

APPENDIX 1: ADOPTION ORDINANCES

The adoption ordinances will be located here, once available.

APPENDIX 2: SOIL TYPES

Descriptions below (as excerpted from USDA publications) are provided for the most common soil types, and soil types which may be classified I, II or III for Land Capability Class, are identified.

The **Wacota** series consists of very deep, well drained soils formed in loess and volcanic ash over loess. Wacota soils are on hills and have slopes of 0 to 65 percent. The mean annual precipitation is about 10 inches. The mean annual temperature is about 49 degrees F. The Wacota series is used mostly for dryland cropland. Some is used for range. Winter wheat in a summer fallow system is the common crop. Native vegetation consists of bluebunch wheatgrass, Idaho fescue, Sandberg bluegrass and big sagebrush.

- Non-irrigated Wacota Soils are Type III Soils, unless they are very steep

The **Ritzville** series consists of very deep and deep to duripan, well drained soils formed in loess. Ritzville soils are on uplands and have slopes of 0 to 70 percent. The mean annual precipitation is about 10 inches and the mean annual temperature is about 49 degrees F. The Ritzville series is used for dryland wheat production and some livestock grazing. Native vegetation is bluebunch wheatgrass, Sandberg bluegrass, Wyoming big sagebrush, and yarrow.

- Ritzville soils typically rate between Type I and Type III for Land Capability Classification

The **Ritzcal** series consists of very deep, well drained soils that formed in loess. Ritzcal soils are on nearly level to steep uplands. The average annual precipitation is about 11 inches and the average annual air temperature is about 50 degrees F. This series is used for production of dryland wheat. Native vegetation is mainly beardless wheatgrass, Sandberg bluegrass, and big sagebrush.

The **Starbuck** series consists of shallow, well drained soils formed in loess, colluvium, residuum and alluvium over basalt on benches, hillsides, and ridgetops. Slopes are 0 to 65 percent. The mean annual precipitation is about 9 inches and the mean annual temperature is about 50 degrees F. These soils are used for domestic livestock grazing. Native vegetation is bluebunch wheatgrass, Sandberg bluegrass, Idaho fescue, Thurber needle- and-thread, rabbitbrush, and sagebrush.

The **Shano** series consists of very deep well drained soils that formed in loess. Shano soils are on terraces, uplands, plateaus, and hills. Slopes are 0 to 65 percent. The mean annual precipitation is about 8 inches and the mean annual temperature is about 50 degrees F. These soils are used for dryland wheat production, livestock grazing, and irrigated crop production. Native vegetation is bluebunch wheatgrass, beardless wheatgrass, Sandberg bluegrass, Idaho fescue, Cusick bluegrass and Wyoming big sagebrush.

- Depending on the slope of the land, Shano soils, when irrigated, rate between Land Capability Classification I and III

The **Kiona** series consists of very deep, well drained soils formed in mixed colluvium from basalt and loess. Kiona soils are on hillslopes and canyon side slopes. Slopes are 0 to 120 percent. The mean annual precipitation is about 8 inches and mean annual temperature is about 51 degrees F. These soils are used mainly for domestic livestock grazing. Vegetation is Wyoming big sagebrush, bluebunch wheatgrass, Sandberg bluegrass, mustard, needle and thread, and Thurber needlegrass.

The **Quincy** series consists of very deep, excessively drained soils formed in sands on dunes and terraces. Slopes are 0 to 65 percent. The mean annual precipitation is about 10 inches and the mean annual temperature is about 52 degrees F. These soils are used for livestock grazing and

irrigated cropland. Irrigated areas are in potatoes, hay, pasture, small grains, grapes, and tree fruits. The natural vegetation is needle-and-thread, thickspike wheatgrass, Indian ricegrass, rabbitbrush, horsebrush, fourwing saltbush, Antelope bitterbrush, and big sagebrush.

- Some irrigated Quincy soils, when occurring in a complex with cemented substratum or very gravelly substratum, and at less than a 15 percent slope, have a Land Capability Classification of III.

The **Hezel** series consists of very deep, somewhat excessively drained soils formed in glaciofluvial sediments with a mantle of eolian sand. Hezel soils are on dissected terraces and terrace escarpments. Slopes are 0 to 60 percent. The average annual precipitation is about 8 inches and average annual temperature is about 53 degrees F. Irrigated crop production or pasture and livestock grazing. Native vegetation is thickspike wheatgrass, needle-and-thread, Indian ricegrass, Wyoming big sagebrush, and antelope bitterbrush.

- Irrigated Hazel soils in Franklin County with less than a 15 percent slope are rated III for Land Capability Classification

The **Roloff** series consists of moderately deep, well drained soils that formed in loess and glaciofluvial deposits over basalt. Roloff soils are on ridgetops, benches, hillslopes and escarpments. Slopes are 0 to 70 percent. The mean annual precipitation is about 10 inches. The mean annual temperature is about 49 degrees F. Roloff is used mostly for range. Vegetation is bluebunch wheatgrass, Sandberg bluegrass, giant wildrye, threadleaf sedge, wild buckwheat, western yarrow, cheatgrass, rabbitbrush, and big sagebrush.

- Some non-irrigated Roloff soils are rated III for Land Capability Classification

The **Kuhl** series consists of shallow, well drained soils that formed in mixed loess, alluvium and colluvium mainly from basic igneous rocks. Slopes are 0 to 65 percent. Kuhl soils are on plateaus and steep canyon slopes. The average annual precipitation is about 13 inches and average annual air temperature is about 50 degrees F. Used for domestic livestock grazing. The principal vegetation is bluebunch wheatgrass, Idaho fescue, Sandberg bluegrass and small shrubs.

The **Farrell** series consists of very deep, well drained soils formed in glaciofluvial deposits that have a mantle of loess. These soils are on terraces and terrace escarpments. Slopes are 0 to 65 percent. The average annual precipitation is about 11 inches and the average annual air temperature is about 51 degrees F. Used for production of small grains in a crop fallow system, irrigated orchards, irrigated cropland, irrigated hay and pasture, and for range. Native vegetation is primarily bluebunch wheatgrass, Sandberg bluegrass, arrowleaf balsamroot, common yarrow, big sagebrush, three-tip sagebrush, and silky lupine.

- Farrell soils with less than 30 percent slope have a Land Capability Classification of III

The **Prosser** series consists of moderately deep, well drained soils that formed mainly in loess and glaciofluvial sediments over basalt. Prosser soils are on hillslopes, benches, and plateaus. Slopes are 0 to 60 percent. The mean annual precipitation is about 8 inches and the mean annual temperature is about 50 degrees F. Prosser soils are used mainly for grazing and for growing irrigated crops. The native vegetation is bluebunch wheatgrass, Sandberg bluegrass, and big sagebrush.

- Prosser soils have a Land Capability Classification of II or III, depending on the amount of sand in the soil, and the slope

The **Sagehill** series consists of very deep and deep, well drained soils formed in lacustrine deposits with a mantle of loess or eolian deposits. Sagehill soils are on terraces and have slopes of 0 to 60 percent. The mean annual precipitation is about 7 inches and mean annual temperature is about 50

degrees F. These soils are used for dryland wheat and rye production; livestock grazing and irrigated crop production. Native vegetation is bluebunch wheatgrass, Sandberg bluegrass, Thurber needlegrass, needle-and-thread, Wyoming big sagebrush.

- Unless the slope exceeds 15 percent, irrigated Sagehill soils have a Land Capability Classification of I, II or III

The **Renslow** series consists of deep and very deep, well drained soils formed in loess on plateaus and hills. Slopes are 0 to 40 percent. The mean annual precipitation is about 11 inches and the mean annual temperature is about 49 degrees F. These soils are used for cropland and range. Dryland crops are winter wheat, spring wheat, and barley in a summer fallow system and hat crops. Irrigated crops include corn, small grains, vegetables, and fruit. Native vegetation is bluebunch wheatgrass, Idaho fescue, Sandberg bluegrass, and big sagebrush.

APPENDIX 3: SHORELINE MASTER PROGRAM

The Franklin County Shoreline Master Program (SMP) is codified at Chapter 18.16 of the Franklin County Code, and is available at <http://www.co.franklin.wa.us/planning/smmp.html> .

APPENDIX 4: VOLUNTARY STEWARDSHIP PLAN

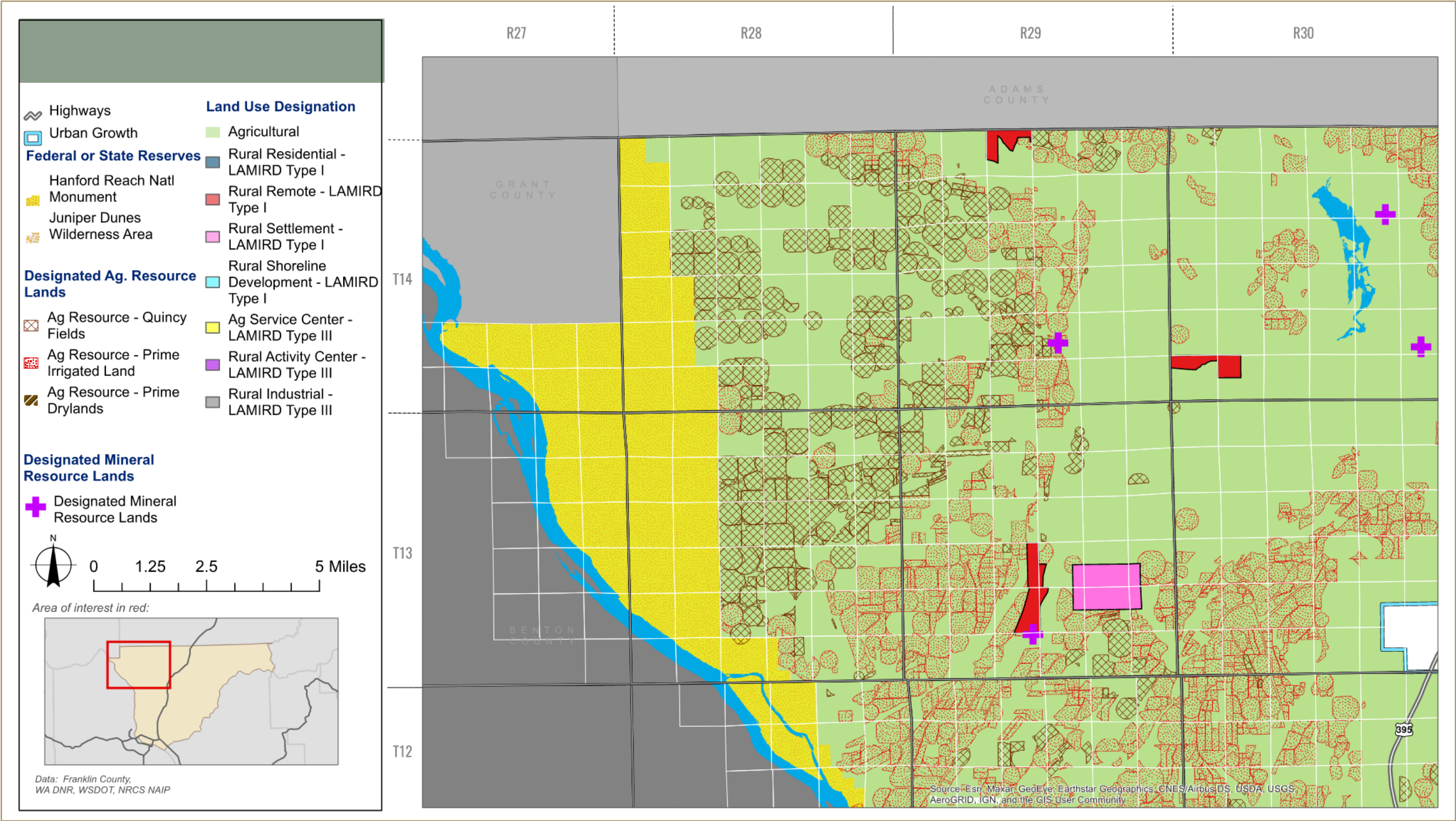
The Voluntary Stewardship Plan is available from the Franklin Conservation District. See www.Franklincd.org for more information.

APPENDIX 5: RESOURCE LAND DETAIL MAPS

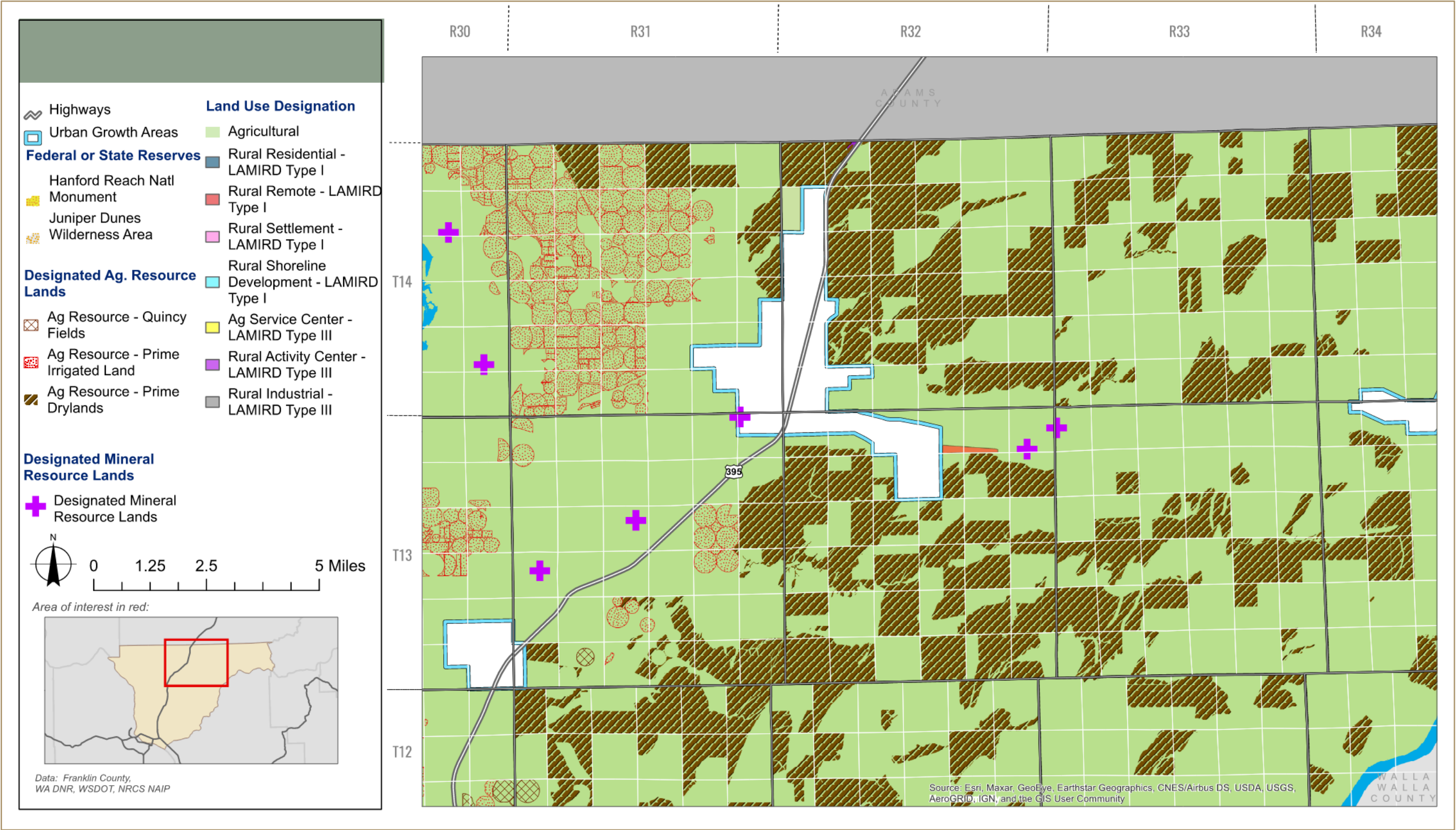
The following maps feature Township and Range designations (all Township indicates are North and all Range indicators are East of the Willamette Meridian in Franklin County). Section numbers are not labeled; typically, a Township is 36 square miles, and the section numbering is according to the following scheme:

<i>6</i>	<i>5</i>	<i>4</i>	<i>3</i>	<i>2</i>	<i>1</i>
<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>	<i>11</i>	<i>12</i>
<i>18</i>	<i>17</i>	<i>16</i>	<i>15</i>	<i>14</i>	<i>13</i>
<i>19</i>	<i>20</i>	<i>21</i>	<i>22</i>	<i>23</i>	<i>24</i>
<i>30</i>	<i>29</i>	<i>28</i>	<i>27</i>	<i>26</i>	<i>25</i>
<i>31</i>	<i>32</i>	<i>33</i>	<i>34</i>	<i>35</i>	<i>36</i>

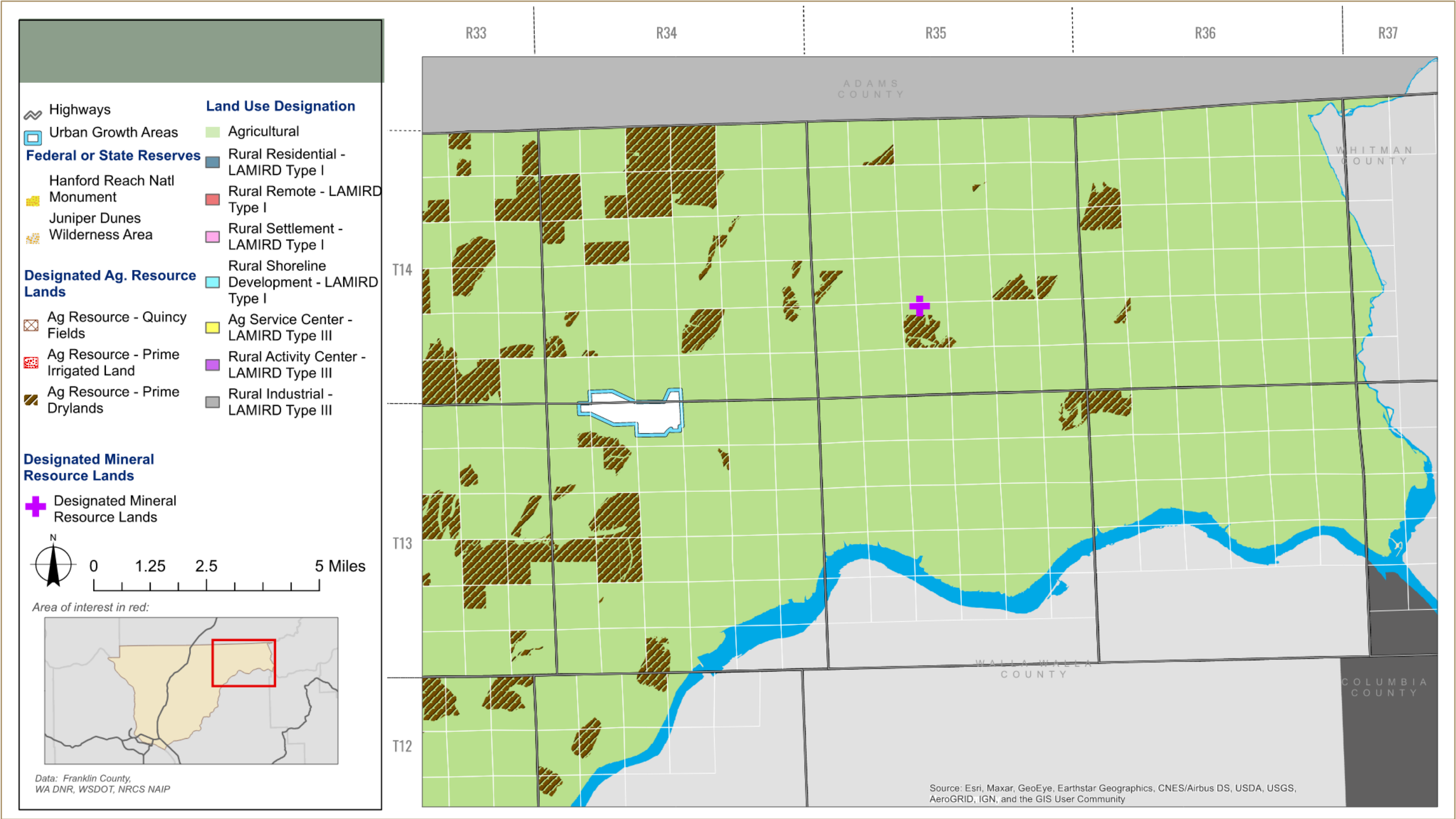
Map A5-1: Basin City/ Hanford Reach area Resource Lands



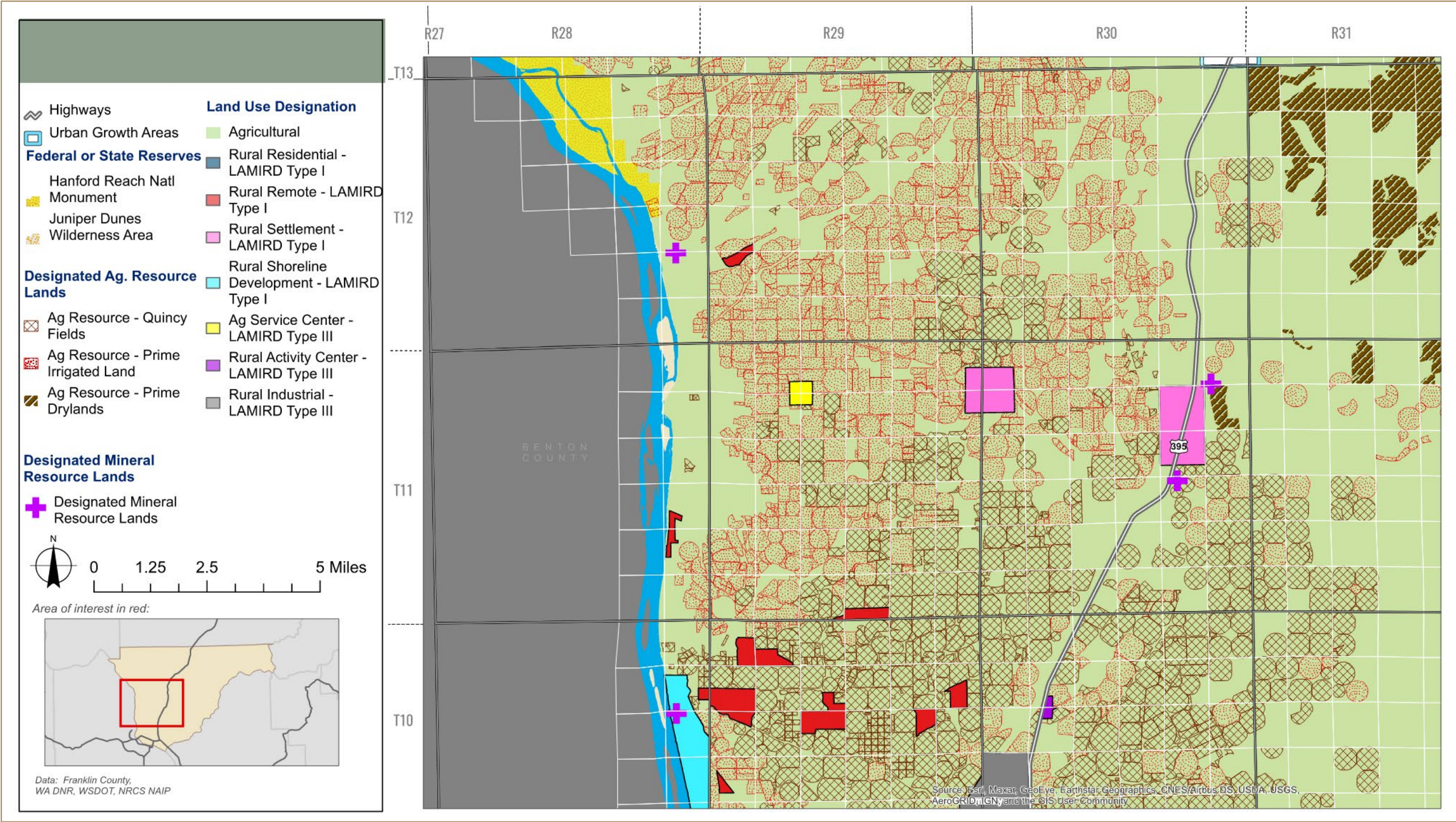
Map A5-2: Connell/ Mesa area Resource Lands



