes, I would like to be contacted for Technical Assistance.

Certification

☐ I certify that I am authorized to submit this Amendment for the Jurisdiction identified in this Submittal and all information provided is true and accurate to the best of my knowledge.

Full Name

Derrick Braaten

Email

dbraaten@co.franklin.wa.us

FRANKLIN COUNTY, WASHINGTON

STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NONSIGNIFICANCE (DNS)

Description of proposal: The proposal is for a rezone for approximately 49.5 acres of land to be changed from the Rural Community RC-5 zoning designation allowing one dwelling unit per five acres, to the Rural Community RC-1 zoning designation allowing one dwelling unit per acre.

File Number: SEPA 2020-01 (ZC 2020-01)

Proponent: Big Sky Developers, LLC
Dave Greeno
12406 Eagle Reach Court
Pasco, WA 99301

Location: The proposal is located portions of Section 13 and Section 12, Township 10 North, Range 28 East, W.M., Franklin County, Washington. The property is generally located west of Columbia River Road and north of the Esquatzel drainage canal. There is an assigned site address of 7566 Columbia River Road, Pasco WA (Parcel Numbers 126-190-345, 126-190-336 and 126-200-011).

Lead agency: Franklin County, Washington.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-350; the lead agency will not act on this proposal for 14 days from the date of publication (April 12, 2018). Comments must be submitted by: February 27, 2020.

Responsible official: Derrick Braaten

Position/title/Phone: Planning and Building Director -- (509) 545-3521

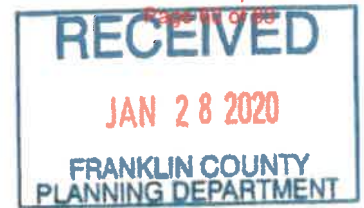
Address: 502 W Boeing St. Pasco, Washington 99301

Date/Signature: 2/13/2020 - 

Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than February 27, 2020. Contact the responsible official to read or ask about the procedure for SEPA appeals.

SEPA 2020-01

SEPA ENVIRONMENTAL CHECKLIST FRANKLIN COUNTY, WASHINGTON



Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

For guidance on completing this form or assistance in understanding a question, visit
<http://www.ecy.wa.gov/programs/sea/sepa/ChecklistGuidance.html>

The SEPA Handbook is available online at:
<http://www.ecy.wa.gov/programs/sea/sepa/handbk/hbintro.html>

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Pomona Property Rezone

2. Name of applicant:

Big Sky Developers, LLC

3. Address and phone number of applicant and contact person:

Applicant:

Big Sky Developers, LLC

c/o Dave Greeno

12406 Eagle Reach Court, Pasco, WA 99301

(509) 521-4834

Applicant Representative:

Aqtera Engineering

c/o Caleb Stromstad

2705 St Andrews Ln, Ste C

Pasco, WA 99301

(509) 845-0208

4. Date checklist prepared:

01/28/2020

5. Agency requesting checklist:

Franklin County.

6. Proposed timing or schedule (including phasing, if applicable):

Immediate zone change upon approval.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Zone change will allow for future single-family development.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Not aware of any at this time. The property is currently being used as commercial farmland.

FC, 2/13/2020 - SEPA Checklist

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

A Franklin County approval to rezone property from RC-5 to RC-1 classification.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This proposal is to rezone parcels 126190336 and 126200011 from RC-5 to RC-1, and a portion of parcel 126190345 from RC-5 to RC-1. The total area to be rezoned is approximately 49.5 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

7566 Columbia River Rd, Pasco, WA 99301

Sections 13 & 12, Township 10 N, Range 28 E, W.M. in Franklin County, WA

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)?

The rezone site slopes towards the west with isolated grades up to 10%. Average grade of site is 3%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Majority of soil is Quincy Loamy fine sand with minor amounts of Finley very fine sand and Neppel fine sandy loam per NRCS soils data.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known at this time.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No grading with this proposal.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, but there is no proposed site work associated with this proposal.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Not Applicable, no construction with this proposal.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

None. There are no erosion concerns with this proposal.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None. There are no construction, operation, or maintenance emissions associated with this proposal.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not Applicable.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The South Columbia Irrigation District has an irrigation canal that is located on the eastern border of the proposed area. Flows in this canal occur from March through October. The irrigation canal flows to the Esquatzel drainage canal, along the southern border of the proposal site. The drainage canal leads west to the Columbia River.

The Columbia River is approximately 200' west of Columbia River Rd. The majority of the site is 1,000' east of Columbia River Rd.

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Approximately 80' of the project area fronts Columbia River Rd adjacent the Esquatzel canal.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No, there is no sitework associated with this proposal.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None. No sitework associated with this proposal.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, there is no sitework associated with this proposal.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

Not Applicable.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

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- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No new waste material with proposed project.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No changes to site associated with this proposal. Current runoff flows west with grade.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not Applicable. No development associated with this proposal.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None Proposed.