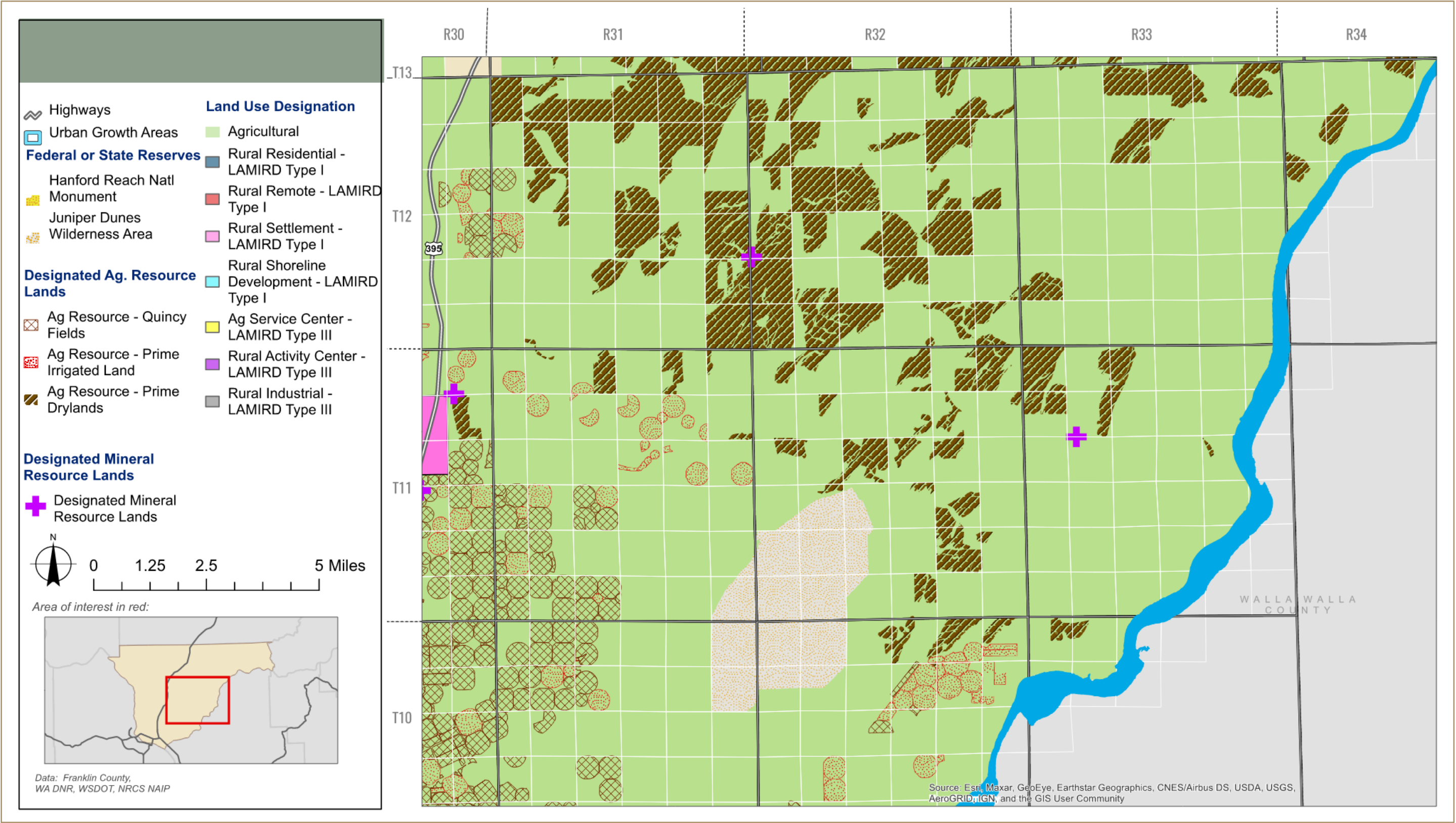
Map A5-3: Kahlotus area Resource Lands



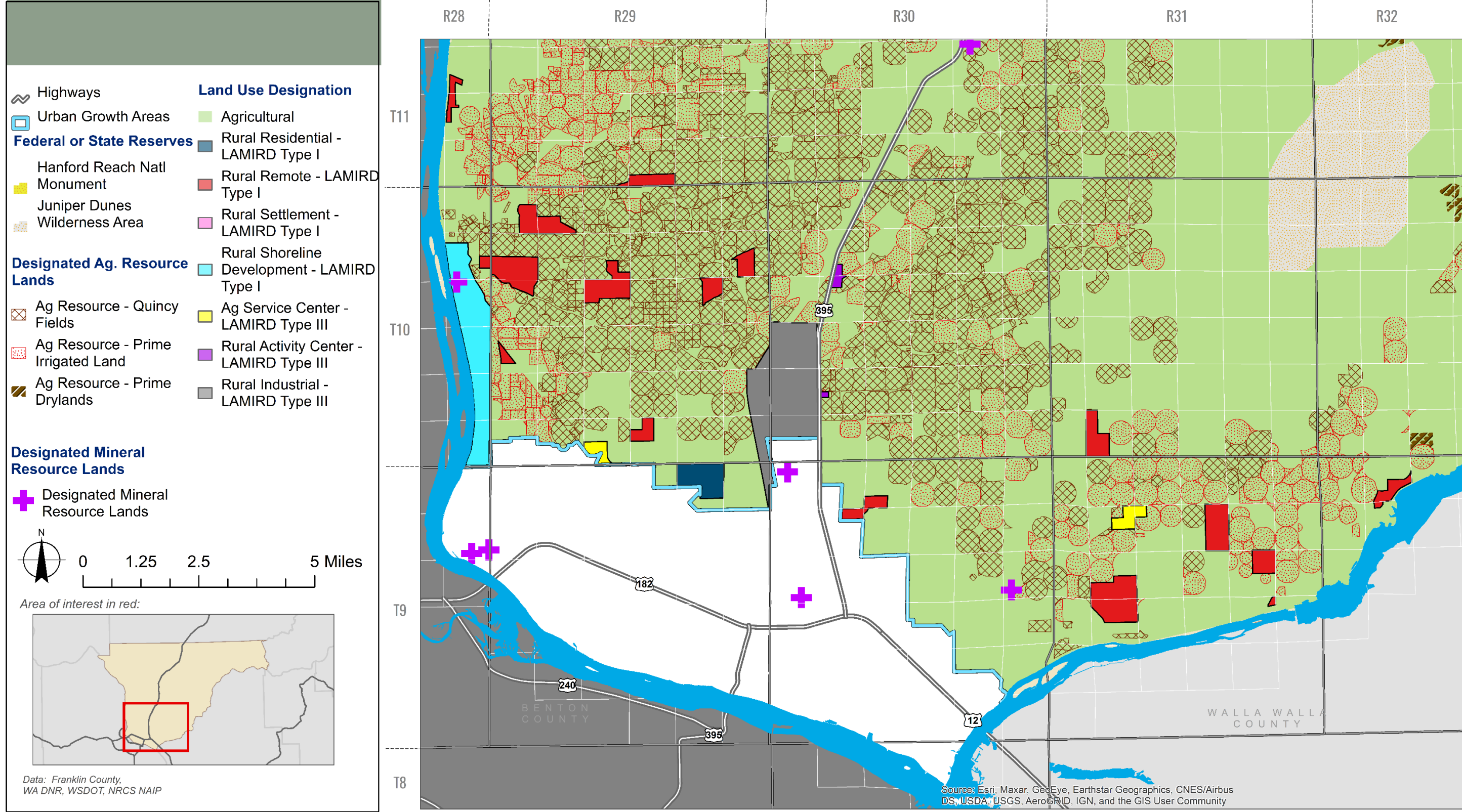
Map A5-4: Merrill's Corner/ Eltopia area Resource Lands



Map A5-5: Juniper Dunes area Resource Lands



Map A5-6: Pasco area Resource Lands



APPENDIX 6: CAPITAL IMPROVEMENT PLAN

To be updated as necessary – no items at this time

APPENDIX 7: TRANSPORTATION TABLES

TABLE 1- RURAL FRANKLIN COUNTY CLASSIFIED ROAD INVENTORY

ROAD NAME	FROM	TO	LENGTH (MI.)	FUNCTIONAL CLASS	OPERATIONAL WIDTH (FT)	SHOULDER WIDTH (FT)	YEAR RATED
BLANTON RD	US 395	0.13 MI. SW OF BLANTON LN	0.85	MAJ. COL.	36	0	2016
BLANTON RD	0.13 MI. SW OF BLANTON LN	AT BLACKMAN RIDGE RD	0.41	MAJ. COL.	36	0	2016
BLANTON RD	BLACKMAN RIDGE RD	OVERTURF RD	5.14	MAJ. COL.	36	12	2016
BLANTON RD	OVERTURF RD	0.26 MI. N OF HAVLINA RD	10.41	MIN. COL.	36	12	2016
BLANTON RD	0.26 MI. N OF HAVLINA RD	CONNELL CITY LIMITS	0.82	MIN. COL.	36	12	2016
BLANTON RD	CONNELL CITY LIMITS	0.14 MI. AFTER CONNELL CITY LIMITS	0.14	MIN. COL.	36	12	2016
BOOKER RD	SR-17	MUSE DR	0.57	MAJ. COL.	26	0	2016
BROADMOOR BLVD	0.24 MI. N OF BURNS RD	211' S OF DENT RD	0.72	MIN. COL.	40	0	2016
BROADMOOR BLVD	211' S OF DENT RD	DENT RD	0.04	MIN. COL.	52	0	2016
BURR CANYON RD	PASCO-KAHLLOTUS RD	HUNT RD	1.57	MIN. COL.	32	0	2016
BURR CANYON RD	HUNT RD	1.03 MI. S OF BOX CULVERT	1.65	MIN. COL.	32	0	2016
BURR CANYON RD	1.03 MI. S OF BOX CULVERT	BOX CULVERT	1.03	MIN. COL.	28	0	2016
BURR CANYON RD	BOX CULVERT	SR-263	0.59	MIN. COL.	28	0	2016
BURR CANYON RD	SR-263	0.44 MI. AFTER SR-263	0.44	MAJ. COL.	28	0	2016
CLARK RD	GLADE N RD	RD 36 N	0.77	MIN. COL.	32	0	2016
CLARK RD	RD 36 N	317' W OF RD 52 N	1.07	MIN. COL.	28	0	2016
CLARK RD	317' W OF RD 52 N	COLUMBIA RIVER RD	1.71	MIN. COL.	28	0	2016
CLARK STREET W	CONNELL CITY LIMITS	CEMETERY RD	0.11	MIN. COL.	28	4	2016
CLARK STREET W	CEMETERY RD	SR-260	0.32	MIN. COL.	28	0	2016
COLUMBIA RIVER RD	TAYLOR FLATS RD	0.28 MI. NW OF DENT RD	0.33	MIN. COL.	32	0	2017
COLUMBIA RIVER RD	0.28 MI. NW OF DENT RD	SAGEMOOR RD W	5.45	MIN. COL.	32	0	2017
COYAN RD	BEGINNING OF RD	HATTON RD	0.04	MIN. COL.	30	0	2016
COYAN RD	HATTON RD	MOON RD	3.30	MIN. COL.	20	0	2016
COYAN RD	MOON RD	475' E OF WAREHOUSE RD	1.93	MIN. COL.	20	0	2016
COYAN RD	475' E OF WAREHOUSE RD	RAILROAD CROSSING	0.58	MIN. COL.	24	0	2016
COYAN RD	RAILROAD CROSSING	SR-17	3.53	MIN. COL.	24	0	2016
CRESTLOCH RD	SELPH LANDING RD	VINEYARD DR E	1.70	MIN. COL.	28	0	2016

ROAD NAME	FROM	TO	LENGTH (MI.)	FUNCTIONAL CLASS	OPERATIONAL WIDTH (FT)	SHOULDER WIDTH (FT)	YEAR RATED
DENT RD	COLUMBIA RIVER RD	0.10 MI. E OF BRDMOOR BLVD	1.13	MIN. COL.	26	0	2016
DENT RD	0.10 MI. E OF BRDMOOR BLVD	422' W OF BRDMOOR BLVD	0.18	MIN. COL.	39	0	2016
DENT RD	422' W OF BRDMOOR BLVD	GOOSE HOLLOW RD	1.04	MIN. COL.	26	0	2016
DILLING RD	DILLING LN	158' N OF SOHM RD W	1.04	MIN. COL.	28	0	2016
DILLING RD	158' N OF SOHM RD W	COYAN RD	2.97	MIN. COL.	28	0	2016
DILLING RD	COYAN RD	MUSE DR	1.04	MIN. COL.	28	0	2016
ELTOPIA W RD	US 395	FIR RD	0.16	MAJ. COL.	40	0	2017
ELTOPIA W RD	FIR RD	317' NW OF FIR RD	0.06	MAJ. COL.	40	0	2017
ELTOPIA W RD	317' NW OF FIR RD	SCHOOL RD	0.84	MAJ. COL.	34	0	2017
ELTOPIA W RD	SCHOOL RD	0.56 MI. W OF ELTOPIA LN	1.42	MAJ. COL.	34	0	2017
ELTOPIA W RD	0.56 MI. W OF ELTOPIA LN	422' E OF GLADE N RD	2.65	MAJ. COL.	34	0	2017
ELTOPIA W RD	422' E OF GLADE N RD	GLADE N RD	0.08	MAJ. COL.	28	0	2017
ELTOPIA W RD	GLADE N RD	158' W OF GLADE N RD	0.03	MAJ. COL.	28	0	2017
ELTOPIA W RD	158' W OF GLADE N RD	0.10 MI. W OF GLADE N RD	0.07	MAJ. COL.	26	0	2017
ELTOPIA W RD	0.10 MI. W OF GLADE N RD	TAYLOR FLATS RD	3.91	MAJ. COL.	26	0	2017
FILBERT RD	WAHLUKE RD N	BUFFALO RD	1.04	MIN. COL.	26	0	2017
FILBERT RD	BUFFALO RD	MT VISTA RD	3.28	MIN. COL.	28	0	2017
FOSTER WELLS RD E	0.48 MI. E OF CAPITOL AVENUE	2.49 MI. E OF CAPITOL AVENUE	2.01	MAJ. COL.	28	0	2016
FOSTER WELLS RD E	2.49 MI. E OF CAPITOL AVENUE	2.45 MI. NW OF PASCO-KAHLOTUS RD	1.04	MAJ. COL.	34	0	2016
FOSTER WELLS RD E	2.45 MI. NW OF PASCO-KAHLOTUS RD	PASCO-KAHLOTUS RD	2.45	MAJ. COL.	34	0	2016
GLADE N RD	0.62 MI. NW OF CITY LIMITS	0.66 MI. SE OF CLARK RD	0.35	MAJ. COL.	64	0	2017
GLADE N RD	0.66 MI. SE OF CLARK RD	CLARK RD	0.66	MAJ. COL.	32	0	2017
GLADE N RD	CLARK RD	SELPH LANDING RD	2.05	MAJ. COL.	34	0	2017
GLADE N RD	SELPH LANDING RD	0.31 MI. S OF SAGEMOOR RD W	3.81	MAJ. COL.	32	0	2017
GLADE N RD	0.31 MI. S OF SAGEMOOR RD W	DOGWOOD RD	2.31	MAJ. COL.	32	0	2017
GLADE N RD	DOGWOOD RD	ELM RD	1.00	MAJ. COL.	32	0	2017
GLADE N RD	ELM RD	0.49 MI. S OF FIR RD	0.51	MAJ. COL.	32	0	2017
GLADE N RD	0.49 MI. S OF FIR RD	0.16 MI. S OF ELTOPIA W RD	1.33	MAJ. COL.	40	0	2017
GLADE N RD	0.16 MI. S OF ELTOPIA W RD	0.12 MI. S OF ELTOPIA W RD	0.04	MAJ. COL.	36	0	2017
GLADE N RD	0.12 MI. S OF ELTOPIA W RD	ELTOPIA W RD	0.12	MAJ. COL.	44	0	2017
GLADE N RD	ELTOPIA W RD	317' S OF FRONTAGE RD	0.13	MAJ. COL.	44	0	2017
GLADE N RD	317' S OF FRONTAGE RD	106' N OF FRONTAGE RD	0.08	MAJ. COL.	36	0	2017
GLADE N RD	106' N OF FRONTAGE RD	0.18 MI. N OF FRONTAGE RD	0.16	MAJ. COL.	32	0	2017

ROAD NAME	FROM	TO	LENGTH (MI.)	FUNCTIONAL CLASS	OPERATIONAL WIDTH (FT)	SHOULDER WIDTH (FT)	YEAR RATED
GLADE N RD	0.18 MI. N OF FRONTAGE RD	106' N OF FIRCREST RD	1.68	MAJ. COL.	32	0	2017
GLADE N RD	106' N OF FIRCREST RD	0.31 MI. S OF RUSSELL RD	4.09	MAJ. COL.	32	0	2017
GLADE N RD	0.31 MI. S OF RUSSELL RD	SHEFFIELD RD	2.31	MAJ. COL.	32	0	2017
GLADE N RD	SHEFFIELD RD	SECOND STREET E	0.85	MAJ. COL.	32	0	2017
GLADE N RD	SECOND STREET E	R-170 RD	0.17	MAJ. COL.	32	0	2017
HATTON RD	COYAN RD	WILLIAMS RD	1.00	MIN. COL.	24	0	2016
HENDRICKS RD	SR-17	1.85 MI. W OF SCOOTENEY RD	5.21	MIN. COL.	30	8	2017
HENDRICKS RD	1.85 MI. W OF SCOOTENEY RD	SAGEHILL RD	3.85	MIN. COL.	30	8	2017
HENDRICKS RD	SAGEHILL RD	0.13 MI. W OF HENDRICKS LN	1.33	MAJ. COL.	34	0	2017
HENDRICKS RD	0.13 MI. W OF HENDRICKS LN	MT VISTA RD	4.55	MAJ. COL.	34	0	2017
HENDRICKS RD	MT VISTA RD	SR-24	1.97	MAJ. COL.	28	0	2017
HOLLINGSWORTH RD	SAGEHILL RD	WAHLUKE RD N	2.02	MIN. COL.	28	0	2017
HOLLINGSWORTH RD	WAHLUKE RD N	WAHLUKE RD	0.79	MIN. COL.	28	0	2017
HOLLINGSWORTH RD	WAHLUKE RD	MT VISTA RD	4.15	MIN. COL.	28	0	2017
HOOVER RD	LIND RD	LONE STAR RD	3.42	MIN. COL.	26	0	2016
HOOVER RD	LONE STAR RD	0.66 MI. NE OF COPP RD	2.74	MIN. COL.	26	0	2016
HOOVER RD	0.66 MI. NE OF COPP RD	0.59 MI. E OF READER RD	2.09	MIN. COL.	26	0	2016
HOOVER RD	0.59 MI. E OF READER RD	WADSWORTH RD	1.42	MIN. COL.	24	0	2016
KLAMATH HILL RD	R-170 RD	WAHLUKE RD	0.99	MIN. COL.	26	0	2017
LANGFORD RD	ELTOPIA W RD	IRONWOOD RD	4.07	MIN. COL.	24	0	2017
LANGFORD RD	IRONWOOD RD	RUSSELL RD	2.03	MIN. COL.	24	0	2017
LANGFORD RD	RUSSELL RD	SHEFFIELD RD	2.23	MIN. COL.	24	0	2017
LANGFORD RD	SHEFFIELD RD	R-170 RD	1.01	MIN. COL.	24	0	2017
LIND RD	1ST OLD CITY LIMITS	OLD CONNELL CITY LIMITS	0.38	MIN. COL.	24	4	2016
LIND RD	OLD CONNELL CITY LIMITS	CONNELL CITY LIMITS	0.16	MIN. COL.	26	0	2016
LIND RD	CONNELL CITY LIMITS	158' NE OF CONNELL CITY LIMITS	0.03	MAJ. COL.	26	0	2016
LIND RD	158' NE OF CONNELL CITY LIMITS	US 395	0.10	MAJ. COL.	36	0	2016
LIND RD	US 395	0.22 MI. E OF US 395	0.22	MIN. COL.	38	16	2016
LIND RD	0.22 MI. E OF US 395	0.11 MI. NE OF HOOVER RD	2.40	MIN. COL.	28	0	2016
LIND RD	0.11 MI. NE OF HOOVER RD	LONE STAR RD	3.89	MIN. COL.	28	0	2016
LIND RD	LONE STAR RD	ADAMS COUNTY	2.69	MIN. COL.	28	0	2016
MAIL RD	SCOOTENEY RD	0.24 MI. NW OF SCOOTENEY RD	0.24	MAJ. COL.	32	0	2017
MAIL RD	0.24 MI. NW OF SCOOTENEY RD	ADAMS COUNTY LINE	0.98	MAJ. COL.	32	12	2017
MAIL RD	ADAMS COUNTY LINE	0.38 MI. W OF ADAMS COUNTY LINE	0.38	MAJ. COL.	16	6	2017
MAIL RD	0.38 MI. W OF ADAMS COUNTY LINE	0.57 MI. E OF ATHEY RD	0.59	MAJ. COL.	16	6	2017

ROAD NAME	FROM	TO	LENGTH (MI.)	FUNCTIONAL CLASS	OPERATIONAL WIDTH (FT)	SHOULDER WIDTH (FT)	YEAR RATED
MAIL RD	0.57 MI. E OF ATHEY RD	ATHEY RD	0.57	MAJ. COL.	16	6	2017
MAIL RD	ATHEY RD	0.17 MI. W OF DESSERT RD	0.43	MAJ. COL.	16	6	2017
MAIL RD	0.17 MI. W OF DESSERT RD	RADAR HILL RD	0.96	MAJ. COL.	16	6	2017
MAIL RD	RADAR HILL RD	SR-24	0.23	MAJ. COL.	32	12	2017
MOON RD	SR-260	CANAL	0.14	MAJ. COL.	28	0	2016
MOON RD	CANAL	0.69 MI. S OF RAILROAD CROSSING	1.34	MAJ. COL.	28	0	2016
MOON RD	0.69 MI. S OF RAILROAD CROSSING	475' N OF PARADISE RD	1.63	MAJ. COL.	28	0	2016
MOON RD	475' N OF PARADISE RD	317' N OF COYAN RD	0.98	MAJ. COL.	24	0	2016
MOON RD	317' N OF COYAN RD	MUSE RD	0.94	MAJ. COL.	24	0	2016
MOULTON RD	SNAKE RIVER RD	PASCO-KAHLOTUS RD	6.29	MAJ. COL.	26	0	2016
MT VISTA RD	HOLLINGSWORTH RD	158' S OF FILBERT RD	2.63	MIN. COL.	28	0	2017
MT VISTA RD	158' S OF FILBERT RD	0.85 MI. N OF KOELZER RD	1.27	MIN. COL.	28	0	2017
MT VISTA RD	0.85 MI. N OF KOELZER RD	MICHEL RD	1.26	MIN. COL.	28	0	2017
MT VISTA RD	MICHEL RD	HENDRICKS RD	2.79	MIN. COL.	28	0	2017
MUSE DR	DILLING RD	BROWN RD	0.24	MIN. COL.	12	0	2016
MUSE DR	BROWN RD	KRUG RD	0.58	MIN. COL.	12	0	2016
N RAILROAD AVENUE	FOSTER WELLS RD W	CITY LIMITS	0.46	MAJ. COL.	28	0	2017
N RAILROAD AVENUE	0.52 MI. N OF CITY LIMITS	0.14 MI. S OF VINEYARD DR W	1.92	MAJ. COL.	28	0	2017
N RAILROAD AVENUE	0.14 MI. S OF VINEYARD DR W	475' S OF VINEYARD DR W	0.05	MAJ. COL.	34	10	2017
N RAILROAD AVENUE	475' S OF VINEYARD DR W	VINEYARD DR W	0.09	MAJ. COL.	36	10	2017
N RAILROAD AVENUE	VINEYARD DR W	SELPH LANDING RD	0.15	MAJ. COL.	34	10	2017
OLD SR-17 S	RUSSELL RD	MESA CITY LIMITS	1.14	MIN. COL.	34	12	2017
OLD SR-17 S	MESA CITY LIMITS	0.10 MI. AFTER MESA CITY LIMITS	0.10	MIN. COL.	34	12	2017
OVERTURF RD	BLANTON RD	GERTLER RD	2.64	MAJ. COL.	26	0	2016
OVERTURF RD	GERTLER RD	SNAKE RIVER RD	3.87	MAJ. COL.	26	0	2016
PASCO-KAHLOTUS RD	COMMERCIAL AVENUE	0.14 MI. NE OF COMMERCIAL AVENUE	0.14	MAJ. COL.	44	0	2016
PASCO-KAHLOTUS RD	0.48 MI. NE OF COMMERCIAL AVENUE	158' SW OF PETERSON RD	4.82	MAJ. COL.	34	0	2016
PASCO-KAHLOTUS RD	158' SW OF PETERSON RD	0.77 MI. NE OF PETERSON RD	0.80	MAJ. COL.	30	4	2016
PASCO-KAHLOTUS RD	0.77 MI. NE OF PETERSON RD	0.28 MI. W OF LEVEY RD	3.52	MAJ. COL.	30	4	2016
PASCO-KAHLOTUS RD	0.28 MI. W OF LEVEY RD	1.04 MI. SW OF HERMAN RD	1.61	MAJ. COL.	34	0	2016
PASCO-KAHLOTUS RD	1.04 MI. SW OF HERMAN RD	0.72 MI. SW OF HERMAN RD	0.32	MAJ. COL.	34	0	2016
PASCO-KAHLOTUS RD	0.72 MI. SW OF HERMAN RD	0.11 MI. SW OF HERMAN RD	0.61	MAJ. COL.	30	0	2016
PASCO-KAHLOTUS RD	0.11 MI. SW OF HERMAN RD	158' SW OF HERMAN RD	0.08	MAJ. COL.	34	0	2016

ROAD NAME	FROM	TO	LENGTH (MI.)	FUNCTIONAL CLASS	OPERATIONAL WIDTH (FT)	SHOULDER WIDTH (FT)	YEAR RATED
PASCO-KAHLOTUS RD	158' SW OF HERMAN RD	0.23 MI. NE OF HERMAN RD	0.26	MAJ. COL.	34	0	2016
PASCO-KAHLOTUS RD	0.23 MI. NE OF HERMAN RD	MURPHY RD	2.31	MAJ. COL.	30	4	2016
PASCO-KAHLOTUS RD	MURPHY RD	MCCLENNY RD	2.70	MAJ. COL.	30	4	2016
PASCO-KAHLOTUS RD	MCCLENNY RD	SNAKE RIVER RD	5.82	MAJ. COL.	30	4	2016
PASCO-KAHLOTUS RD	SNAKE RIVER RD	0.17 MI. NE OF SNAKE RIVER RD	0.17	MAJ. COL.	30	4	2016
PASCO-KAHLOTUS RD	0.17 MI. NE OF SNAKE RIVER RD	0.63 MI. NE OF SNAKE RIVER RD	0.46	MAJ. COL.	30	4	2016
PASCO-KAHLOTUS RD	0.63 MI. NE OF SNAKE RIVER RD	MOULTON LN	5.11	MAJ. COL.	30	4	2016
PASCO-KAHLOTUS RD	MOULTON LN	MOULTON RD	0.92	MAJ. COL.	30	4	2016
PASCO-KAHLOTUS RD	MOULTON RD	REYNOLDS RD	3.61	MAJ. COL.	30	4	2016
PASCO-KAHLOTUS RD	REYNOLDS RD	HUNT RD	2.09	MAJ. COL.	30	4	2016
PASCO-KAHLOTUS RD	HUNT RD	370' W OF SR 263	4.40	MAJ. COL.	30	4	2016
PASCO-KAHLOTUS RD	370' W OF SR 263	SR 263	0.07	MAJ. COL.	30	4	2016
PASCO-KAHLOTUS RD	SR 263	KAHLOTUS CITY LIMITS	0.30	MAJ. COL.	30	4	2016
PH #15	OVERTURF RD	0.38 MI. SW OF REYNOLDS RD	4.05	MIN. COL.	24	4	2016
PH #15	0.38 MI. SW OF REYNOLDS RD	370' SW OF REYNOLDS RD	0.31	MIN. COL.	20	4	2016
PH #15	370' SW OF REYNOLDS RD	211' SW OF REYNOLDS RD	0.03	MIN. COL.	24	4	2016
PH #15	211' SW OF REYNOLDS RD	COPP RD	5.71	MIN. COL.	24	4	2016
R-170 RD	SR-17	264' W OF BAART RD N	3.35	MAJ. COL.	28	0	2017
R-170 RD	264' W OF BAART RD N	GLADE N RD	3.04	MAJ. COL.	28	0	2017
R-170 RD	GLADE N RD	0.14 MI. W OF CENTER STREET	0.28	MAJ. COL.	28	0	2017
R-170 RD	0.14 MI. W OF CENTER STREET	264' E OF PRICE FRONTAGE RD	0.57	MAJ. COL.	34	0	2017
R-170 RD	264' E OF PRICE FRONTAGE RD	211' W OF BAILIE BLVD	0.16	MAJ. COL.	34	0	2017
R-170 RD	211' W OF BAILIE BLVD	106' E OF PRICE FRONTAGE RD	0.05	MAJ. COL.	34	0	2017
R-170 RD	106' E OF PRICE FRONTAGE RD	0.22 MI. E OF FAIRWAY CT	0.51	MAJ. COL.	28	0	2017
R-170 RD	0.22 MI. E OF FAIRWAY CT	370' E OF FAIRWAY CT	0.15	MAJ. COL.	28	0	2017
R-170 RD	370' E OF FAIRWAY CT	317' W OF FAIRWAY CT	0.13	MAJ. COL.	28	0	2017
R-170 RD	317' W OF FAIRWAY CT	317' E OF SAGEHILL RD	0.07	MAJ. COL.	28	0	2017
R-170 RD	317' E OF SAGEHILL RD	SAGEHILL RD	0.06	MAJ. COL.	40	0	2017
R-170 RD	SAGEHILL RD	0.10 MI. S OF SAGEHILL RD	0.10	MAJ. COL.	45	0	2017
R-170 RD	0.10 MI. S OF SAGEHILL RD	0.32 MI. S OF SAGEHILL RD	0.22	MAJ. COL.	34	0	2017
R-170 RD	0.32 MI. S OF SAGEHILL RD	317' NE OF SHEFFIELD RD	0.66	MAJ. COL.	34	0	2017
R-170 RD	317' NE OF SHEFFIELD RD	SHEFFIELD RD	0.06	MAJ. COL.	34	0	2017
R-170 RD	SHEFFIELD RD	158' SW OF KLAMATH RD W	1.24	MAJ. COL.	34	0	2017
R-170 RD	158' SW OF KLAMATH RD W	KLAMATH RAMP E	0.08	MAJ. COL.	46	0	2017

ROAD NAME	FROM	TO	LENGTH (MI.)	FUNCTIONAL CLASS	OPERATIONAL WIDTH (FT)	SHOULDER WIDTH (FT)	YEAR RATED
R-170 RD	KLAMATH RAMP E	53' E OF GREENAR RD	0.06	MAJ. COL.	46	0	2017
R-170 RD	53' E OF GREENAR RD	KLAMATH RAMP W	0.83	MAJ. COL.	34	0	2017
R-170 RD	KLAMATH RAMP W	KLAMATH HILL RD	0.11	MAJ. COL.	46	0	2017
R-170 RD	KLAMATH HILL RD	0.14 MI. SW OF KLAMATH HILL RD	0.14	MAJ. COL.	46	0	2017
R-170 RD	0.14 MI. SW OF KLAMATH HILL RD	0.22 MI. SW OF KLAMATH HILL RD	0.08	MAJ. COL.	34	0	2017
R-170 RD	0.22 MI. SW OF KLAMATH HILL RD	0.14 MI. NE OF RANGER DR	1.20	MAJ. COL.	28	0	2017
R-170 RD	0.14 MI. NE OF RANGER DR	RANGER DR	0.14	MAJ. COL.	34	0	2017
R-170 RD	RANGER DR	0.13 MI. S OF RANGER DR	0.13	MAJ. COL.	34	0	2017
R-170 RD	0.13 MI. S OF RANGER DR	RINGOLD RD	2.13	MAJ. COL.	28	0	2017
RINGOLD RD	GLADE N RD	475' W OF GLADE N RD	0.09	MIN. COL.	24	0	2017
RINGOLD RD	475' W OF GLADE N RD	TAYLOR FLATS RD	2.98	MIN. COL.	24	0	2017
RINGOLD RD	TAYLOR FLATS RD	R-170 RD	3.00	MAJ. COL.	24	0	2017
RUSSELL RD	OLD SR-17 S	LANGFORD RD	2.02	MIN. COL.	28	0	2017
RUSSELL RD	LANGFORD RD	GLADE N RD	3.96	MIN. COL.	28	0	2017
RUSSELL RD	GLADE N RD	GREENAR RD	3.51	MIN. COL.	28	0	2017
RUSSELL RD	GREENAR RD	R-170 RD	1.35	MIN. COL.	28	0	2017
SAGEHILL RD	R-170 RD	0.17 MI. N OF R-170 RD	0.17	MAJ. COL.	54	0	2017
SAGEHILL RD	0.17 MI. N OF R-170 RD	0.15 MI. S OF BASIN HILL RD	0.06	MAJ. COL.	40	0	2017
SAGEHILL RD	0.15 MI. S OF BASIN HILL RD	0.56 MI. N OF BASIN HILL RD	0.71	MAJ. COL.	40	0	2017
SAGEHILL RD	0.56 MI. N OF BASIN HILL RD	HOLLINGSWORTH H RD	1.20	MAJ. COL.	49	0	2017
SAGEHILL RD	HOLLINGSWORTH RD	0.21 MI. N OF HOLLINGSWORTH H RD	0.21	MAJ. COL.	49	0	2017
SAGEHILL RD	0.21 MI. N OF HOLLINGSWORTH RD	211' N OF FERN RD	1.72	MAJ. COL.	34	0	2017
SAGEHILL RD	211' N OF FERN RD	HENDRICKS RD	1.84	MAJ. COL.	34	0	2017
SAGEHILL RD	HENDRICKS RD	0.23 MI. N OF ELBOW RD	1.54	MAJ. COL.	28	0	2017
SAGEHILL RD	0.23 MI. N OF ELBOW RD	158' S OF RANGEVIEW RD	1.53	MAJ. COL.	28	0	2017
SAGEHILL RD	158' S OF RANGEVIEW RD	370' NW OF RADAR HEIGHTS DR	0.23	MAJ. COL.	28	0	2017
SAGEHILL RD	370' NW OF RADAR HEIGHTS DR	SR-24 & ADAMS COUNTY	1.29	MAJ. COL.	28	0	2017
SAGEMOOR RD W	INTERSECTS WITH US 395 & SAGEMOOR RD E.	53' SE OF CROSSES RAILROAD TRACKS	0.05	MAJ. COL.	30	0	2017
SAGEMOOR RD W	53' SE OF CROSSES RAILROAD TRACKS	ALDER RD	0.63	MAJ. COL.	34	0	2017
SAGEMOOR RD W	ALDER RD	475' E OF GLADE N RD	1.47	MAJ. COL.	34	0	2017

ROAD NAME	FROM	TO	LENGTH (MI.)	FUNCTIONAL CLASS	OPERATIONAL WIDTH (FT)	SHOULDER WIDTH (FT)	YEAR RATED
SAGEMOOR RD W	475' E OF GLADE N RD	GLADE N RD	0.09	MAJ. COL.	34	0	2017
SAGEMOOR RD W	GLADE N RD	475' W OF GLADE N RD	0.09	MAJ. COL.	30	0	2017
SAGEMOOR RD W	475' W OF GLADE N RD	DAYTON RD	1.92	MAJ. COL.	30	0	2017
SAGEMOOR RD W	DAYTON RD	1.00 MI. W OF DAYTON RD	1.00	MAJ. COL.	30	0	2017
SAGEMOOR RD W	1.00 MI. W OF DAYTON RD	TAYLOR FLATS RD	1.00	MAJ. COL.	30	0	2017
SAGEMOOR RD W	TAYLOR FLATS RD	COLUMBIA RIVER RD	3.63	MIN. COL.	26	0	2017
SCOOTENEY RD	HENDRICKS RD	MAIL RD	5.12	MIN. COL.	28	0	2017
SCOOTENEY RD	MAIL RD	ADAMS COUNTY LINE	0.38	MAJ. COL.	28	0	2017
SCOOTENEY RD	ADAMS COUNTY LINE	0.13 MI. AFTER ADAMS COUNTY LINE	0.13	MAJ. COL.	28	0	2017
SELPH LANDING RD	CRESTLOCH RD	N RAILROAD AVENUE	2.87	MIN. COL.	24	4	2017
SELPH LANDING RD	N RAILROAD AVENUE	GLADE N RD	0.44	MAJ. COL.	22	0	2017
SELPH LANDING RD	GLADE N RD	TAYLOR FLATS RD	3.24	MAJ. COL.	22	0	2017
SELPH LANDING RD	TAYLOR FLATS RD	COLUMBIA RIVER RD	1.78	MIN. COL.	22	0	2017
SHEFFIELD RD	MESA CITY LIMITS	ASTORIA RD	0.52	MIN. COL.	26	0	2017
SHEFFIELD RD	ASTORIA RD	LANGFORD RD	1.00	MIN. COL.	26	0	2017
SNAKE RIVER RD	PASCO-KAHLOTUS RD	1.28 MI. S OF BLACKMAN RIDGE RD E.	2.24	MIN. COL.	26	0	2016
SNAKE RIVER RD	1.28 MI. S OF BLACKMAN RIDGE RD E	MOULTON RD	2.46	MIN. COL.	22	0	2016
SNAKE RIVER RD	MOULTON RD	0.24 MI. SE OF OVERTURF RD	2.42	MAJ. COL.	22	0	2016
SNAKE RIVER RD	0.24 MI. SE OF OVERTURF RD	AT OVERTURF RD	0.24	MAJ. COL.	20	0	2016
TANK FARM RD	END OF RD	1.25 MI. AFTER END OF RD	1.25	MAJ. COL.	20	0	
TAYLOR FLATS RD	COLUMBIA RIVER RD	475' NE OF COLUMBIA RIVER RD	0.09	MAJ. COL.	45	0	2017
TAYLOR FLATS RD	475' NE OF COLUMBIA RIVER RD	0.34 MI. NE OF COLUMBIA RIVER RD	0.25	MAJ. COL.	48	0	2017
TAYLOR FLATS RD	0.34 MI. NE OF COLUMBIA RIVER RD	0.36 MI. NE OF COLUMBIA RIVER RD	0.02	MAJ. COL.	32	0	2017
TAYLOR FLATS RD	0.36 MI. NE OF COLUMBIA RIVER RD	0.43 MI. NE OF COLUMBIA RIVER RD	0.07	MAJ. COL.	32	0	2017
TAYLOR FLATS RD	0.43 MI. NE OF COLUMBIA RIVER RD	SELPH LANDING RD	1.66	MAJ. COL.	30	0	2017
TAYLOR FLATS RD	SELPH LANDING RD	BIRCH RD	3.17	MAJ. COL.	30	0	2017
TAYLOR FLATS RD	BIRCH RD	106' S OF CYPRESS DR	1.92	MAJ. COL.	30	0	2017
TAYLOR FLATS RD	106' S OF CYPRESS DR	0.19 MI. S OF CYPRESS RD	0.28	MAJ. COL.	40	0	2017
TAYLOR FLATS RD	0.19 MI. S OF CYPRESS RD	DOGWOOD RD W	0.81	MAJ. COL.	30	0	2017
TAYLOR FLATS RD	DOGWOOD RD W	ELTOPIA W RD	3.00	MAJ. COL.	30	0	2017
TAYLOR FLATS RD	ELTOPIA W RD	RINGOLD RD	2.15	MAJ. COL.	30	0	2017

ROAD NAME	FROM	TO	LENGTH (MI.)	FUNCTIONAL CLASS	OPERATIONAL WIDTH (FT)	SHOULDER WIDTH (FT)	YEAR RATED
VINEYARD DR E	US 395	FALLS RD	2.71	MIN. COL.	26	0	2016
VINEYARD DR E	FALLS RD	CRESTLOCH RD	1.74	MIN. COL.	26	0	2016
VINEYARD DR W	US 395	N RAILROAD AVENUE	1.23	MIN. COL.	26	0	2016
WADSWORTH RD	SR-260	158' N OF RITCHARDS RD	4.55	MIN. COL.	24	4	2016
WAHLUKE RD	KLAMATH HILL RD	BELLFLOWER RD	1.38	MIN. COL.	26	0	2017
WAHLUKE RD	BELLFLOWER RD	HOLLINGSWORTH RD	2.11	MIN. COL.	26	0	2017
WAHLUKE RD N	FILBERT RD	0.12 MI. W OF SAGEHILL RD	2.96	MIN. COL.	26	0	2017
WAHLUKE RD N	0.12 MI. W OF SAGEHILL RD	SAGEHILL RD	0.12	MIN. COL.	26	0	2017
WILLIAMS RD	HATTON RD	0.26 MI. NW OF N BOUND US 395	0.49	MIN. COL.	14	0	2016
WILLIAMS RD	0.26 MI. NW OF N BOUND US 395	158' SE OF N BOUND US 395	0.29	MIN. COL.	28	0	2016

MIN. COL. = Minor Collector

MAJ. COL. = Major Collector

TABLE 2- RURAL FRANKLIN COUNTY FUNCTIONALLY CLASSIFIED ROAD MILEAGE

(See next page)

THIS PAGE INTENTIONALLY LEFT BLANK

Segment	Miles
Principal Arterials	
SR-17: Mesa NCL to Adams Co. Line	12.80
US 395: Pasco NCL to Mesa SCL	19.89
US 395: Mesa ECL to Connell SCL	8.29
US 395: Connell ECL to Connell SCL	0.7
US 395: Connell NCL to Adams Co. Line	3.24
Total Principal Arterials	94.76
Rural Major Collectors	
Burr Canyon Road: SR 263 to .44 mi. after SR-263	0.44
Blanton Road: US 395 to Overturf Road	6.40
Booker Road: SR-17 to Muse Road	0.57
Eltopia West Road: US 395 to Taylor Flats Road	9.22
Foster Wells Road E: 0.48 mi. E. of Capitol Ave to Pasco-Kahlotus Road	5.50
Glade North Road: 0.62 mi. NW of City Limits to R-170	21.65
Hendricks Road: Sagehill Road to SR 24	7.85
Lind Road: Connell City Limits to US 395	0.13
Mail Road: Scooteney Road to SR 24	4.38
Moon Road: SR 260 to Muse Road	5.09
Moulton Road: Snake River Road to Pasco-Kahlotus Road	6.29
N Railroad Avenue: Foster Well Road W to Selph Landing Road	2.67
Overturf Road: Blanton Road to Snake River Road	6.51
Pasco-Kahlotus Road: Commercial Avenue to Kahlotus City Limits	40.12
R-170: SR-17 to Ringold Road	15.55
Ringold Road: Taylor Flats Road to R-170	3.00
Sagehill Road: R-170 to SR-24 & Adams County	10.50
Sagemoor Road: US 395 & Sagemoor Rd E to Taylor Flats Road	6.25
Scooteney Road: Mail Road to Adams County Line	0.51
Selph Landing Road: N Railroad Avenue to Taylor Flats	3.68
Snake River Road: Moulton Road to Overturf Road	2.66
Tank Farm Road: End of Road to 1.25 mi. after End of Road	1.25
Taylor Flats Road: Columbia River Road to Ringold Road	13.42
Total Major Collectors	173.58
Rural Minor Collectors	
Blanton Road: Overturf Road to 0.26 mi. N. of Havlina Road	11.37
Broadmoor Boulevard: 0.24 mi. N. of Burns Road to Dent Road	0.76
Burr Canyon Road: Pasco-Kahlotus Road to SR 263	4.84
Clark Road: Glade North Road to Road 36 North	3.55
Columbia River Road: Taylor Flats Road to Sagemoor Road West	5.78
Coyan Road: Beginning of Road to Hatton Road	9.38
Crestloch Road: Selph Landing Road to Vineyard Drive East	1.70
Dent Road: Columbia River Road to Goose Hollow Road	2.35
Dilling Road: Dilling Lane to Muse Drive	5.05
Filbert Road: Wahluke Road N. to Mt. Vista Road	4.32
Hatton Road: Coyan Road to Williams Road	1.00
Hendricks Road: SR 17 to Sagehill Road	9.06
Hollingsworth Road: Sagehill Road to Mt. Vista Road	6.96
Hoover Road: Lind Road to Wadsworth Road	9.67
Klamath Road: R-170 to Wahluke Road	0.99
Langford Road: Eltopia West Road to R-170	9.34
Lind Road: 1 st Old City Limits to Adams County Line	9.74
Mt. Vista Road: Hollingsworth Road to Hendricks Road	7.95
Muse Drive: Dilling Road to Krug Road	0.82
Old SR 17 South: Russell Road to 0.10 mi. after Mesa City Limits	1.24
PH #15: Overturf Road to Copp Road	10.10
Ringold Road: Glade North Road to Taylor Flats Road	3.07
Russell Road: Old SR 17 South to R-170	10.84