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4. Plants

a. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other
☒ shrubs
☐ grass
☐ pasture
☐ crop or grain
☒ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage,
other
☒ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None. There is no construction activity associated with this proposal.

c. List threatened and endangered species known to be on or near the site.

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None Proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

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5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Robins, Starlings, Magpie, Kestrel Hawk, Seagull, Dove, Quail,
Columbia River fish species (in Columbia River), Deer, Mice

- b. List any threatened and endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

Yes, the entire Columbia Basin is a migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

None Proposed.

- e. List any invasive animal species known to be on or near the site.

None Known.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Not Applicable.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not Applicable.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not Applicable.

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Only:**

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not Applicable.

- 1) Describe any known or possible contamination at the site from present or past uses.

None Known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None Known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

All existing chemicals being stored onsite for farming operations are in compliance with current regulatory requirements. No additional chemicals associated with this proposal.

- 4) Describe special emergency services that might be required.

Not Applicable.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Not Applicable.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Typical farm operation noises exist onsite. These noises will not affect the proposal.

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2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None associated with the proposal.

3) Proposed measures to reduce or control noise impacts, if any:

Not Applicable.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The proposal area is currently zoned RC-5, and is being used for commercial farming. The property to the north and parcels to the west are currently zoned RC-1. The property to the north contains residential home site development, while the parcels to the west are being used for commercial farming. Property to the south is RC-5 and being used primarily as a gravel pit, and the property to the east is zoned AP-20 and is being used for farming operations.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The entire proposal area has been used as working farmlands for over 30 years. No agricultural land will be converted by this proposal.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not Applicable.

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c. Describe any structures on the site.

Parcel 126190336 contains an existing farm house and a detached garage and shop.

d. Will any structures be demolished? If so, what?

No structures will be demolished as a part of this proposal.

e. What is the current zoning classification of the site?

RC-5 (Rural Community 5 Acre)

f. What is the current comprehensive plan designation of the site?

Rural Shoreline Development

g. If applicable, what is the current shoreline master program designation of the site?

Outside shoreline master program jurisdiction.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

None known

i. Approximately how many people would reside or work in the completed project?

Not Applicable.

j. Approximately how many people would the completed project displace?

Zero.

k. Proposed measures to avoid or reduce displacement impacts, if any

Not Applicable.

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- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

This rezone is in compliance with the current comprehensive plan land use designation and is similar to adjacent zoning.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

Not Applicable.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Not Applicable.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Not Applicable.

- c. Proposed measures to reduce or control housing impacts, if any:**

Not Applicable.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Not Applicable.

- b. What views in the immediate vicinity would be altered or obstructed?**

Not Applicable.

- b. Proposed measures to reduce or control aesthetic impacts, if any:**

Not Applicable.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

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Not Applicable.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not Applicable.

- c. What existing off-site sources of light or glare may affect your proposal?

Not Applicable.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not Applicable.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Water activities on and along the Columbia River, west of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not Applicable.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not Applicable.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None Known.

FC, 2/13/2020 DAHP Map shows no sites listed.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of

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cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None Known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not Applicable.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not Applicable.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Columbia River Road. There are no site access changes associated with this proposal.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not Applicable.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Not Applicable.

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- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not Applicable.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Not Applicable.

- h. Proposed measures to reduce or control transportation impacts, if any:

Not Applicable.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Not Applicable.

16. Utilities

- a. Circle utilities currently available at the site:

electricity natural gas water refuse service, telephone, sanitary sewer,
septic system other _____

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- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not Applicable.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: [Signature]

Name of signee Lib Staudt

Position and Agency/Organization Applicant Representative

Date Submitted: 1/28/20

D. supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Proposed measures to avoid or reduce such increases are:

Not Applicable.

2. How would the proposal be likely to affect plants, animals, fish, or marine life? Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not Applicable.

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources are:

Not Applicable.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Proposed measures to protect such resources or to avoid or reduce impacts are:

Not Applicable.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? Proposed measures to avoid or reduce shoreline and land use impacts are:

Shoreline uses will not be affected. This rezone proposal will encourage land use that is compatible with the current Rural Shoreline Development designation, per the comprehensive plan.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

Not Applicable.

- 7 Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Not Applicable.

PLANNING AND BUILDING DEPARTMENT
502 W. Boeing St.
Pasco, WA 99301
509-545-3521

Receipt Number: PL20-00265

Payer/Payee: BIG SKY DEVELOPERS LLC
12406 EAGLE REACH CT
PASCO WA 99301-9001

Cashier: Rebeca Gilley

Date: 01/28/2020

SEPA-2020-01 STATE ENVIRONMENTAL POLICY ACT NULL
(SEPA)

Fee Description

State Environmental Policy Act (SEPA)

| <u>Fee Amount</u> | <u>Amount Paid</u> | <u>Fee Balance</u> |
|--------------------------|---------------------------|---------------------------|
| \$150.00 | \$150.00 | \$0.00 |
| \$150.00 | \$150.00 | \$0.00 |

| Payment Method | Reference Number | Payment Amount |
|-----------------------|-------------------------|-----------------------|
| CHECK | 2760 | \$150.00 |
| Total Paid: | | \$150.00 |

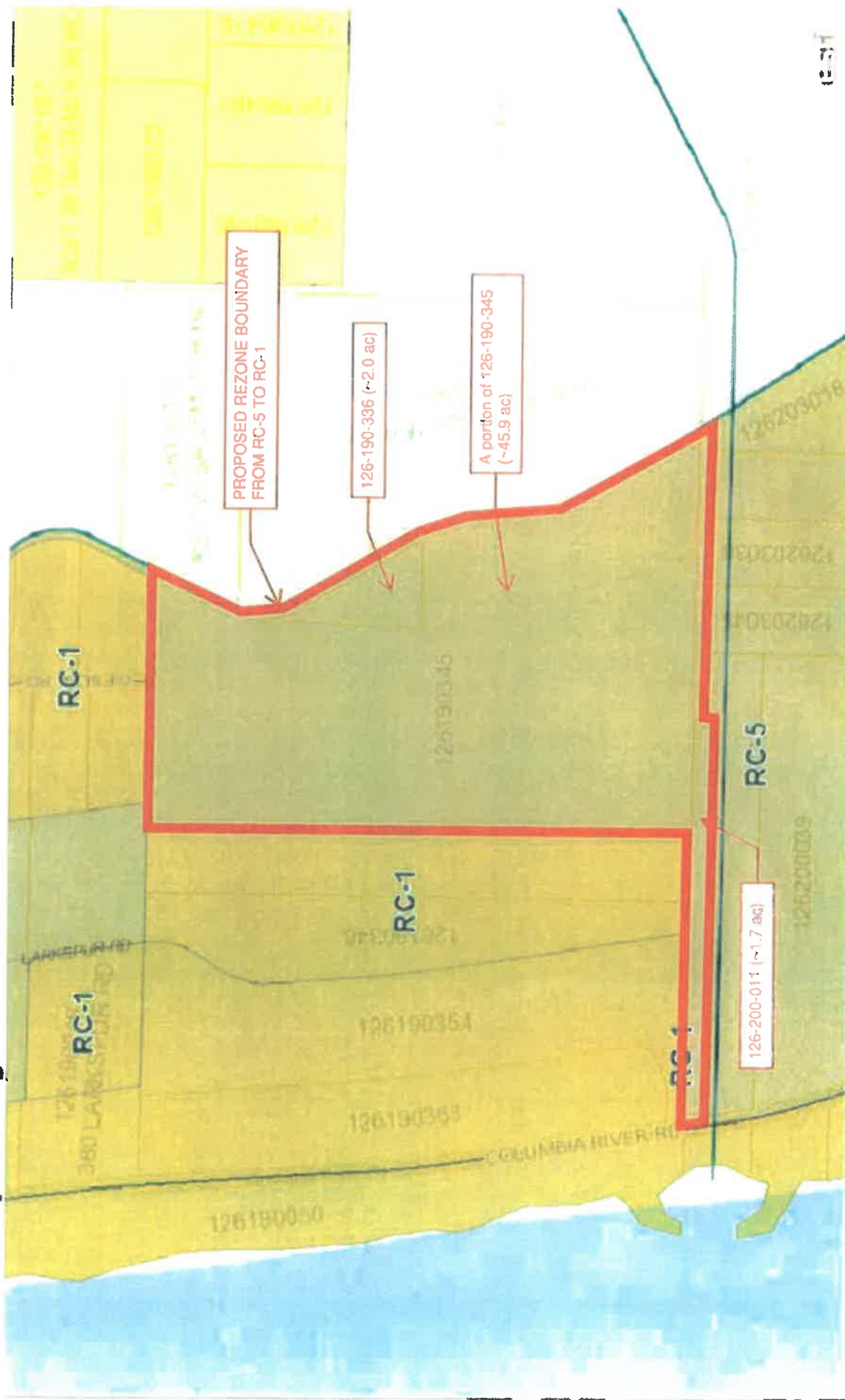
Agenda Item #2

MAPS

ZC 2020-01

**Big Sky Developers Rezone
Proposed Change from RC-5 to RC-1 (49.5 acres)**

Franklin County Planning



Planning map for Franklin County

600ft

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