Sagemoor Road West: Taylor Flats Road to Columbia River Road	3.63
Scootenev Road: Hendricks Road to Mail Road	5.12
Selph Landing Road: Crestloch Road to Columbia River Road	4.65
Sheffield Road: Mesa City Limits to Langford Road	1.52
Snake River Road: Pasco-Kahlotus Road to Moulton Road	4.70
Vineyard Drive East: US 395 to Crestloch Road	4.45
Vineyard Drive West: US 395 to North Railroad Avenue	1.23
Wadsworth Road: SR 260 to 158 ft. North of Ritchards Road	4.55
Wahluke Road: Klamath Road to Hollingsworth Road	3.49
Wahluke Road North: Filbert Road to Sagehill Road	3.08
Williams Road: Hatton Road to 158 ft. SE of N. Bound US 395	0.78
Total Minor Collectors	167.08
Total Classified Roads in Rural Franklin County	435.08

TABLE 3- FREIGHT & GOODS TRANSPORTATION SYSTEM

ROAD NAME	LENGTH	FUNCTIONAL CLASS	TRUCK ROUTE CLASS	ALL WEATHER?
ALDER RD: GLADE N RD TO TAYLOR FLATS RD	3.99	Rural Local Access	T-5	No
AUBURN RD: ELTOPIA W RD TO GLENWOOD RD	1.16	Rural Local Access	T-5	No
BASIN SLOPE RD: SAGEHILL RD TO END LANDSLIDE	2.37	Rural Local Access	T-5	No
BELLEVUE RD N: ELTOPIA W RD TO RINGOLD RD	5.07	Rural Local Access	T-5	No
BELLFLOWER RD: BEGINNING OF RD TO COLUMBIA RD	2.61	Rural Local Access	T-5	No
BLACKMAN RIDGE RD E: GERTLER RD TO SNAKE RIVER RD	4.32	Rural Local Access	T-5	No
BLANTON RD: US 395 TO OVERTURF RD	6.4	Rural Major Collector	T-4	Yes
BLANTON RD: OVERTURF RD TO CONNELL CITY LIMITS	11.23	Rural Minor Collector	T-4	Yes
BOOKER RD: SR-17 TO MUSE DR	0.57	Rural Major Collector	T-3	Yes
BURR CANYON RD: PASCO-KAHLLOTUS RD TO SR-263	4.84	Rural Minor Collector	T-5	No
CHERRY DR N: DOGWOOD RD TO TAYLOR FLATS RD	2.23	Rural Local Access	T-5	No
CLARK RD: GLADE N RD TO COLUMBIA RIVER RD	3.55	Rural Minor Collector	T-5	Yes
COLONIAL RD: RUSSELL RD TO SHEFFIELD RD	2.04	Rural Local Access	T-5	No
COLUMBIA RIVER RD: TAYLOR FLS RD TO SAGEMOOR RD W	5.78	Rural Minor Collector	T-4	No
COLUMBIA RD: BELLFLOWER RD TO HOLLINGSWORTH RD	2.0	Rural Local Access	T-5	No
COPP RD: PH #15 TO MILLER RD	1.32	Rural Local Access	T-5	No
COTTONWOOD DR: SAGEMOOR RD W TO DOGWOOD RD W	4.24	Rural Local Access	T-5	No
COYAN RD: 475 FT. E OF WAREHOUSE RD TO SR-17	4.11	Rural Minor Collector	T-4	No
COYAN RD: SR-17 TO SCOOTENEY RD	2.89	Rural Local Access	T-4	No
CRESTLOCH RD: SELPH LANDING RD TO VINEYARD DR E	1.7	Rural Minor Collector	T-4	Yes
CRESTLOCH RD: VINEYARD DR E TO FRONTIER RD	2.81	Rural Local Access	T-4	No
CURRY RD: CITY LIMITS TO MILLER RD	0.86	Rural Local Access	T-5	No
DAYTON RD: ALDER RD TO DOGWOOD RD	4.0	Rural Local Access	T-5	No
DELANY RD: REYNOLDS RD TO SR-260	4.59	Rural Local Access	T-5	No
DENT RD: COLUMBIA RIVER RD TO GOOSE HOLLOW RD	2.35	Rural Minor Collector	T-5	No
DILLING RD: DILLING LN TO MUSE DR	5.05	Rural Minor Collector	T-5	No
DOGWOOD RD: IONE RD TO CHERRY DR N	4.94	Rural Local Access	T-5	No
DOGWOOD RD W: TAYLOR FLATS RD TO COTTONWOOD DR	1.61	Rural Local Access	T-5	No
ELM RD: GLADE N RD TO IN FRONT OF SCHOOL	4.11	Rural Local Access	T-5	No
ELM RD E: US 395 TO END OF RD	0.09	Rural Local Access	T-4	Yes
ELTOPIA W RD: US 395 TO TAYLOR FLATS RD	9.22	Rural Major Collector	T-3	Yes
ELTOPIA W RD: TAYLOR FLATS RD TO AUBURN RD	1.11	Rural Local Access	T-5	No
EVERETT RD: ELM RD TO FIR RD W	1.0	Rural Local Access	T-5	No
FAIRWAY COURT: BEGIN OF RD TO R-170 RD	0.25	Rural Local Access	T-5	No

ROAD NAME	LENGTH	FUNCTIONAL CLASS	TRUCK ROUTE CLASS	ALL WEATHER?
FAIRWAY RD: KLAMATH RD W TO SHEFFIELD RD	1.0	Rural Local Access	T-5	No
FALLS RD: VINEYARD DR E TO FRONTIER RD	2.54	Rural Local Access	T-4	No
FANNING RD: COLUMBIA RIVER RD TO MCDONALD DR	1.63	Rural Local Access	T-5	
FILBERT RD: WAHLUKE RD N TO MT VISTA RD	4.32	Rural Minor Collector	T-5	No
FIR RD W: EVERETT RD TO COLUMBIA RIVER RD N	5.54	Rural Local Access	T-5	No
FISHOOK-ELGIN RD: HAVERLAND-KOONTZ RD TO CURRY RD	11.32	Rural Local Access	T-5	No
FOSTER WELLS RD E: 0.48 MI. E OF CAPITOL AVE TO 2.49 MI. E OF CAPITOL AVE	2.01	Rural Major Collector	T-4	No
FRONTIER RD: FALLS RD TO END OF RD	4.27	Rural Local Access	T-4	No
GARFIELD RD: GLADE N RD TO END OF RD	6.06	Rural Local Access	T-5	No
GERTLER RD: BLACKMAN RIDGE RD E TO BLANTON RD	6.83	Rural Local Access	T-5	No
GLADE N RD: 0.62 MI. NW OF CITY LIMITS TO R-170 RD	21.65	Rural Major Collector	T-3	Yes
GLENWOOD RD: AUBURN RD TO END OF RD	5.16	Rural Local Access	T-5	No
HENDRICKS RD: SR-17 TO SAGEHILL RD	9.06	Rural Minor Collector	T-5	No
HENDRICKS RD: SAGEHILL RD TO SR-24	7.85	Rural Major Collector	T-5	Yes
HOLLINGSWORTH RD: SAGEHILL RD TO MT VISTA RD	6.96	Rural Minor Collector	T-4	No
HOOPER RD: HOPE VALLEY RD TO GARFIELD RD	2.33	Rural Local Access	T-5	No
HOOVER RD: LIND RD TO WADSWORTH RD	9.67	Rural Minor Collector	T-5	No
HOPE VALLEY RD: ELTOPIA W RD TO HOOPER RD	2.02	Rural Local Access	T-5	No
ICE HARBOR RD: PASCO-KAHLLOTUS RD TO END OF RD	2.6	Rural Local Access	T-5	No
IRONWOOD RD: LANGFORD RD TO MILLWOOD RD	7.04	Rural Local Access	T-5	No
KLAMATH HILL RD: R-170 RD TO WAHLUKE RD	0.99	Rural Minor Collector	T-4	Yes
KLAMATH RAMP E: KLAMATH RD W TO R-170 RD	0.14	Rural Local Access	T-5	No
KLAMATH RD W: DRUMMOND RD TO KLAMATH RAMP E	3.73	Rural Local Access	T-4	No
KLUNDT RD: MURPHY RD TO MCCLENNY RD	2.02	Rural Local Access	T-5	No
KRUG RD: PARADISE RD TO MUSE DR	2.06	Rural Local Access	T-5	No
KRUSE RD: FRONTIER RD TO END OF RD	3.2	Rural Local Access	T-5	No
LANGFORD RD: ELTOPIA W RD TO R-170 RD	9.34	Rural Minor Collector	T-4	No
LIND RD: CONNELL CITY LIMITS TO US 395	0.13	Rural Major Collector	T-4	Yes
LIND RD: US 395 TO ADAMS COUNTY	9.2	Rural Minor Collector	T-4	No
MAIL RD: 0.24 MI. NW OF SCOOTENEY RD TO RADAR HILL RD	3.91	Rural Major Collector	T-4	No
MARTINDALE RD: PASCO-KAHLLOTUS RD TO END OF RD @ RR	2.34	Rural Local Access	T-5	No
MCCLENNY RD: PASCO-KAHLLOTUS RD TO VOTAW RD	2.97	Rural Local Access	T-5	No
MILLER RD: CURRY RD TO COPP RD	4.87	Rural Local Access	T-5	No
MOON RD: CANAL TO MUSE RD	4.89	Rural Major Collector	T-5	No
MOULTON RD: SNAKE RIVER RD TO PASCO-KAHLLOTUS RD	6.29	Rural Major Collector	T-5	No
MOUND RD: RANGEVIEW RD TO ADAMS COUNTY LINE	0.45	Rural Local Access	T-5	No

ROAD NAME	LENGTH	FUNCTIONAL CLASS	TRUCK ROUTE CLASS	ALL WEATHER?
MT VISTA RD: HOLLINGSWORTH RD TO HENDRICKS RD	7.95	Rural Minor Collector	T-3	No
MURPHY RD: PASCO-KAHLOTUS RD TO KLUNDT RD	1.97	Rural Local Access	T-5	No
MUSE DR: DILLING RD TO KRUG RD	0.82	Rural Minor Collector	T-5	No
N RAILROAD AVE: 0.52 MI. N OF CITY LIMITS TO SELPH LANDING RD	2.21	Rural Major Collector	T-4	No
OLD SR-17 S: RUSSELL RD TO MESA CITY LIMITS	1.14	Rural Minor Collector	T-4	No
OVERTURF RD: BLANTON RD TO SNAKE RIVER RD	6.51	Rural Major Collector	T-4	No
PARADISE RD: 53 FT. E OF RAILROAD SPUR TO SCOOTENEY PARK RD	3.28	Rural Local Access	T-5	No
PASCO-KAHLOTUS RD: COMMERCIAL AVE TO SR 263	40.16	Rural Major Collector	T-3	Yes
PH #15: OVERTURF RD TO COPP RD	10.1	Rural Minor Collector	T-5	No
PHEND RD: US 395 TO FRONTIER RD	4.24	Rural Local Access	T-5	No
R-170 RD: SR-17 TO RINGOLD RD	15.55	Rural Major Collector	T-3	Yes
RADAR HILL RD: MAIL RD TO END OF RD	0.75	Rural Local Access	T-4	No
RANGEVIEW RD: SAGEHILL RD TO MOUND RD	3.65	Rural Local Access	T-4	No
REYNOLDS RD: PH #15 TO PASCO-KAHLOTUS RD	5.81	Rural Local Access	T-5	No
RINGOLD RD: GLADE N RD TO TAYLOR FLATS RD	3.07	Rural Minor Collector	T-4	No
RINGOLD RD: TAYLOR FLATS RD TO R-170 RD	3.0	Rural Major Collector	T-3	No
RINGOLD RD: R-170 RD TO RINGOLD RIVER RD	0.81	Rural Local Access	T-5	No
RUSSELL RD: OLD SR-17 S TO R-170 RD	10.84	Rural Minor Collector	T-4	No
SAGEHILL RD: R-170 RD TO SR-24 & ADAMS COUNTY	10.5	Rural Major Collector	T-3	Yes
SAGEMOOR RD E: US 395 TO FRONTIER RD	3.48	Rural Local Access	T-3	No
SAGEMOOR RD W: INTERSECTS WITH HIGHWAY 395 & SAGEMOOR RD E TO TAYLOR FLATS RD	6.25	Rural Major Collector	T-4	Yes
SAGEMOOR RD W: TAYLOR FLATS RD TO COLUMBIA RIVER RD	3.63	Rural Minor Collector	T-4	No
SCOOTENEY RD: HENDRICKS RD TO MAIL RD	5.12	Rural Minor Collector	T-5	No
SCOOTENEY RD: MAIL RD TO ADAMS COUNTY LINE	0.38	Rural Major Collector	T-4	No
SELPH LANDING RD: CRESTLOCH RD TO N RAILROAD AVE	2.87	Rural Minor Collector	T-3	No
SELPH LANDING RD: N RAILROAD AVE TO TAYLOR FLATS RD	3.68	Rural Major Collector	T-4	No
SELPH LANDING RD: TAYLOR FLATS RD TO COLUMBIA RIVER RD	1.78	Rural Minor Collector	T-4	No
SHEFFIELD RD: MESA CITY LIMITS TO LANGFORD RD	1.52	Rural Minor Collector	T-4	No
SHEFFIELD RD: LANGFORD RD TO BASIN SLOPE RD	7.13	Rural Local Access	T-4	No
SNAKE RIVER RD: BEGINNING OF PAVEMENT TO PASCO-KAHLOTUS RD	5.12	Rural Local Access	T-5	No
SNAKE RIVER RD: PASCO-KAHLOTUS RD TO MOULTON RD	4.7	Rural Minor Collector	T-5	No
SNAKE RIVER RD: MOULTON RD TO OVERTURF RD	2.66	Rural Major Collector	T-5	No
TAYLOR FLATS RD: COLUMBIA RIVER RD TO RINGOLD RD	13.42	Rural Major Collector	T-3	No
VINEYARD DR E: US 395 TO CRESTLOCH RD	4.45	Rural Minor Collector	T-4	No
VINEYARD DR W: US 395 TO N RAILROAD AVE	1.23	Rural Minor Collector	T-3	No

ROAD NAME	LENGTH	FUNCTIONAL CLASS	TRUCK ROUTE CLASS	ALL WEATHER?
WADSWORTH RD: SR-260 TO 158 FT. N OF RITCHARDS RD	4.55	Rural Minor Collector	T-5	No
WADSWORTH RD: 158 FT. N OF RITCHARDS RD TO WATSON RD	0.94	Rural Local Access	T-5	No
WAHLUKE RD: KLAMATH HILL RD TO HOLLINGSWORTH RD	3.49	Rural Minor Collector	T-4	No
WAHLUKE RD N: HOLLINGSWORTH RD TO FILBERT RD	2.17	Rural Local Access	T-5	No
WAHLUKE RD N: FILBERT RD TO SAGEHILL RD	3.08	Rural Minor Collector	T-5	No
WAREHOUSE RD: SR-260 TO COYAN RD	4.0	Rural Local Access	T-4	No
WATSON RD: WADSWORTH RD TO SR-21	2.94	Rural Local Access	T-5	No
WYATT LN: KLAMATH HILL RD TO END OF RD - LANDSLIDE	0.47	Rural Local Access	T-5	No
TOTAL COUNTY FREIGHT & GOODS ROUTES	512.2			
STATE FREIGHT AND GOODS ROUTES				
SR 17: MESA NCL TO ADAMS CO. LINE	12.8	Principal Arterial	T-2	Yes
SR 21: KAHLOTUS NCL TO ADAMS CO. LINE	7.42	Major Collector	T-3	Yes
SR 260: SR 17 TO CONNELL WCL	6.17	Major Collector	T-3	Yes
SR 260: CONNELL ECL TO KAHLOTUS WCL	11.92	Major Collector	T-3	Yes
SR 260: KAHLOTUS ECL TO ADAMS CO. LINE	11.86	Major Collector	T-3	Yes
SR 261: COLUMBIA CO. LINE TO SR 260	14.89	Major Collector	T-3	Yes
SR 263: BURR CANYON RD TO KAHLOTUS SCL	0.39	Major Collector	T-3	Yes
US 395: PASCO NCL TO MESA SCL	19.89	Principal Arterial	T-1	Yes
US 395: MESA NCL TO CONNELL SCL	8.29	Principal Arterial	T-1	Yes
US 395: CONNELL ECL TO CONNELL SCL	0.7	Principal Arterial	T-1	Yes
US 395: CONNELL NCL TO ADAMS CO. LINE	3.24	Principal Arterial	T-1	Yes
TOTAL STATE FREIGHT & GOODS ROUTES	97.57			

TABLE 4- TRAFFIC COUNTS (2018, BFCG)

SITE	LOCATION	DIRECTION	AVERAGE VOLUME	PEAK HOUR VOLUME	
				AM	PM
COURT ST BTWN RD 100 & RD 103	COURT ST BTWN RD 100 & RD 103	EB	499	35	45
COURT ST BTWN RD 103 & WEST CITY LIMITS	COURT ST BTWN RD 103 & WEST CITY LIMITS	EB	438	34	39
RD 100 BTWN COURT ST & ARGENT RD	RD 100 BTWN COURT ST & ARGENT RD	NB	1556	145	106
COURT ST BTWN RD 100 & RD 96	COURT ST BTWN RD 100 & RD 96	EB	1520	130	117
RD 100 BTWN MAPLE DR & WILLOW WY	RD 100 BTWN MAPLE DR & WILLOW WY	NB	3229	342	288
ARGENT RD BTWN RD 100 & RD 96	ARGENT RD BTWN RD 100 & RD 96	EB	1799	271	140
RD 100 BTWN ARGENT RD & CANAL	RD 100 BTWN ARGENT RD & CANAL	NB	3749	401	319
COURT ST BTWN RD 100 & RD 68	COURT ST BTWN RD 100 & RD 68	EB	2255	237	183
ARGENT RD BTWN RD 68 & RD 84	ARGENT RD BTWN RD 68 & RD 84	EB	4361	455	499
CHAPEL HILL BLVD BTWN RD 68 & SARATOGA LN	CHAPEL HILL BLVD BTWN RD 68 & SARATOGA LN	EB	1248	56	129
SYLVESTER ST BTWN RD 56 & RD 52	SYLVESTER ST BTWN RD 56 & RD 52	EB	1156	108	88
COURT ST BTWN RD 68 & RD 44	COURT ST BTWN RD 68 & RD 44	EB	4830	370	387
ARGENT RD BTWN RD 52 & RD 68	ARGENT RD BTWN RD 52 & RD 68	EB	3171	228	300
ARGENT RD WEST OF RD 52	ARGENT RD WEST OF RD 52	EB	3197	316	324
RD 44 BTWN ARGENT RD & MADISON DR	RD 44 BTWN ARGENT RD & MADISON DR	NB	3671	175	447
RD 44 BTWN MADISON DR & DESERT PLATEAU DR	RD 44 BTWN MADISON DR & DESERT PLATEAU DR	NB	2104	155	230
RD 44 BTWN ARGENT RD & HILLTOP DR	RD 44 BTWN ARGENT RD & HILLTOP DR	NB	2026	150	221
BROADMOOR BLVD BTWN CANAL & ST THOMAS DR	BROADMOOR BLVD BTWN CANAL & ST THOMAS DR	NB	4900	512	358
BROADMOOR BLVD BTWN ST THOMAS DR & I-182	BROADMOOR BLVD BTWN ST THOMAS DR & I-182	NB	11083	996	834
BROADMOOR BLVD BTWN I-182 & SANDIFUR PKWY	BROADMOOR BLVD BTWN I-182 & SANDIFUR PKWY	NB	11195	739	1136
CHAPEL HILL BLVD BTWN BROADMOOR BLVD & RD 84	CHAPEL HILL BLVD BTWN BROADMOOR BLVD & RD 84	EB	4613	358	410
SANDIFUR PKWY BTWN BROADMOOR BLVD & OUTLET MALL	SANDIFUR PKWY BTWN BROADMOOR BLVD & OUTLET MALL	EB	7165	427	802
SANDIFUR PKWY BTWN VALDEZ RD & OUTLET MALL	SANDIFUR PKWY BTWN VALDEZ RD & OUTLET MALL	EB	6734	424	793
RD 68 BTWN BURDEN BLVD & SANDIFUR PKWY	RD 68 BTWN BURDEN BLVD & SANDIFUR PKWY	NB	9416	469	832
SANDIFUR PKWY BTWN RD 68 & VALDEZ LN	SANDIFUR PKWY BTWN RD 68 & VALDEZ LN	EB	6824	429	661
RD 68 BTWN SANDIFUR PKWY & NORTH CITY LIMITS	RD 68 BTWN SANDIFUR PKWY & NORTH CITY LIMITS	NB	5537	342	457
RD 68 BTWN I-182 & BURDEN BLVD	RD 68 BTWN I-182 & BURDEN BLVD	NB	26109	1491	2281
BURDEN BLVD BTWN RD 68 & RD 68 PL	BURDEN BLVD BTWN RD 68 & RD 68 PL	EB	10306	548	1024
BURDEN BLVD BTWN ROBERT WAYNE DR & CONVENTION PL	BURDEN BLVD BTWN ROBERT WAYNE DR & CONVENTION PL	EB	9905	511	1004
BURDEN BLVD BTWN RD 60 & ROBERT WAYNE DR	BURDEN BLVD BTWN RD 60 & ROBERT WAYNE DR	EB	8132	415	858
BURDEN BLVD BTWN RD 44 & RD 60	BURDEN BLVD BTWN RD 44 & RD 60	EB	3618	222	347
SYLVESTER ST BTWN RD 34 & US-395	SYLVESTER ST BTWN RD 34 & US-395	EB	4374	365	325
LEWIS ST BTWN US-395 & 28TH AVE	LEWIS ST BTWN US-395 & 28TH AVE	EB	7331	495	554
SYLVESTER ST BTWN SR-395 & 28TH AVE	SYLVESTER ST BTWN SR-395 & 28TH AVE	EB	5213	460	421
28TH AVE BTWN LEWIS ST & SYLVESTER ST	28TH AVE BTWN LEWIS ST & SYLVESTER ST	NB	3668	300	303
LEWIS ST BTWN 28TH AVE & 20TH AVE	LEWIS ST BTWN 28TH AVE & 20TH AVE	EB	6037	427	464

SITE	LOCATION	DIRECTION	AVERAGE VOLUME	PEAK HOUR VOLUME	
				AM	PM
SYLVESTER ST BTWN 28TH AVE & 20TH AVE	SYLVESTER ST BTWN 28TH AVE & 20TH AVE	EB	4257	283	354
20TH AVE BTWN A ST & LEWIS ST	20TH AVE BTWN A ST & LEWIS ST	NB	2984	174	256
20TH AVE BTWN LEWIS ST & SYLVESTER ST	20TH AVE BTWN LEWIS ST & SYLVESTER ST	NB	5937	357	496
LEWIS ST BTWN 20TH AVE & 18TH AVE	LEWIS ST BTWN 20TH AVE & 18TH AVE	EB	5245	373	399
LEWIS ST BTWN 20TH AVE & 14TH AVE	LEWIS ST BTWN 20TH AVE & 14TH AVE	EB	5489	340	442
SYLVESTER ST BTWN 20TH AVE & 14TH AVE	SYLVESTER ST BTWN 20TH AVE & 14TH AVE	EB	4193	299	336
COURT ST BTWN RD 44 & RD 36	COURT ST BTWN RD 44 & RD 36	EB	6030	512	470
RD 36 BTWN HENRY ST & COURT ST	RD 36 BTWN HENRY ST & COURT ST	NB	1080	92	105
COURT ST BTWN RD 34 & RD 36	COURT ST BTWN RD 34 & RD 36	EB	7951	603	645
RD 36 BTWN COURT ST & WERNETT RD	RD 36 BTWN COURT ST & WERNETT RD	NB	408	19	42
COURT ST BTWN RD 34 & US-395	COURT ST BTWN RD 34 & US-395	EB	9537	673	795
RD 36 BTWN ARGENT RD & MEADOW BEAUTY DR	RD 36 BTWN ARGENT RD & MEADOW BEAUTY DR	NB	4016	186	466
ARGENT RD BTWN 20TH AVE & RD 44	ARGENT RD BTWN 20TH AVE & RD 44	EB	7760	954	451
COURT ST BTWN US-395 & 26TH AVE	COURT ST BTWN US-395 & 26TH AVE	EB	11338	717	895
COURT ST BTWN 26TH AVE & 20TH AVE	COURT ST BTWN 26TH AVE & 20TH AVE	EB	9405	546	744
20TH AVE BTWN SYLVESTER ST & COURT ST	20TH AVE BTWN SYLVESTER ST & COURT ST	NB	7638	449	656
20TH AVE BTWN COURT ST & PEARL ST	20TH AVE BTWN COURT ST & PEARL ST	NB	6746	363	554
PEARL ST BTWN 26TH AVE & 20TH AVE	PEARL ST BTWN 26TH AVE & 20TH AVE	EB	696	33	60
20TH AVE BTWN PEARL ST & I-182	20TH AVE BTWN PEARL ST & I-182	NB	11492	714	1013
20TH AVE BTWN I-182 & CBC SOUTH ENTRANCE	20TH AVE BTWN I-182 & CBC SOUTH ENTRANCE	NB	8795	687	739
PEARL ST BTWN 20TH AVE & 14TH AVE	PEARL ST BTWN 20TH AVE & 14TH AVE	EB	2208	148	196
20TH AVE BTWN CBC SOUTH ENTRANCE & CBC NORTH ENTRANCE	20TH AVE BTWN CBC SOUTH ENTRANCE & CBC NORTH ENTRANCE	NB	6483	549	542
20TH AVE BTWN CBC NORTH ENTRANCE & ARGENT RD	20TH AVE BTWN CBC NORTH ENTRANCE & ARGENT RD	NB	6300	484	531
A ST BTWN 20TH AVE & 10TH AVE	A ST BTWN 20TH AVE & 10TH AVE	EB	4629	269	406
14TH AVE BTWN A ST & CLARK ST	14TH AVE BTWN A ST & CLARK ST	NB	1329	102	120
14TH AVE BTWN CLARK ST & SYLVESTER ST	14TH AVE BTWN CLARK ST & SYLVESTER ST	NB	2094	133	177
CLARK ST BTWN 14TH AVE & 10TH AVE	CLARK ST BTWN 14TH AVE & 10TH AVE	EB	1256	81	114
SYLVESTER ST BTWN 14TH AVE & 10TH AVE	SYLVESTER ST BTWN 14TH AVE & 10TH AVE	EB	3367	209	273
10TH AVE BTWN AINSWORTH AVE & LEWIS ST	10TH AVE BTWN AINSWORTH AVE & LEWIS ST	NB	6949	446	499
AINSWORTH AVE BTWN 10TH AVE & 4TH AVE	AINSWORTH AVE BTWN 10TH AVE & 4TH AVE	EB	4431	348	299
A ST BTWN 10TH AVE & 4TH AVE	A ST BTWN 10TH AVE & 4TH AVE	EB	3771	209	386
LEWIS ST BTWN 14TH AVE & 10TH AVE	LEWIS ST BTWN 14TH AVE & 10TH AVE	EB	5305	330	406
10TH AVE BTWN LEWIS ST & CLARK ST	10TH AVE BTWN LEWIS ST & CLARK ST	NB	3888	257	322
10TH AVE BTWN CLARK ST & SYLVESTER ST	10TH AVE BTWN CLARK ST & SYLVESTER ST	NB	3456	179	297
LEWIS ST BTWN 10TH AVE & 4TH AVE	LEWIS ST BTWN 10TH AVE & 4TH AVE	EB	4135	230	306
CLARK ST BTWN 10TH AVE & 4TH AVE	CLARK ST BTWN 10TH AVE & 4TH AVE	EB	1036	64	91
SYLVESTER ST BTWN 10TH AVE & 5TH AVE	SYLVESTER ST BTWN 10TH AVE & 5TH AVE	EB	2400	150	241
4TH AVE BTWN AINSWORTH AVE & A ST	4TH AVE BTWN AINSWORTH AVE & A ST	NB	257	20	22
4TH AVE BTWN LEWIS ST & CLARK ST	4TH AVE BTWN LEWIS ST & CLARK ST	NB	2133	140	177

SITE	LOCATION	DIRECTION	AVERAGE VOLUME	PEAK HOUR VOLUME	
				AM	PM
4TH AVE BTWN COLUMBIA ST & LEWIS ST	4TH AVE BTWN COLUMBIA ST & LEWIS ST	NB	1507	88	134
LEWIS ST BTWN 4TH AVE & 3RD AVE	LEWIS ST BTWN 4TH AVE & 3RD AVE	EB	4070	218	298
4TH AVE BTWN CLARK ST & SYLVESTER ST	4TH AVE BTWN CLARK ST & SYLVESTER ST	NB	2276	159	191
SYLVESTER ST BTWN 5TH AVE & 4TH AVE	SYLVESTER ST BTWN 5TH AVE & 4TH AVE	EB	1906	140	137
4TH AVE BTWN COLUMBIA ST & A ST	4TH AVE BTWN COLUMBIA ST & A ST	NB	998	59	92
CLARK ST BTWN 4TH AVE & TACOMA ST	CLARK ST BTWN 4TH AVE & TACOMA ST	EB	389	31	37
AINSWORTH AVE BTWN 4TH AVE & OREGON AVE	AINSWORTH AVE BTWN 4TH AVE & OREGON AVE	EB	4121	340	275
A ST BTWN 4TH AVE & MAITLAND AVE	A ST BTWN 4TH AVE & MAITLAND AVE	EB	2376	131	269
A ST BTWN MAITLAND AVE & OREGON AVE	A ST BTWN MAITLAND AVE & OREGON AVE	EB	2254	133	173
LEWIS ST BTWN 3RD AVE & OREGON AVE	LEWIS ST BTWN 3RD AVE & OREGON AVE	EB	5164	273	431
COURT ST BTWN 20TH AVE & 14TH AVE	COURT ST BTWN 20TH AVE & 14TH AVE	EB	7800	512	588
14TH AVE BTWN SYLVESTER ST & COURT ST	14TH AVE BTWN SYLVESTER ST & COURT ST	NB	2818	196	276
14TH AVE BTWN COURT ST & PEARL ST	14TH AVE BTWN COURT ST & PEARL ST	NB	1097	73	111
COURT ST BTWN 14TH AVE & 10TH AVE	COURT ST BTWN 14TH AVE & 10TH AVE	EB	6294	403	461
COURT ST BTWN 10TH AVE & 5TH AVE	COURT ST BTWN 10TH AVE & 5TH AVE	EB	5718	309	428
COURT ST BTWN 5TH AVE & 4TH AVE	COURT ST BTWN 5TH AVE & 4TH AVE	EB	4925	247	370
4TH AVE BTWN I-182 & STEARMAN AVE	4TH AVE BTWN I-182 & STEARMAN AVE	NB	4193	487	292
4TH AVE BTWN SYLVESTER ST & 3RD AVE	4TH AVE BTWN SYLVESTER ST & 3RD AVE	NB	2880	191	249
4TH AVE BTWN 3RD AVE & COURT ST	4TH AVE BTWN 3RD AVE & COURT ST	NB	4447	293	404
COURT ST BTWN 4TH AVE & 1ST AVE	COURT ST BTWN 4TH AVE & 1ST AVE	EB	1852	117	162
1ST AVE BTWN COURT ST & A ST	1ST AVE BTWN COURT ST & A ST	NB	1789	102	170
4TH AVE BTWN COURT ST & I-182	4TH AVE BTWN COURT ST & I-182	NB	6979	437	546
OREGON AVE BTWN LEWIS ST & SALT LAKE ST	OREGON AVE BTWN LEWIS ST & SALT LAKE ST	NB	4927	364	428
OREGON AVE BTWN SALT LAKE ST & US-395	OREGON AVE BTWN SALT LAKE ST & US-395	NB	7317	524	657
HILLSBORO ST BTWN RAILROAD AVE & US-395	HILLSBORO ST BTWN RAILROAD AVE & US-395	EB	520	47	53
INDUSTRIAL WY BTWN FOSTER WELLS RD & KARTCHNER ST	INDUSTRIAL WY BTWN FOSTER WELLS RD & KARTCHNER ST	NB	1324	166	97
COMMERCIAL AVE BTWN HILLSBORO ST & ST HELENS AVE	COMMERCIAL AVE BTWN HILLSBORO ST & ST HELENS AVE	NB	1650	132	145
HILLSBORO ST BTWN US-395 & COMMERCIAL AVE	HILLSBORO ST BTWN US-395 & COMMERCIAL AVE	EB	144	13	12
COMMERCIAL AVE BTWN HILLSBORO ST & KARTCHNER ST	COMMERCIAL AVE BTWN HILLSBORO ST & KARTCHNER ST	NB	3139	230	261
OREGON AVE BTWN AINSWORTH AVE & A ST	OREGON AVE BTWN AINSWORTH AVE & A ST	NB	3552	265	259
A ST BTWN OREGON AVE & CEDAR AVE	A ST BTWN OREGON AVE & CEDAR AVE	EB	3472	371	250
OREGON AVE BTWN A ST & LEWIS ST	OREGON AVE BTWN A ST & LEWIS ST	NB	3078	221	268
LEWIS ST BTWN OREGON AVE & WEHE AVE	LEWIS ST BTWN OREGON AVE & WEHE AVE	EB	4275	229	352
LEWIS ST BTWN WEHE AVE & CEDAR AVE	LEWIS ST BTWN WEHE AVE & CEDAR AVE	EB	3003	217	235
LEWIS ST BTWN CEDAR AVE & HERITAGE BLVD	LEWIS ST BTWN CEDAR AVE & HERITAGE BLVD	EB	3056	154	374
A ST BTWN CEDAR AVE & SR-12	A ST BTWN CEDAR AVE & SR-12	EB	3386	361	244
HERITAGE RD BTWN SR-12 & LEWIS ST	HERITAGE RD BTWN SR-12 & LEWIS ST	NB	3656	457	239
PASCO-KAHLLOTUS RD WEST OF SR-12	PASCO-KAHLLOTUS RD WEST OF SR-12	NB	5566	545	360

SITE	LOCATION	DIRECTION	AVERAGE VOLUME	PEAK HOUR VOLUME	
				AM	PM
PASCO-KAHLOTUS RD EAST OF COMMERCIAL AVE	PASCO-KAHLOTUS RD EAST OF COMMERCIAL AVE	NB	1988	278	122
4TH AVE BTWN STEARMAN AVE & NORTH CITY LIMITS	4TH AVE BTWN STEARMAN AVE & NORTH CITY LIMITS	NB	2678	317	185
FOSTER WELLS RD BTWN INDUSTRIAL WY & US-395	FOSTER WELLS RD BTWN INDUSTRIAL WY & US-395	EB	1187	96	150

TABLE 5- TRAFFIC COUNTS (2019, WSDOT)

ROUTE #	LOCATION	AADT	DIRECTION
261	Before MP 20.68 A: RIGHT INTERSECTION PALOUSE FALLS RD	410	Bothways
017	After MP 10.02 A: LEFT INTERSECTION RD 170	6100	Bothways
017	After MP 14.69 A: RIGHT INTERSECTION SR 260, LEFT INTERSECTION HENDRICKS RD	6400	Bothways
017	After MP 21.81 A: RIGHT INTERSECTION MUSE RD	5600	Bothways
024	Before MP 73.92 A: RIGHT INTERSECTION SAGEHILL RD	2300	Bothways
024	After MP 73.92 A: RIGHT INTERSECTION SAGEHILL RD	5100	Bothways
260	After MP 0.00 A: BOTHWAYS INTERSECTION SR 17, BEGIN ROUTE	1500	Bothways
260	Before MP 33.06 A: RIGHT INTERSECTION SR 261	500	Bothways
260	After MP 33.06 A: RIGHT INTERSECTION SR 261	580	Bothways
261	After MP 20.68 A: RIGHT INTERSECTION PALOUSE FALLS RD	450	Bothways
263	After MP 0.02 A: RIGHT INTERSECTION PORT OF WINDUST	180	Bothways
263	After MP 8.54 A: LEFT INTERSECTION PASCO KAHLOTUS RD	320	Bothways
395	At MP 27.20 A: PERMANENT TRAFFIC RECORDER B03	19000	Bothways
395	After MP 30.18 A: RIGHT INTERSECTION CREST LOCH RD, CENTER INTERSECTION MEDIAN XROAD, LEFT INTERSECTION SELPH LANDING RD	18000	Bothways
395	At MP 36.24 A: PERMANENT TRAFFIC RECORDER R061	17000	Bothways

TABLE 6- PM PEAK TRAFFIC VOLUMES – EXISTING (2020) AND FUTURE (2038)

LOCATION	BEGINNING	ENDING	EXISTING (2020) TRAFFIC VOLUMES	FUTURE (2038) TRAFFIC VOLUMES
Pasco-Kahlotus Rd.	US-12	Alterson Rd.	92 / 346	97 / 121
Foster Wells Rd.	US-395	Capital Ave.	18 / 81	51 / 215
N 4 th Ave.	US-182	N. Glade Rd.	155 / 328	1,419 / 1,187
Wernett Rd.	Rd. 84	Rd. 68	8 / 13	104 / 197
Wernett Rd.	Rd. 68	Rd. 52	10 / 13	148 / 1001
Wernett Rd.	Rd. 52	Rd. 36	50 / 48	209 / 950
Rd. 68	Argent	Wernett Rd.	342 / 408	2,174 / 1,261
Rd. 68	Wernett Rd.	Court St.	339 / 406	1,546 / 1,188
Rd. 68	Clark Rd.	Burns Rd.	300 / 383	1,284 / 1,523
Rd. 52	Argent Rd.	Wernett Rd.	37 / 44	835 / 587
Rd. 52	Wernett Rd.	Court St.	39 / 41	865 / 353
Rd. 52	Court St.	Sylvester St.	38 / 28	498 / 70
Argent Rd.	Rd. 84	Rd. 76	505 / 363	569 / 870
Argent Rd.	Rd. 76	Rd. 68	505 / 363	978 / 1,177
Court St.	Harris Rd.	Rd. 108	58 / 43	861 / 1,552
Shoreline	W. Court St.	Burns Rd.	9 / 6	457 / 1,409
Burns Rd.	Shoreline	Kohler Rd.	58 / 5	1176 / 304
Broadmoor Blvd.	Rd. 116 Rd.	Burns Rd.	190 / 144	1353 / 1,136
Dent Rd.	Rd. 116	Burns Rd.	5 / 33	596 / 139

Note: Eastbound or northbound volumes are shown first and westbound or southbound volumes are shown second, as follows: EB / WB or NB / SB

Source: *City of Pasco Comprehensive Plan – Adopted 2020*

APPENDIX 8: PUBLIC PARTICIPATION RECORD

LIST OF MEETINGS

DATE	DOCUMENT TYPE(S)	MEETING TYPE	TOPIC
11/1/2017	N/A	BOARD OF COUNTY COMMISSIONERS MEETING	ADOPTION OF A RESOLUTION INITIATING THE UPDATE AND ADOPTING A PUBLIC PARTICIPATION PLAN
11/28/2017	AGENDA & PRESENTATION SLIDES	PLANNING COMMISSION WORKSHOP	INTRODUCTION AND UPDATE KICK-OFF
12/5/2017	AGENDA & PRESENTATION SLIDES	PLANNING COMMISSION WORKSHOP	VARIOUS (INCLUDING POPULATION)
2/6/2018	AGENDA & PRESENTATION SLIDES	PLANNING COMMISSION WORKSHOP	LAND USE, RURAL AND RESOURCE LANDS ELEMENTS
2/27/2018	AGENDA	PLANNING COMMISSION WORKSHOP	HOUSING AND HISTORICAL / CULTURAL RESOURCES ELEMENTS
3/1/2018	PUBLIC NOTICE	N/A	PUBLIC NOTICE OF AMENDMENTS AND PERIODIC UPDATE
3/6/2018	AGENDA	PLANNING COMMISSION WORKSHOP	ECONOMIC DEVELOPMENT AND NATURAL (ENVIRONMENT) ELEMENTS
4/10/2018	AGENDA	PLANNING COMMISSION WORKSHOP	COUNTY WIDE PLANNING POLICIES
5/1/2018	AGENDA	PLANNING COMMISSION WORKSHOP	TRANSPORTATION ELEMENT AND LAND USE MAP
6/5/2018	AGENDA	BOARD OF COUNTY COMMISSIONERS MEETING	PASSAGE OF RESOLUTION STATING SUBSTANTIAL PROGRESS HAS BEEN MADE <i>(THE STATUTORY DEADLINE WAS JUNE 30, 2018)</i>
8/28/2018	AGENDA & PRESENTATION SLIDES	PLANNING COMMISSION PUBLIC HEARING MEETING	UGA EXPANSION REQUESTS
9/4/2018	PUBLIC NOTICE & AGENDA	PLANNING COMMISSION WORKSHOP	UTILITIES AND CAPITAL FACILITIES ELEMENTS
12/4/2018	AGENDA	PLANNING COMMISSION WORKSHOP	UTILITIES AND CAPITAL FACILITIES ELEMENTS
8/6/2019	PUBLIC NOTICE, AGENDA, & PRESENTATION SLIDES	PLANNING COMMISSION PUBLIC HEARING MEETING	HEARING: COUNTY WIDE PLANNING POLICIES Also: preliminary review and discussion of the draft set of area-wide re-zone proposals for Franklin County
10/22/2019	PUBLIC NOTICE & AGENDA	BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING	PUBLIC HEARING AND ADOPTION OF ORDINANCE TO UPDATE THE COUNTY-WIDE PLANNING POLICIES

11/17/2020	AGENDA & PRESENTATION SLIDES	PLANNING COMMISSION WORKSHOP (VIRTUAL)	REVIEW PROJECT PROGRESS AND CONTINUE THE PERIODIC UPDATE EFFORT
12/1/2020	AGENDA	PLANNING COMMISSION WORKSHOP (VIRTUAL)	PRESENTATION BY CITY OF PASCO STAFF ON THE CITY'S UGA EXPANSION REQUEST
12/22/2020	PUBLIC NOTICE & AGENDA	PLANNING COMMISSION PUBLIC HEARING MEETING (VIRTUAL)	PUBLIC HEARING ON THE CITY OF PASCO'S UGA EXPANSION REQUEST
1/14/2021	PUBLIC NOTICE	N/A	SEPA THRESHOLD DETERMINATION
1/19/20201	PUBLIC NOTICE & AGENDA	PLANNING COMMISSION PUBLIC HEARING MEETING (VIRTUAL)	UGA EXPANSION REQUEST
3/23/2021	AGENDA & PRESENTATION SLIDES	BOARD OF COUNTY COMMISSIONERS MEETING	BACKGROUND & INTRODUCTION OF UGAS AND LAMIRDS
3/30/2021	PUBLIC NOTICE & AGENDA	PLANNING COMMISSION PUBLIC HEARING MEETING	UGA EXPANSION REQUESTS
5/4/2021	PUBLIC HEARING & AGENDA	PLANNING COMMISSION PUBLIC HEARING MEETING	UGA EXPANSION REQUESTS

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

COMPREHENSIVE PLAN UPDATE WORKSHOP

SPECIAL MEETING: November 28, 2017 – 6:00 P.M. (Special Meeting)
COMMISSIONER'S MEETING ROOM
Franklin County Courthouse
Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

CALL TO ORDER

ROLL CALL

OPEN PLANNING COMMISSION WORKSHOP– 6:00 P.M.

WORKSHOP – COMPREHENSIVE PLAN PERIODIC UPDATE

Presentation and Discussion:

- Objectives
- Work Program
- Upcoming Meeting Dates
- Population Trends

Facilitated Conversation:

- What items should the County address for future growth?
- What policy updates does the community feel are needed, given growth and changes since the last update?
- What are the desired outcomes and results of this effort?

ADJOURN PLANNING COMMISSION

FRANKLIN COUNTY COMPREHENSIVE PLAN UPDATE

Planning Commission
Workshop:

**Project Launch and
Introduction**

**November 28, 2017,
6:00 PM**



WELCOME!

- » Thank you for attending tonight
- » Available items:
 - An agenda
 - A project schedule
 - A comment sheet
 - Name Tags

11/28/2017

Franklin County Comprehensive Plan



INTRODUCTIONS

- » County Staff
- » Planning Commission Members
- » Consultant Team

11/28/2017

Franklin County Comprehensive Plan



PRESENTATION AGENDA

- » Explain the intent of the Comprehensive Plan update
- » Give an overview of the purpose of the Comprehensive Plan
- » Discuss opportunities for public input
- » Describe the format of the workshop
- » Set out the next steps in the update process
- » Answer questions

11/28/2017

Franklin County Comprehensive Plan



INTENT OF THE UPDATE

- » Periodic update of the Comprehensive Plan is required by the State Growth Management Act (GMA)

- Comprehensive Plan adopted in 2008
 - » Identify the Urban Growth Areas
 - » Conform to legal requirements
 - » Update population forecasts
 - » Study and address emerging issues



11/28/2017

Franklin County Comprehensive Plan



11/28/2017

Franklin County Comprehensive Plan



COMPREHENSIVE PLAN

- » Establishes blueprint for the County's development and future – 20 year horizon (2018 - 2038)
- » Guides the physical development of the community
- » Basis of decisions on land use (zoning and subdivision), transportation, housing, capital facilities, economic development, and the natural environment

ELEMENTS



11/28/2017

Franklin County Comprehensive Plan



11/28/2017

Franklin County Comprehensive Plan



COMPREHENSIVE PLAN

- » Sets level of service standards for County facilities and how to pay for them
- » Updates zoning and development regulations to be consistent with the Plan
- » Intended to balance public interests and bridge the gap from where we are ... to where we want to go

UPDATE TIMELINE



11/28/2017

Franklin County Comprehensive Plan

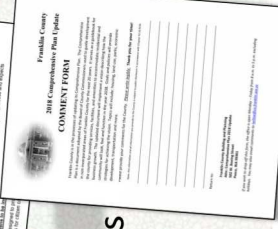
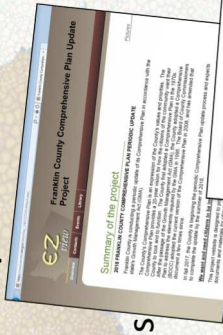


PUBLIC INPUT

» Guided by the County's Public Participation Plan:

Plan:

- Update website and e-mail list
- Direct mailings and public notices
- Workshops
- Comment forms
- Contacting County staff and consultants
- Planning Commission and BOCC



11/28/2017

Franklin County Comprehensive Plan



VISION STATEMENT

- » The "Vision" is important because it:
- Guides our update work in the weeks ahead
 - Focuses on a positive future for Franklin County

Franklin County is a rural county based on agriculture with highly productive farmland, both irrigated and non-irrigated. An effective government, which controls taxes and, at the same time, provides continual upgrades to the County's roads and infrastructure that is in place.

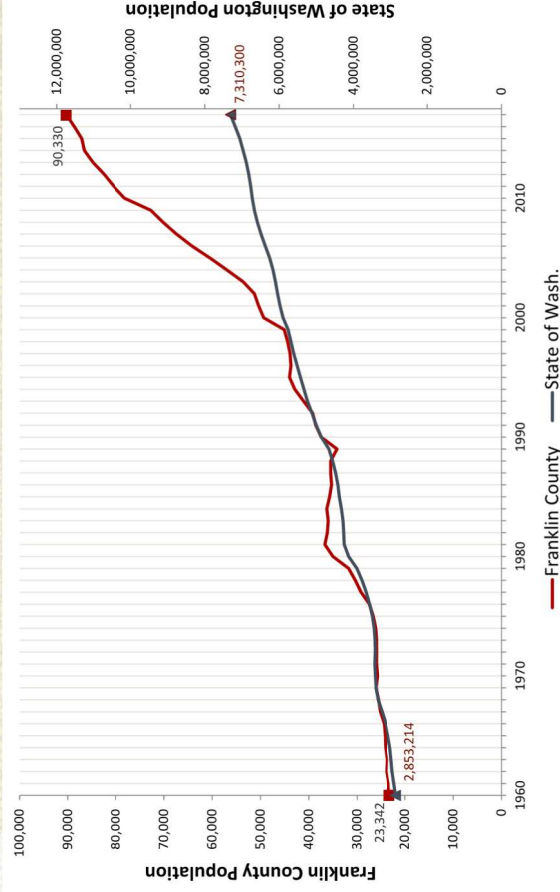
The County is characterized by its open spaces, quality development, and agriculturally related industries. Franklin County enjoys a diversity of population and is a good place to live with quality education in its schools, low crime rate, clean, fresh air, and friendly neighbors.

11/28/2017

Franklin County Comprehensive Plan



POPULATION

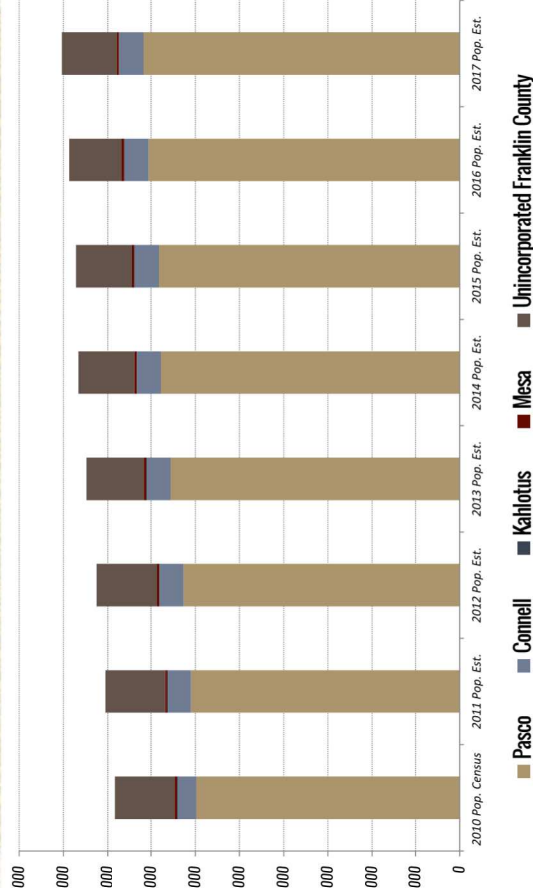


11/28/2017

Franklin County Comprehensive Plan



POPULATION



11/28/2017

Franklin County Comprehensive Plan



NEXT STEPS

- » Proposed Upcoming Workshop Dates:
 - 2018 Commission Meeting dates?

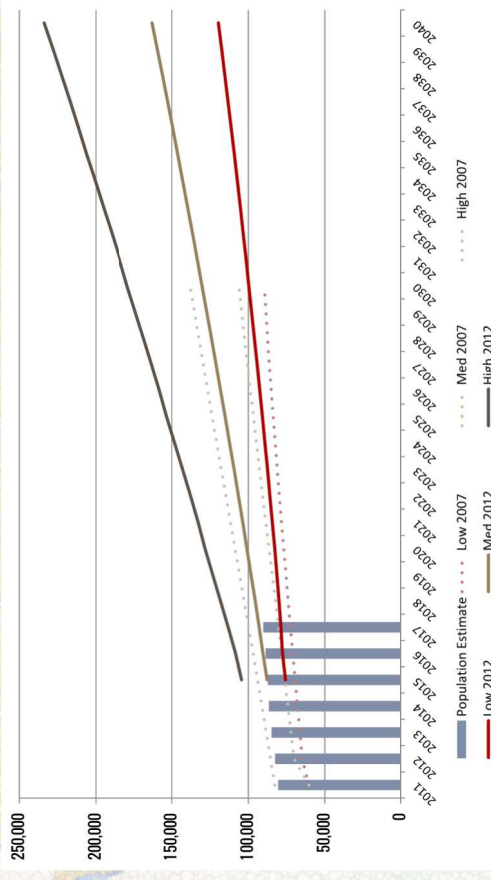
11/28/2017

Franklin County Comprehensive Plan



POPULATION

» OFM 2017 Forecast is pending



11/28/2017

Franklin County Comprehensive Plan

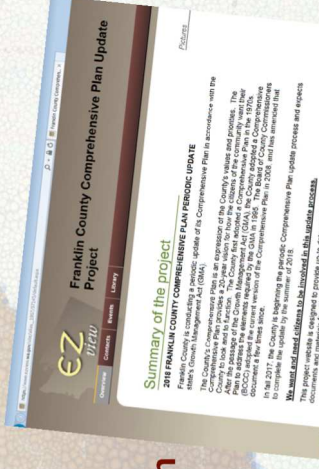


QUESTIONS?

- » Update Project Contacts:
 - Loren Wiltse, Franklin County: lwiltse@co.franklin.wa.us
 - Nicole Stickney, AHBL, Inc.: nstickney@ahbl.com

» Website

– www.bit.ly/FranklinPlan



11/28/2017

Franklin County Comprehensive Plan



FACILITATED CONVERSATION

- » What items should the County address for future growth?
- » What policy updates does the community feel are needed, given growth and changes since the last update?
- » What are the desired outcomes and results of this effort?



**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: December 5, 2017 – 6:30 P.M. (Regular Meeting)
COMMISSIONER'S MEETING ROOM
Franklin County Courthouse
CALL TO ORDER **Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA**

ROLL CALL

DECLARATION OF QUORUM

CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Franklin County Planning Commission for reading and study. These are considered routine and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

1. Approval of September 5, 2017 minutes.
2. Approval of Agenda

OPEN PLANNING COMMISSION REGULAR MEETING – 6:30 P.M.

ITEM #1 – CUP 2017-03 and SEPA 2017-05 CONTINUED FROM THE JULY 11, 2017 AND SEPTEMBER 5, 2017 MEETINGS, A Conditional Use Permit application for the construction and use of a multi-purpose building that will be used for various activities of the church group. The proposed project includes the construction of a building approximately 130 ft by 80 ft (Steel or wood-framed) to be used for social functions approximately twice weekly for 2-3 hours per meeting for around 30 to 50 people, and for the occasional use of larger groups of up to 120 people. The plan calls for landscaping and play areas to be built in the future.

The applicant has withdrawn the request for a the school use on the site.

The proposed project is located south of, and along Dogwood Road, west of the Intersection of Dayton Road and Dogwood Road, at site address 4101 Dogwood Road. (Parcel 123-270-095 / 123-270-102)

APPLICANT: Agape Christian Academy, PO Box 220, Eltopia WA 99330 represented by Nathan Metzger.

OWNER: Columbia River Old German Baptist Brethren, 4101 Dogwood Road, Pasco, WA 99301

1. **Open Continued Public Hearing.**
 - a. Staff Report.
 - b. Proponents.
 - c. Opponents.
 - d. Clarification of Public Statements/Questions.
2. Close Public Hearing.
3. Planning Commission Discussion.
4. Recommendation/Motion/Finding of Fact.

ITEM #2 – ZC 2017-01 and SEPA 2017-13, a zone change application to rezone approximately 20.4 acres of land from AP -20 to RC-5 located within the Rural Settlement area known as Eltopia. The property is generally located on Blanton Road just east of Eltopia, east of the SR 395 Right of Way. (Parcel Numbers 123-521-020).

APPLICANT: Jailynn Stoker, 7640 Sheffield Road, Mesa, WA 99343.

OWNER: Same as above.

1. **Open Public Hearing.**
 - a. Staff Report.
 - b. Proponents.
 - c. Opponents.
 - d. Clarification of Public Statements/Questions.
2. Close Public Hearing.
3. Planning Commission Discussion.
4. Recommendation/Motion/Finding of Fact.

ADJOURN PLANNING COMMISSION REGULAR MEETING

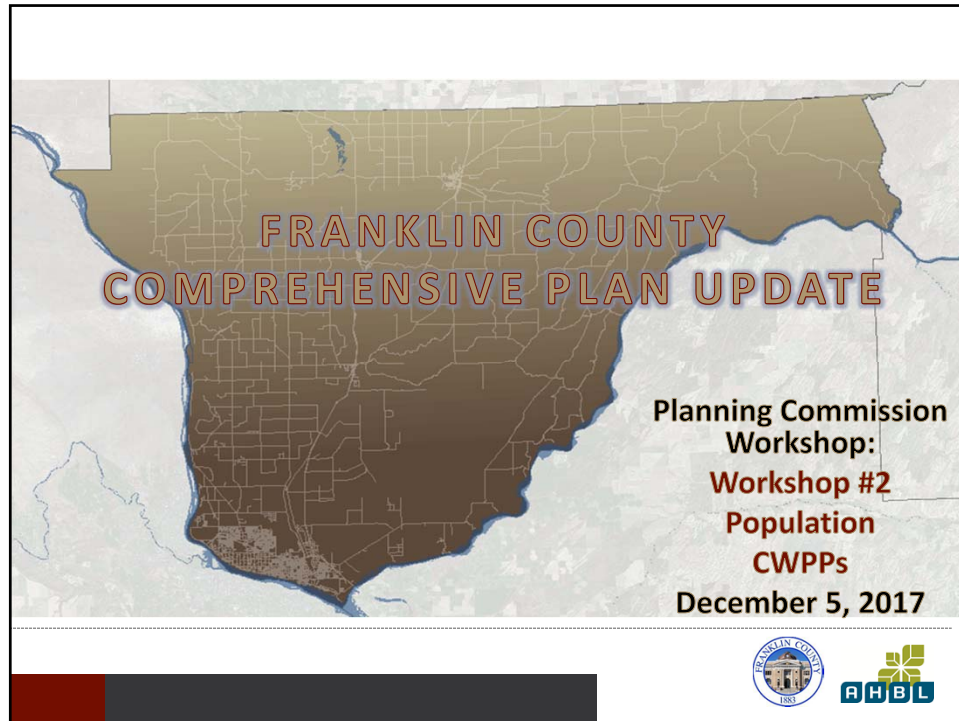
OPEN PLANNING COMMISSION WORKSHOP

WORKSHOP ITEM #1: FRANKLIN COUNTY COMPREHENSIVE PLAN UPDATE

- A. Population Projection and Allocations
- B. County-Wide Planning Policies

WORKSHOP ITEM #2: CITY OF PASCO URBAN GROWTH AREA

- A. Presentation by the City of Pasco, CPA 2017-01, An application by the City to Expand the Urban Growth Area boundary by 160 acres



INTRODUCTIONS

- » County Staff
- » Planning Commission Members
- » Consultant Team

12/5/2017 Franklin County Comprehensive Plan

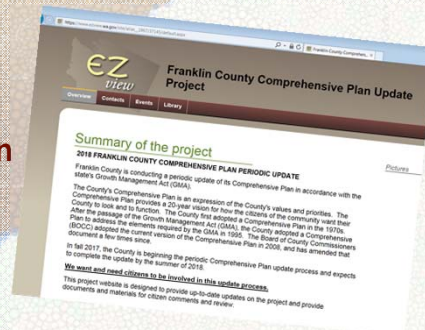


QUESTIONS?

- » Update Project Contacts:
 - Loren Wiltse, Franklin County: lwiltse@co.franklin.wa.us
 - Nicole Stickney, AHBL, Inc.: nstickney@ahbl.com

» Website

- www.bit.ly/FranklinPlan



12/5/2017 Franklin County Comprehensive Plan



LAST MEETING - REVIEW

- » Explain the intent of the Comprehensive Plan update
- » Give an overview of the purpose of the Comprehensive Plan
- » Discuss opportunities for public input
- » Describe the format of the workshop
- » Set out the next steps in the update process
- » Answer questions

12/5/2017 Franklin County Comprehensive Plan



INTENT OF THE UPDATE

- » Periodic update of the Comprehensive Plan is required by the State Growth Management Act (GMA)
 - Comprehensive Plan adopted in 2008
- » Identify the Urban Growth Areas
- » Conform to legal requirements
- » Update population forecasts
- » Study and address emerging issues



12/5/2017 Franklin County Comprehensive Plan



COMPREHENSIVE PLAN

- » Establishes blueprint for the County's development and future – 20 year horizon (2018 - 2038)
- » Guides the physical development of the community
- » Basis of decisions on land use (zoning and subdivision), transportation, housing, capital facilities, economic development, and the natural environment

12/5/2017 Franklin County Comprehensive Plan



ELEMENTS



Land Use



Natural



Transportation & Circulation



Utilities



Historic / Cultural



Community Facilities



Economic Development



Rural & Resource Lands



Housing



Capital Facilities

12/5/2017 Franklin County Comprehensive Plan



LAST MEETING – WHAT WE HEARD

Provisions to protect and/or provide lands sufficient for the following topics affected by growth:

Future airport expansion

UGA expansion process

Fish & Wildlife Habitat

Port projects

Transportation

Farmland

Electric Company substations

- » Promotion of a healthy and active lifestyle through land use and urban design and ensuring access to clean water and healthy foods
- » Coordination with transportation agencies
- » More biking and hiking trails
- » Preservation of Natural Resources and Rural Character
- » No development impact fees (negative effects to building industry, affordable housing)
- » Affordable Housing
- » Economic Development through increasing revenue and living wage jobs



COUNTY WIDE PLANNING POLICIES

- » Introduction Section (Some counties – appendix)
- » First adopted in 1993
- » Cover nine areas as required by RCWs
- » Under state law, RCW 36.70A.210(1) describes the relationship between comprehensive plans and CWPPs. It says that:
 - a ‘countywide planning policy’ is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100. Nothing in this section shall be construed to alter the land use powers of the cities.



CWPP TOPICS

Implementing
GMA Goals

Establishing
UGAs

Joint planning
within UGAs

Contiguous and
orderly
development w/
urban services

Siting public
facilities

County-wide
transportation
facilities &
strategies

Affordable
housing needs

Economic
development
and
employment

Fiscal impact
analysis

12/5/2017



SUGGESTED ADDITIONS / CHANGES

- » Designated UGAs should include an amount or of undeveloped area to adequately accommodate forecasted growth and development for the next 20 years. The size of the UGA should be large enough to accommodate community and essential public facilities, housing, commercial and industrial activities, and enough land to prevent inflation of land costs due to market fluctuations and limited land supplies. Further, the size of UGAs should consider the provision of open space, locations for parks and recreation, and protection of Critical Areas as well as natural barriers to development.

12/5/2017



SUGGESTED ADDITIONS / CHANGES

- » Population projections used for designating urban growth areas will be based upon information provided by the Office of Financial Management (OFM). Use of the "mid" series as provided by OFM is preferred, but the Counties and Cities may determine to use different estimates ("high" or low") based on coordination and mutual agreement. A period of twenty years is the typical planning period.

12/5/2017



SUGGESTED ADDITIONS / CHANGES

- » The County shall, in consultation with the cities, propose a population allocation for the purposes of updating Comprehensive Plan documents, based upon the most recent ratio of population distribution as provided by the published OFM intercensal population estimates. The allocation shall be reconsidered every five years, when OFM provides a new set of projections for GMA planning, or when circumstances are found to have changed (for example, actual growth rates or permitting varies from the predicted patterns).

12/5/2017



SUGGESTED ADDITIONS / CHANGES

- » Final development approval will continue to reside with the County for areas outside of City limits.
- » Amendments or changes to the UGA may only be processed once a year.
- » Within Urban Growth Areas, urban uses shall be concentrated in and adjacent to existing urban services, or where they are shown on a Capital Improvement Plan to be available within six years.
- » Whenever possible, the placement of an urban growth line into an area of existing commercial agriculture should be avoided, and the addition of lands without existing commercial agricultural shall be prioritized.

12/5/2017



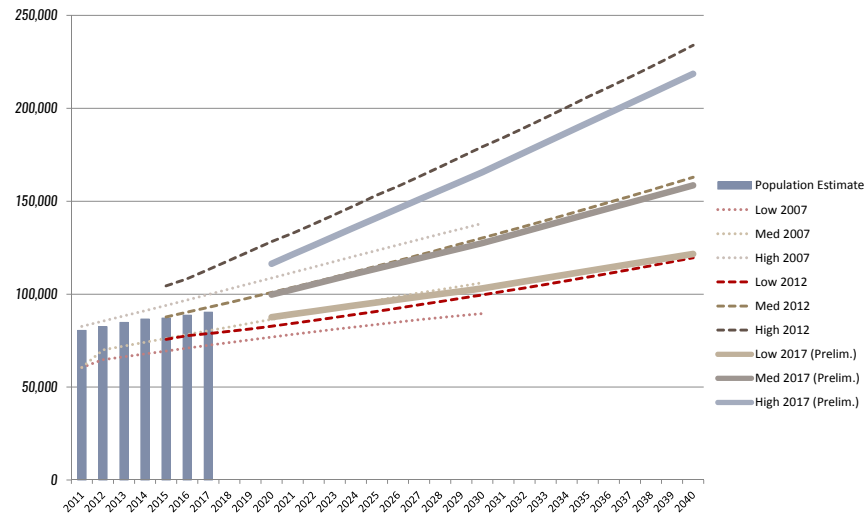
SUGGESTED ADDITIONS / CHANGES

- » All policies within each jurisdiction's Comprehensive Plans shall be modified to be consistent with adopted Countywide Policies.
- » Capital Improvement Plans and Land Use Plans shall include fiscal analyses which identify the most cost effective uses of regional and local public services.
- » Support the development of public schools in areas where utilities are present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety, and the school locations are consistent with the analysis recommended by WAC 365-196-425(3)(b).

12/5/2017



POPULATION



12/5/2017 Franklin County Comprehensive Plan



NEXT STEPS

» Proposed Upcoming Workshop Dates:

January 9, 2018 (Regular Meeting)

January 23, 2018 (Comprehensive Plan only)

February 6, 2018 (Regular Meeting)

February 20, 2018 (Comprehensive Plan only)

12/5/2017 Franklin County Comprehensive Plan



**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: February 6, 2018 – 6:30 P.M. (Regular Meeting)
COMMISSIONER'S MEETING ROOM
Franklin County Courthouse
Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

OPEN PLANNING COMMISSION REGULAR MEETING – 6:30 P.M.

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
VACANT	Riverview/Pasco UGAB	
Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2019
Claude Pierret	Snake River Area	May 4, 2019
Brent Stenson	Riverview/Pasco UGAB	January 31, 2019
Mike Corrales	Basin City Area	May 1, 2018
Melinda Didier	Eltopia Area	March 1, 2018

DECLARATION OF QUORUM

CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Franklin County Planning Commission for reading and study. These are considered routine and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

1. Approval of December 5, 2017 minutes (*there was no January 2018 meeting due to lack of quorum*).
2. Approval of Agenda

ITEM #1 – PRELIMINARY SCHEDULE OF 2018 MEETINGS, WORKSHOPS AND TRAINING

ITEM #2 – ELECTION OF OFFICERS

Officers shall be members elected by the Planning Commission during the first meeting of even numbered years. The election of officers shall be completed as follows:

- A. The acting Chairperson shall open the floor for nominations.

- B. All nominations shall be seconded by another member of the Planning Commission to be considered a valid nomination.
- C. Nominees must accept or decline the nomination before each vote is taken. If a Planning Commission member is unable to attend the meeting to elect officers and would accept an officer position(s), a written letter of intent of acceptance for an office must be submitted to the Planning Commission prior to the meeting.
- D. Each election shall be conducted by a roll call vote. If there is only one nominee for an office, that nominee shall be assumed to be unanimously elected.
- E. To be elected to an office, a nominee must receive a majority of the votes of those present.

ITEM #3 – SUB 2017-04 (SEPA 2017-15), an application to subdivide two parcels of land which total approximately 10.13 acres in size, into 17 single-family residential lots that will be 20,000 square feet or more in size. The land is zoned Residential Suburban (RS-20). The property is generally located on W. Wernett Road, west of the Road 40 Right of Way. (Parcels Nos. 119-031-039 and 119-031-048)

APPLICANT: Monogram Homes, Attn: Kris Winters, P.O. Box 4240, Pasco, WA.

OWNER: Lane Living Trust, 4001 W. Wernett Road, Pasco, WA

1. **Open Public Hearing.**
 - a. Staff Report.
 - b. Proponents.
 - c. Opponents.
 - d. Clarification of Public Statements/Questions.
2. Close Public Hearing.
3. Planning Commission Discussion.
4. Recommendation/Motion/Finding of Fact.

ADJOURN PLANNING COMMISSION REGULAR MEETING

OPEN PLANNING COMMISSION WORKSHOP

WORKSHOP ITEM #1: FRANKLIN COUNTY COMPREHENSIVE PLAN UPDATE

- A. County-Wide Planning Policies
- B. Population projection and allocation update
- C. Hirst Decision Legislative response update

FRANKLIN COUNTY COMPREHENSIVE PLAN UPDATE

Planning Commission
Workshop:
Workshop #3
CWPPs, Population,
Hirst Decision "Fix"
February 6, 2018



COMPREHENSIVE PLAN

- » Establishes blueprint for the County's development and future – 20 year horizon (2018 - 2038)
- » Guides the physical development of the community
- » Basis of decisions on land use (zoning and subdivision), transportation, housing, capital facilities, economic development, and the natural environment

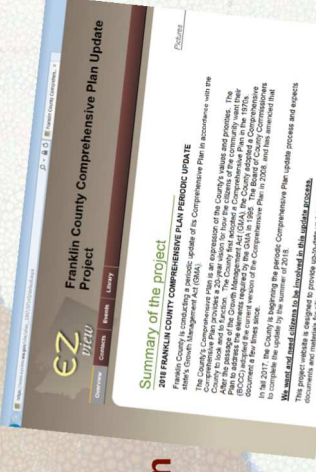
QUESTIONS?

» Update Project Contacts:

- Rebeca Gilley, Franklin County
- Nicole Stickney, AHBL, Inc.: nstickney@ahbl.com

» Website

– www.bit.ly/FranklinPlan



2/6/2018

Franklin County Comprehensive Plan



ELEMENTS



COUNTY WIDE PLANNING POLICIES

- » Introduction Section (Some counties – appendix)
- » First adopted in 1993
- » Cover nine areas as required by RCWs
- » Under state law, RCW 36.70A.210(1) describes the relationship between comprehensive plans and CWPPs. It says that:
 - a ‘countywide planning policy’ is a written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100. Nothing in this section shall be construed to alter the land use powers of the cities.

CWPP TOPICS

Implementing GMA Goals	Establishing UGAs	Joint planning within UGAs
Contiguous and orderly development w/ urban services	Siting public facilities	County-wide transportation facilities & strategies
Affordable housing needs	Economic development and employment	Fiscal impact analysis

SUGGESTED ADDITIONS / CHANGES

- » Designated UGAs should include an amount or of undeveloped area to adequately accommodate forecasted growth and development for the next 20 years. The size of the UGA should be large enough to accommodate community and essential public facilities, housing, commercial and industrial activities, and enough land to prevent inflation of land costs due to market fluctuations and limited land supplies. Further, the size of UGAs should consider the provision of open space, locations for parks and recreation, and protection of Critical Areas as well as natural barriers to development.

SUGGESTED ADDITIONS / CHANGES

- » Population projections used for designating urban growth areas will be based upon information provided by the Office of Financial Management (OFM). Use of the “mid” series as provided by OFM is preferred, but the Counties and Cities may determine to use different estimates (“high” or low”) based on coordination and mutual agreement. A period of twenty years is the typical planning period.

SUGGESTED ADDITIONS / CHANGES

- » The County shall, in consultation with the cities, propose a population allocation for the purposes of updating Comprehensive Plan documents, based upon the most recent ratio of population distribution-population projection as provided by the published OFM intercensal population estimates. The allocation shall be reconsidered every five years, when OFM provides a new set of projections for GMA planning, or when circumstances are found to have changed (for example, actual growth rates or permitting varies from the predicted patterns).



SUGGESTED ADDITIONS / CHANGES

- » Final development approval will continue to reside with the County for areas outside of City limits.
- » Amendments or changes to the UGA may only be processed once a year.
- » Within Urban Growth Areas, urban uses shall be concentrated in and adjacent to existing urban services, or where they are shown on a Capital Improvement Plan to be available within six years.
- » Whenever possible, the placement of an urban growth line into an area of existing commercial agriculture should be avoided, and the addition of lands without existing commercial agricultural shall be prioritized.



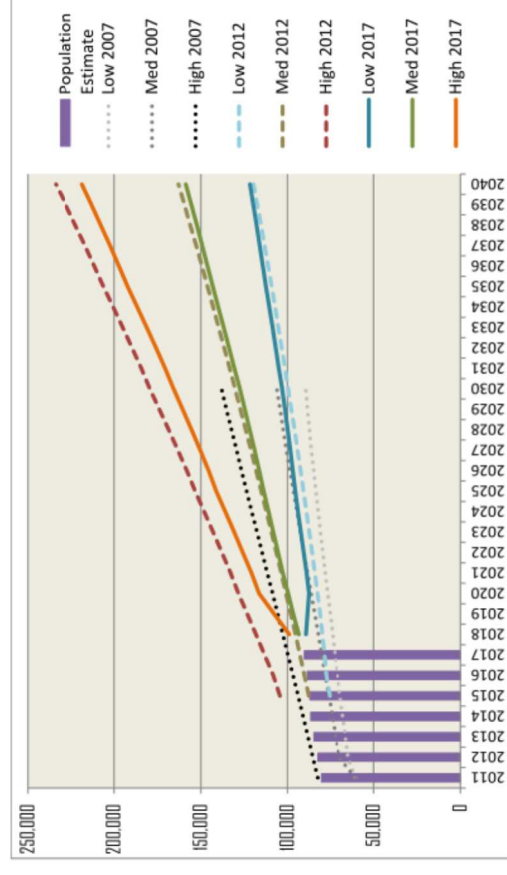
SUGGESTED ADDITIONS / CHANGES

- » All policies within each jurisdiction's Comprehensive Plans shall be modified to be consistent with adopted Countywide Policies.
- » Capital Improvement Plans and Land Use Plans shall include fiscal analyses which identify the most cost effective uses of regional and local public services.
- » Support the development of public schools in areas where utilities are present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety, and the school locations are consistent with the analysis recommended by WAC 365-196-425(3)(b).

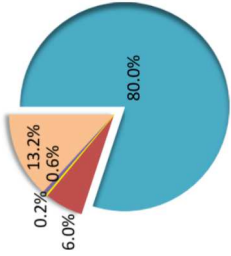


POPULATION

Franklin County Population Forecasts



Company	Revenue (%)
Pasco	80.0%
Unincorp.	13.2%
Connell	6.0%
Kahlotus	0.6%
Mesa	0.2%



		HIGH SERIES PROJECTIONS					
		2020	2025	2030	2035	2038	2040
City of Pasco	80.0 percent	93,109	112,931	132,493	153,705	166,052	174,830
City of Connell	6.0 percent	6,983	8,470	9,937	11,528	12,454	13,112
City of Kalihouta	0.2 percent	233	282	331	384	415	437
City of Mesa	0.6 percent	698	847	994	1,153	1,245	1,311
Unincorporated Franklin County	13.2 percent	15,363	18,634	21,861	25,361	27,599	28,847
Total		116,386	141,164	165,616	192,131	207,565	218,538

RURAL WASHINGTON
HARDEST HIT BY
HIRST WATER RULING

HIRST DECISION
PROTECTS SALMON AND
WATER RIGHTS FOR FARMERS,
TRIBES

“The Hirst
decision is the worst example of
urban Washington forcing its
priorities on rural Washington.”
Seattle Times, Vincent Buys
and Jim Walsh, January 10, 2018

“Water rights
across Washington is an
extremely complex area of law,
and it affects all of us. So what is
the fair and equitable distri-
bution of this most precious
resource?”
Seattle Times,
Derek Stanford and
David Sawyer
December 14, 2017

"The Hirst

decision is the worst example of urban Washington forcing its priorities on rural Washington.”

Seattle Times, Vincent Buys
and Jim Walsh January 10, 2018

**HIRST DECISION
PROTECTS SALMON
WATER RIGHTS FOR FAR
TRIBES**

“Water rights across Washington are extremely complex and it affects all of us. So the fair and equitable distribution of this most precious resource?”

Seattle Times,
Derek Stanford and
David Sawyer

~~December 14, 2017~~

**Public Permit-exempt Withdrawals: New Regulations
(2018 Legislation: ESSB 6091)**

HIRST “FIX” SUMMARY

SOURCE: ECOLOGY WEBSITE

- » The law focuses on **15 watersheds** that were impacted by the Hirst decision and also establishes standards for rural residential permit-exempt wells in the rest of the state. The law divides the 15 basins into those that have a previously adopted watershed plan and those that did not.
- » The law allows counties to rely on our instream flow rules in preparing comprehensive plans and development regulations and for water availability determinations.
- » It allows rural residents to have access to water from permit-exempt wells to build a home.



Franklin County Comprehensive Plan

HIRST “FIX” SUMMARY

- » It lays out these interim standards that will apply until local committees develop plans to be adopted into rule:
 - Allows a maximum of 950 or 3,000 gallons per day for domestic water use, depending on the watershed.
 - Establishes a one-time \$500 fee for landowners building a home using a permit-exempt well in the affected areas.
- » It retains the current maximum of 5,000 gallons per day limit for permit-exempt domestic water use in watersheds that do not have existing instream flow rules.
- » It invests \$300 million over the next 15 years in projects that will help fish and streamflows.



Franklin County Comprehensive Plan

HIRST “FIX” SUMMARY

- » The law focuses on 15 watersheds that were impacted by the Hirst decision and also establishes standards for rural residential permit-exempt wells in the rest of the state. The law divides the 15 basins into those that have a previously adopted watershed plan and those that did not.
- » The law allows counties to rely on our instream flow rules in preparing comprehensive plans and development regulations and for water availability determinations.
- » It allows rural residents to have access to water from permit-exempt wells to build a home.



Franklin County Comprehensive Plan

FOCUS ON FRANKLIN CO: EXEMPT WELLS

- » Water rights are a specific property right that can be held by private citizens, irrigation entities, municipal governments, private and public utilities, governments.
 - State Law (RCW 90.023.010 Surface Waters and RCW 90.44.035 Ground Waters) describes water rights.
- » **PROPOSED STATEMENT:** “Franklin County has the duty and obligation under GMA to protect surface water and groundwater, both in terms of quantity and quality. In doing so, the County also helps protect rural character. Franklin County also recognizes the important connection of high-quality, ample groundwater to regional economic vitality.”



Franklin County Comprehensive Plan



Franklin County Comprehensive Plan

EXEMPT WELLS (CONT.)

- » In Washington State, many areas have been subject to “adjudication” by the courts where legal water rights have been legally determined through a court-based decision process. To date, there are no areas in Franklin County where water rights have been adjudicated by the Courts.
- » No instream rules (rules that would set instream flows for rivers and streams, establish requirements for new water right permits, and possibly close surface waters to new diversions) have been adopted in Franklin County.



EXEMPT WELLS (CONT.)

- » In 2018, in response to the Washington State Supreme Court’s 2016 “Hirst Decision,” (*Whatcom County Hirst (Eric), et al. v. W.Wash. Growth Mgmt Hr’gs Bd*, 91475-3) the Washington Legislature passed ESSB 6091 providing Franklin County with clarification in regards to long-range planning and also removes some uncertainties posed by the “Hirst Decision” regarding the issuance of building permits and subdivisions where exempt wells would be used for domestic uses.

EXEMPT WELLS (CONT.)

- » Since Franklin County is not subject to in-stream flow rules, the new law clarifies that the certain NEW limitations which have been established for other communities in Washington State (such as limiting well withdrawals below 5,000 gallons per day, or other restrictions relating to building permits) DO NOT apply in Franklin County.
- » Although withdrawals from exempt wells are exempted from permits, they still remain subject to Washington State laws regarding the seniority of water withdrawals and water rights.

NEXT STEPS

- » Upcoming Workshops
 - February 27, 2018 (Comprehensive Plan only)
 - Expected: Intro, LU, Rural/Resource
 - “Land Use Strategies”
 - March 6, 2018 (Following Regular Meeting)
 - Natural, Housing
 - March 27, 2018 (Comprehensive Plan only)
 - Expected: Remaining Chapters, Map amendments

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING: February 27, 2018 – 6:30 P.M. (Special Meeting for Workshop)
COMMISSIONER'S MEETING ROOM
Franklin County Courthouse
Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

OPEN PLANNING COMMISSION SPECIAL MEETING (WORKSHOP)- 6:30 P.M.

CALL TO ORDER

WORKSHOP ITEM #1: FRANKLIN COUNTY COMPREHENSIVE PLAN UPDATE

- A. Review and Discuss the following draft chapters for the 2018 Periodic Update:
 - a. Introduction
 - b. Land Use Element
 - c. Rural Lands Sub-Element
 - d. Resource Lands Sub-Element
- B. Public Comment

Note: there will be no official business taken at the Workshop. The Planning Commission is expected to consider a motion on the County-Wide Planning Policies at their Regular meeting in March.

2018 COMPREHENSIVE PLAN PERIODIC UPDATE

Citizen involvement is an important component of this project. The following project website is designed to provide up-to-date updates on the project and provide documents and materials for citizen comments and review:

https://www.ezview.wa.gov/site/alias_1967/overview/37145/overview.aspx
or, type the following into your browser: **<http://bit.ly/franklinplan>**



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE: ANNUAL 2018 COMPREHENSIVE PLAN AMENDMENTS AND PERIODIC UPDATE TO THE PLAN

Notice is hereby given that Franklin County is accepting applications for map and text amendments to the Franklin County Growth Management Comprehensive Plan for the 2018 annual Comprehensive Plan amendment cycle. Requests for annual amendments can propose changes to land use designations, policies, or any other component of the Plan.

The Washington State Growth Management Act (GMA) allows Comprehensive Plan amendments only one (1) time per year. Any interested person, organization, agency, or business may submit a complete application to the County for changes to the Comprehensive Plan, including maps and text.

An application for a Comprehensive Plan Amendment (map and text) may be obtained at the Planning and Building Department at 502 W. Boeing Street, Pasco, WA 99301, by calling the department at 509-545-3521 or by visiting the department's website at: http://www.co.franklin.wa.us/planning/planning_forms.html

Please note, a State Environmental Policy Act (SEPA) checklist is a required submittal with this type of land use application. Complete applications are due by Friday, March 23, 2018 at 4:30pm. If you have any questions, please contact Nicole Stickney at 509-545-3521.

Notice is further given that a periodic update to the Comprehensive Plan is underway and requests related to map and text amendments under that process will be combined with requests and applications received as a part of the 2018 docketing process, pursuant to WAC 365-196-610(3)(a). The periodic update is due by June 30, 2018 and therefore requests related to the periodic update are also needed by March 23, 2018 to ensure consideration. Otherwise, requests may be deferred until the 2019 amendment docket.

PUBLISH: March 1, 2018
 March 9, 2018

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: March 6, 2018 – 6:30 P.M. (Regular Meeting)
COMMISSIONER'S MEETING ROOM
Franklin County Courthouse
Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

OPEN PLANNING COMMISSION REGULAR MEETING – 6:30 P.M.

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
VACANT	Riverview/Pasco UGAB	
Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2019
Claude Pierret	Snake River Area	May 4, 2019
Brent Stenson	Riverview/Pasco UGAB	January 31, 2019
Mike Corrales	Basin City Area	May 1, 2018
Melinda Didier	Eltopia Area	March 1, 2018

DECLARATION OF QUORUM

CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Franklin County Planning Commission for reading and study. These are considered routine and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

1. Approval of February 6, 2018 minutes
2. Approval of Agenda

ITEM #1 – ELECTION OF OFFICERS

Officers shall be members elected by the Planning Commission during the first meeting of even numbered years. The election of officers shall be completed as follows:

- A. The acting Chairperson shall open the floor for nominations.
- B. All nominations shall be seconded by another member of the Planning Commission to be considered a valid nomination.

C. Nominees must accept or decline the nomination before each vote is taken. If a Planning Commission member is unable to attend the meeting to elect officers and would accept an officer position(s), a written letter of intent of acceptance for an office must be submitted to the Planning Commission prior to the meeting.

D. Each election shall be conducted by a roll call vote. If there is only one nominee for an office, that nominee shall be assumed to be unanimously elected.

E. To be elected to an office, a nominee must receive a majority of the votes of those present.

ITEM #2 – VAR 2018-01, a request for a variance from the lot coverage requirements in the Suburban Zone (RS-20) district, where the maximum allowable lot coverage is 40 percent. The applicant is requesting relief from the standard to allow development to occur with a lot coverage of 44 percent. The property is located in the Pasco Urban Growth Area, at the southeast corner of Three Rivers Drive and Road 60. There is no assigned address; the parcel numbers are 116-192-148 and 116-192-157. (Lots 1 and 2, Short Plat 95-2)

APPLICANT: John Fetterolf (Representative) 5220 S. Auburn Place, Kennewick, WA 99337

OWNER: BV AL Pasco I, LLC

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

ITEM #3 – MOTION TO PRELIMINARILY APPROVE THE REVISED COUNTY-WIDE COUNTY PLANNING POLICIES

The Planning Commission has had a workshop on the County-Wide Planning Policies (CWPPs) and is requested to take initial action to preliminarily approve the CWPPs, and forward the draft policies to the Cities in Franklin County for their feedback and comment.

Suggested motion: *I move to provide preliminary approval to the CWPPs as provided by staff, and request staff to forward the policies for consideration to the Franklin County incorporated cities.*

ADJOURN PLANNING COMMISSION REGULAR MEETING

OPEN PLANNING COMMISSION WORKSHOP

WORKSHOP ITEM #1: FRANKLIN COUNTY COMPREHENSIVE PLAN UPDATE

- A. Briefly review/ recap 2/27/2018 workshop items – *Land Use, Rural, Resource*
- B. Cultural and Historical Resources Element
- C. Housing Element

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

**THIS IS THE PRELIMINARY AGENDA
AS OF 3/22/2018 AND IS SUBJECT TO
CHANGE**

REGULAR MEETING: April 10, 2018 – 6:30 P.M. (Regular Meeting)
COMMISSIONER'S MEETING ROOM
Franklin County Courthouse
Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

OPEN PLANNING COMMISSION REGULAR MEETING – 6:30 P.M.

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
VACANT	Riverview/Pasco UGAB	
Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2019
Claude Pierret	Snake River Area	May 4, 2019
Brent Stenson	Riverview/Pasco UGAB	January 31, 2019
Mike Corrales	Basin City Area	May 1, 2022
Melinda Didier	Eltopia Area	March 1, 2022

DECLARATION OF QUORUM

CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Franklin County Planning Commission for reading and study. These are considered routine and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

1. Approval of February 2018 minutes.
2. Approval of Agenda

ITEM #1 – ELECTION OF OFFICERS

Officers shall be members elected by the Planning Commission during the first meeting of even numbered years. The election of officers shall be completed as follows:

- A. The acting Chairperson shall open the floor for nominations.
- B. All nominations shall be seconded by another member of the Planning Commission to be considered a valid nomination.
- C. Nominees must accept or decline the nomination before each vote is taken. If a Planning Commission member is unable to attend the meeting to elect officers and would accept an officer position(s), a written letter of intent of acceptance for an office must be submitted to the Planning Commission prior to the meeting.
- D. Each election shall be conducted by a roll call vote. If there is only one nominee for an office, that nominee shall be assumed to be unanimously elected.
- E. To be elected to an office, a nominee must receive a majority of the votes of those present.

ITEM #2 – ZC 2018-01, a request for a change to residential design standards, included in Franklin County Code 17.66.180 Portion (E), to allow flat-pitched roofs (roofs with a pitch of 1/12 or less) and/or shed-style roofs with carrying pitches as part of an architecturally integrated design within the Urban Growth Areas and Rural Shoreline Areas of Franklin County. Currently, Franklin County requires the main roof of all dwellings to have a minimum five-twelfths pitch, with specific exceptions, in those areas.

APPLICANT: Adam Swank, Inspiration Builders, 241 Sunset Loop, Pasco, WA 99301

OWNER: Not applicable.

- 1. **Open Public Hearing.**
 - a. Staff Report.
 - b. Proponents.
 - c. Opponents.
 - d. Clarification of Public Statements/Questions.
- 2. Close Public Hearing.
- 3. Planning Commission Discussion.
- 4. Recommendation/Motion/Finding of Fact.

ADJOURN PLANNING COMMISSION REGULAR MEETING

OPEN PLANNING COMMISSION WORKSHOP

WORKSHOP ITEM #1: FRANKLIN COUNTY COMPREHENSIVE PLAN UPDATE

- A. Economic Development Element draft
- B. Natural Element draft

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: May 1, 2018 – 7:00 P.M. (Regular Meeting)
COMMISSIONER'S MEETING ROOM
Franklin County Courthouse
Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

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

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
VACANT	Riverview/Pasco UGAB	N/A
Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2019
Claude Pierret	Snake River Area	May 4, 2019
Brent Stenson	Riverview/Pasco UGAB	January 31, 2019
Mike Corrales	Basin City Area	May 1, 2020
Melinda Didier	Eltopia Area	March 1, 2020

DECLARATION OF QUORUM

CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Franklin County Planning Commission for reading and study. These are considered routine and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

1. Approval of April 2018 meeting minutes
2. Approval of Agenda

ITEM #1 – RZ 2018-02, 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.

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

OWNER: SAME AS ABOVE

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

ITEM #2 – CUP 2018-01 a Conditional Use Permit application to allow for processing (industrial or manufacturing plants) of agricultural products that are not produced or grown on-site in the AP-20 Zoning District. The project location is the southeast corner of the intersection of Cohan Road and Moon Road. (Parcel Number 109-470-048)

APPLICANT: Travis Schuh, 2624 Moon Road, Connell, WA

OWNER: Finkbeiner Family Land LLC, 120 Paradise Rd, Connell, WA

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

ITEM #3 – MOTION TO PRELIMINARILY APPROVE THE REVISED COUNTY-WIDE COUNTY PLANNING POLICIES

The Planning Commission has had a workshop on the County-Wide Planning Policies (CWPPs) and is requested to take initial action to preliminarily approve the CWPPs, and forward the draft policies to the Cities in Franklin County for their feedback and comment. Later, the matter will be subject to a public hearing before the Board of County Commissioners takes final action on the Policies.

Suggested motion: I move to provide preliminary approval to the CWPPs as provided by staff, and request staff to forward the policies for consideration to the Franklin County incorporated cities.

ADJOURN PLANNING COMMISSION REGULAR MEETING

OPEN PLANNING COMMISSION WORKSHOP

WORKSHOP ITEM #1: FRANKLIN COUNTY COMPREHENSIVE PLAN UPDATE

- A. Review of the public comments and input received to date
- B. Receive Public Comments on the Comprehensive Plan
(Note: There will be additional draft Elements to review in June; for the May meeting there are drafts yet available, but staff review is underway)

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: June 5, 2018 – 7:00 P.M. (Regular Meeting)
COMMISSIONER'S MEETING ROOM
Franklin County Courthouse
Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

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

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
VACANT	Riverview/Pasco UGAB	N/A
Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2019
Claude Pierret	Snake River Area	May 4, 2019
Brent Stenson	Riverview/Pasco UGAB	January 31, 2019
Mike Corrales	Basin City Area	May 1, 2020
Melinda Didier	Eltopia Area	March 1, 2020

DECLARATION OF QUORUM

CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Franklin County Planning Commission for reading and study. These are considered routine and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

1. Approval of May 2018 meeting minutes
2. Approval of Agenda

ITEM #1 – SUB 2018-01/ SEPA 2018-06, an application to subdivide one parcel of land approximately 10 acres in size, into 7 single-family residential lots. Six of the lots are 44,000 square feet or more in size and the seventh lot is approximately 115, 243 square feet (2.65 acres). The land is zoned Rural Residential 1 (RR-1). This area serves as a transitional area between suburban areas surrounding cities and agricultural districts and allows for residential uses on parcels of land with a minimum lot size of one (1) acre.

APPLICANT: Enrique Salas, 4616 Ivy Road, Pasco, WA 99301

OWNER: Juan Rodriquez and Myra Rodriquez-Salas

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

ADJOURN PLANNING COMMISSION REGULAR MEETING

OPEN PLANNING COMMISSION WORKSHOP

WORKSHOP ITEM #1: FRANKLIN COUNTY COMPREHENSIVE PLAN UPDATE

- A. Transportation Element
- B. Land Use Map review (note: potential UGA expansions will not be reviewed)
- C. Review public comments and input received in the past month
 - a. Letter from Benton-Franklin Health Dist.
 - b. Letter from Futurewise re: Critical Areas
- D. Receive Public Comments on the Comprehensive Plan

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

This version of the Meeting Packet for 8/28/2018 includes the agenda and only the materials for the Workshop. To view the materials for the public hearings, please visit:
http://www.co.franklin.wa.us/planning/documents/Packet_08282018.pdf

SPECIAL MEETING: August 28, 2018 – 6:30 P.M.
COMMISSIONER'S MEETING ROOM
Franklin County Courthouse
Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

OPEN PLANNING COMMISSION SPECIAL MEETING – 6:30 P.M.

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
VACANT	Riverview/Pasco UGAB	N/A
Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2019
Claude Pierret	Snake River Area	May 4, 2019
Brent Stenson	Riverview/Pasco UGAB	January 31, 2019
Mike Corrales	Basin City Area	May 1, 2020
Melinda Didier	Eltopia Area	March 1, 2020

DECLARATION OF QUORUM

CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Franklin County Planning Commission for reading and study. These are considered routine and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

1. Approval of Agenda

ITEMS #1 AND #2, BELOW, WERE RESCHEDULED FROM THE AUGUST 7, 2018 MEETING WHICH WAS CANCELLED DUE TO A LACK OF QUORUM. NEW MAILINGS WITH THE PUBLIC HEARING DATE AND TIME WERE PROVIDED TO NEIGHBORS.

ITEM #1 – CUP 2018-02/ SEPA 2018-09, an application to allow construction and use of a proposed accessory building which would exceed the maximum allowed square footage and building height in the Residential Suburban 20 (RS-20) zoning district. The applicant proposes to use the accessory building as a shop for storage of trailers and workspace for personal projects.

The accessory building is proposed to be 3,024 square feet and the average roof height of the proposed accessory building is 19'-6".

APPLICANT: Jason Yates, 11404 Mathews Road, Pasco, WA

OWNER: Jason and Amanda Yates

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

ITEM #2 – CUP 2018-03/ SEPA 2018-10, to allow Big Bend Electric Corporation to construct and operate a proposed electrical substation which is only allowed as a Conditional Use in the RR-5 Zoning District (FCC 17.16.040.D). The applicant's proposal includes the demolition of an existing abandoned structure and the construction of a new electrical substation that will reduce the voltage from 115 kV to 13.2 kV. This new substation will serve existing load in and around the area.

APPLICANT: Big Bend Electric Corporation c/o Mark Hay, P.O. Box 348, Ritzville, WA

OWNER: A & J Farms c/o Duaine Anderson 945 S. Reynolds Rd, Othello, WA

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

ADJOURN PLANNING COMMISSION SPECIAL MEETING

WORKSHOP – 7:00 PM

FRANKLIN COUNTY COMPREHENSIVE PLAN UPDATE – UGA EXPANSION APPLICATIONS

WORKSHOP MATERIALS

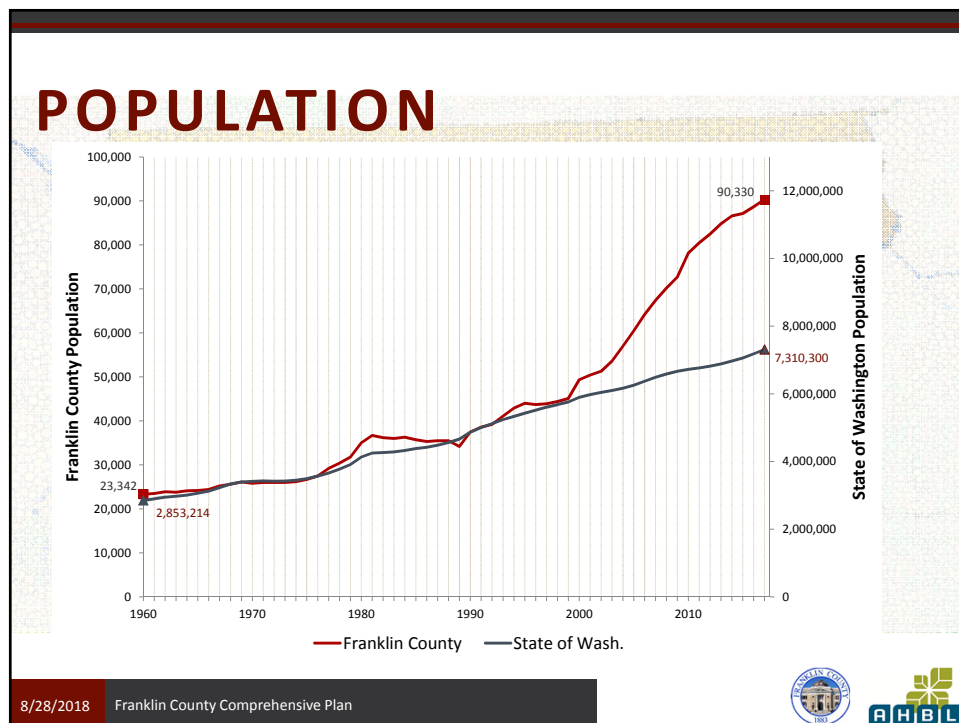
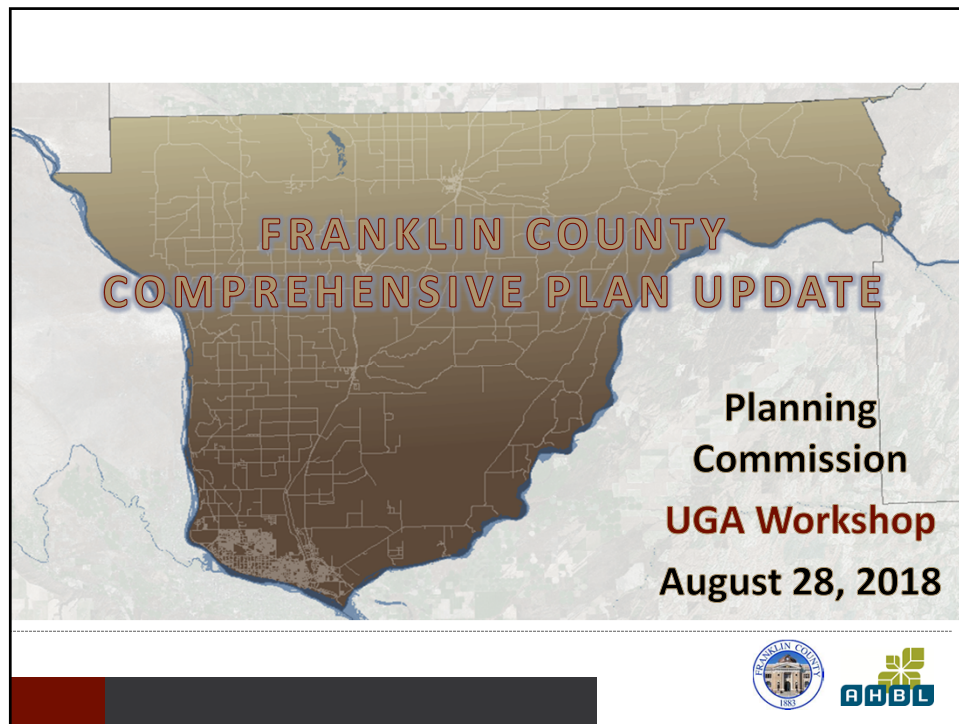
CITY OF PASCO UGA APPLICATION

CPA 2018-03

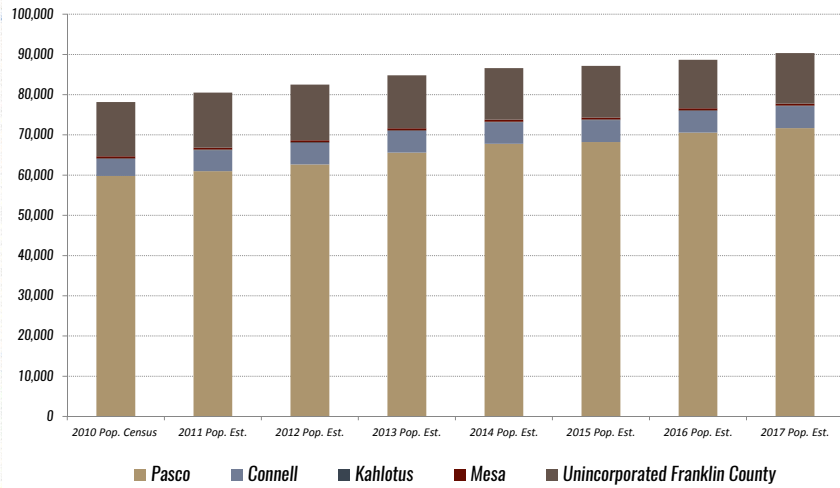
- A. APPLICATION FORM AND SEPA CHECKLIST
- B. AVIATION CONSULTATION
- C. MEMO TO THE PASCO PLANNING COMMISSION ON PROPOSAL

Please note that these are the materials furnished to the City's Planning Commission by City Staff, under their file number CPA 2018-001.

- D. CORRESPONDENCE TO THE CITY
- E. CAPITAL FACILITIES ANALYSIS
- F. MAPS



POPULATION

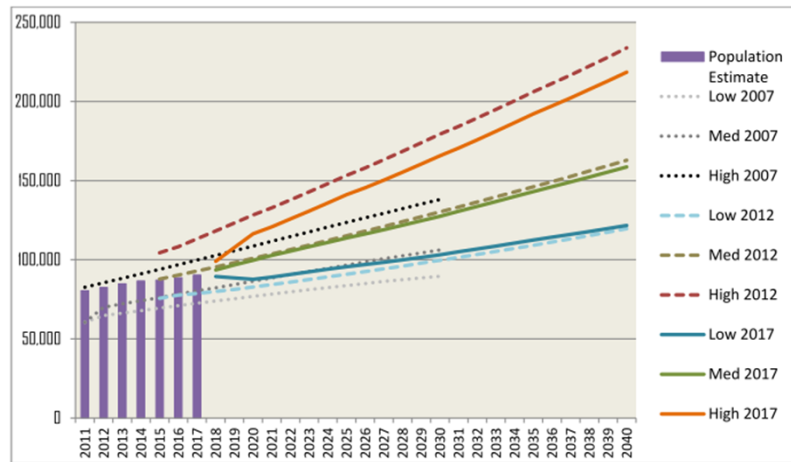


8/28/2018 Franklin County Comprehensive Plan



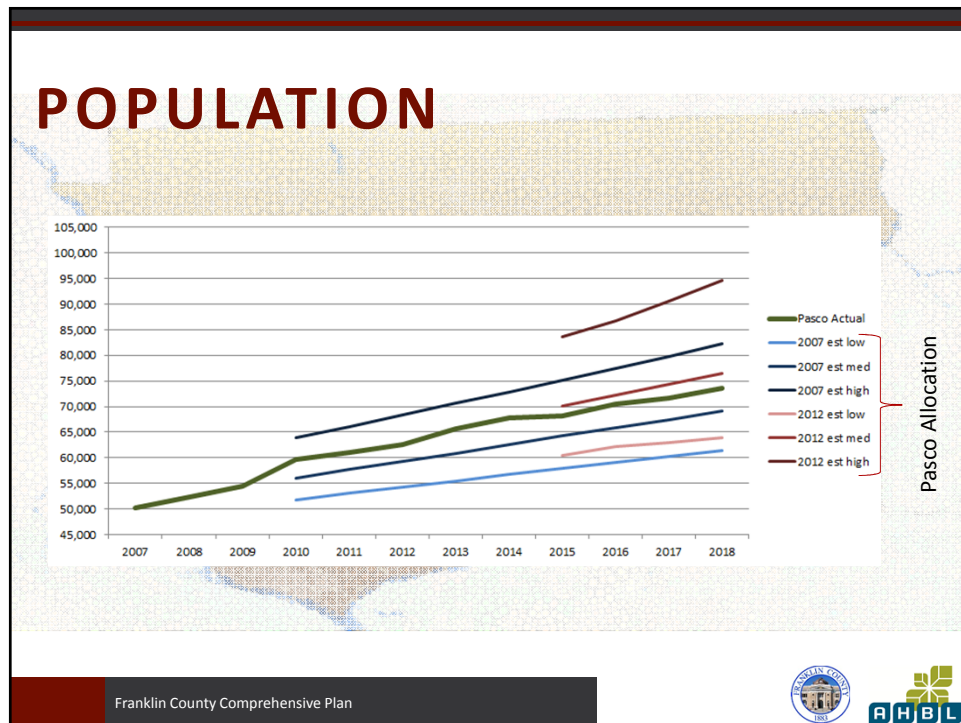
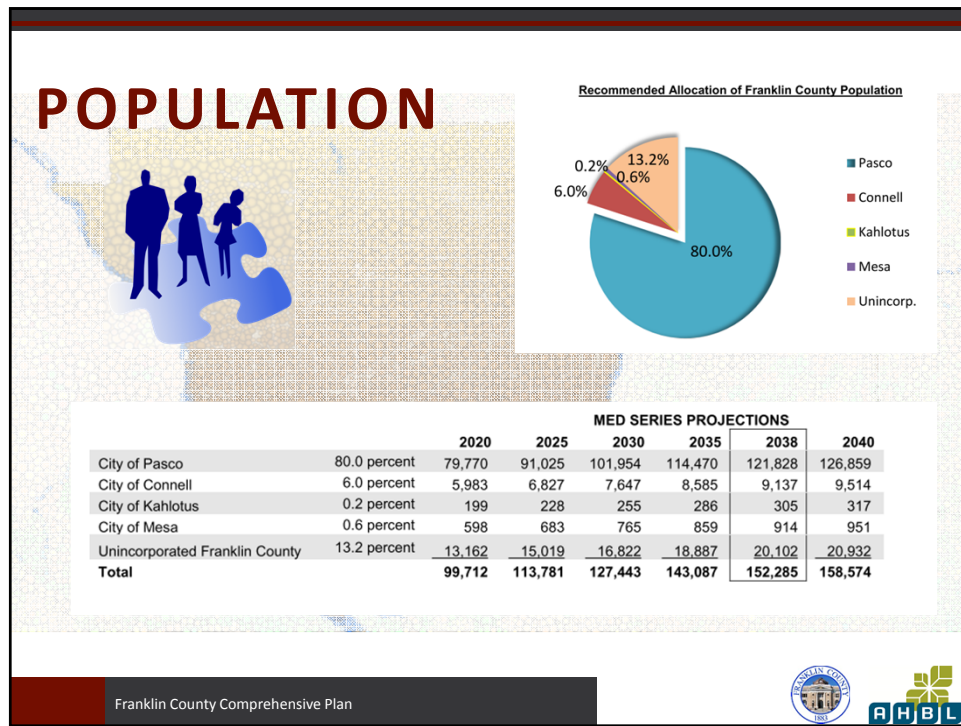
POPULATION

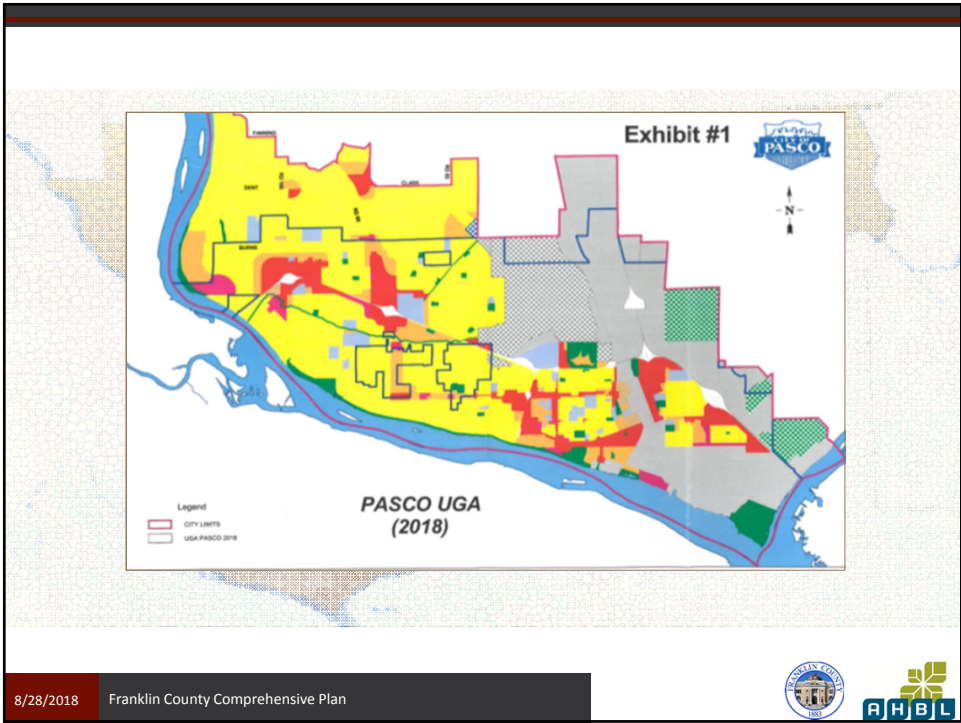
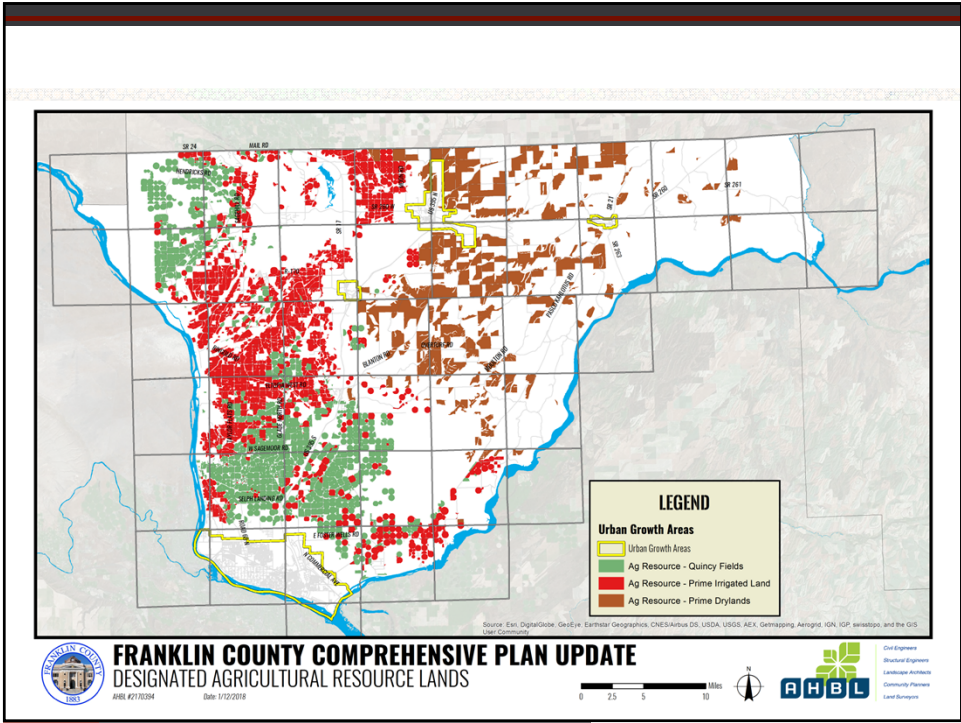
Franklin County Population Forecasts



Franklin County Comprehensive Plan







PASCO UGA APPLICATION

» Request 4,855 acres:

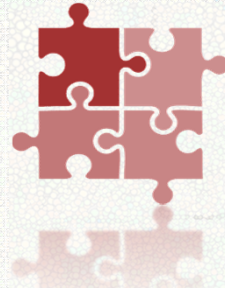
Proposed Pasco Land Use Category	As proposed for current UGA (Acres)	Proposed Expansion Area (Acres)	Total proposed (Acres)
Low Density Residential	9,308	+ 3,618	12,926
Mixed Residential	1,679	+ 277	1,956
High Density Residential	189	No change	189
Mixed Residential Commercial	1,679	No change	1,679
Industrial	6,627	+ 684 ^(A)	7,311
Commercial	2,121	+ 119	2,240
Airport Reserve 1	2,270	No change	2,270
Airport Reserve 2	0	+ 33	33
DNR Reserve	1,233	No change	1,233
Open Space/ Parks	1,012	No change	1,012
Government Public	925	No change	925
SUBTOTAL	27,043		31,773
Area in Water	2,615	+ 125	2,740
TOTAL	29,658	+4,855	34,513

8/28/2018 Franklin County Comprehensive Plan



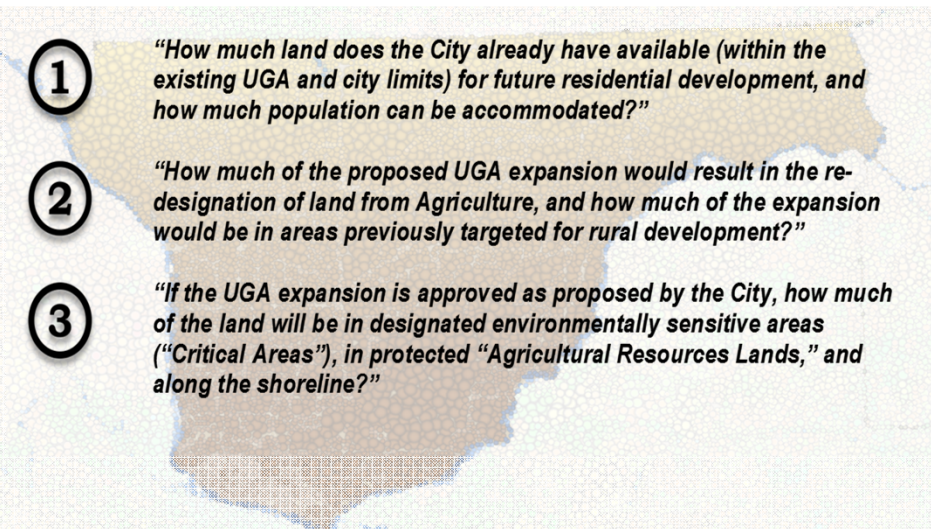
PASCO UGA APPLICATION

- » Franklin County staff finds that a UGA expansion is needed to maintain compliance with the Growth Management Act.
- » However, the challenge is in determining where the expansion should occur, and how much land should be included.
- » Franklin County's contract planners, in an effort to sufficiently evaluate and analyze the City's proposal, have reviewed the City's application by evaluating the proposal against the following **key questions**:



8/28/2018 Franklin County Comprehensive Plan





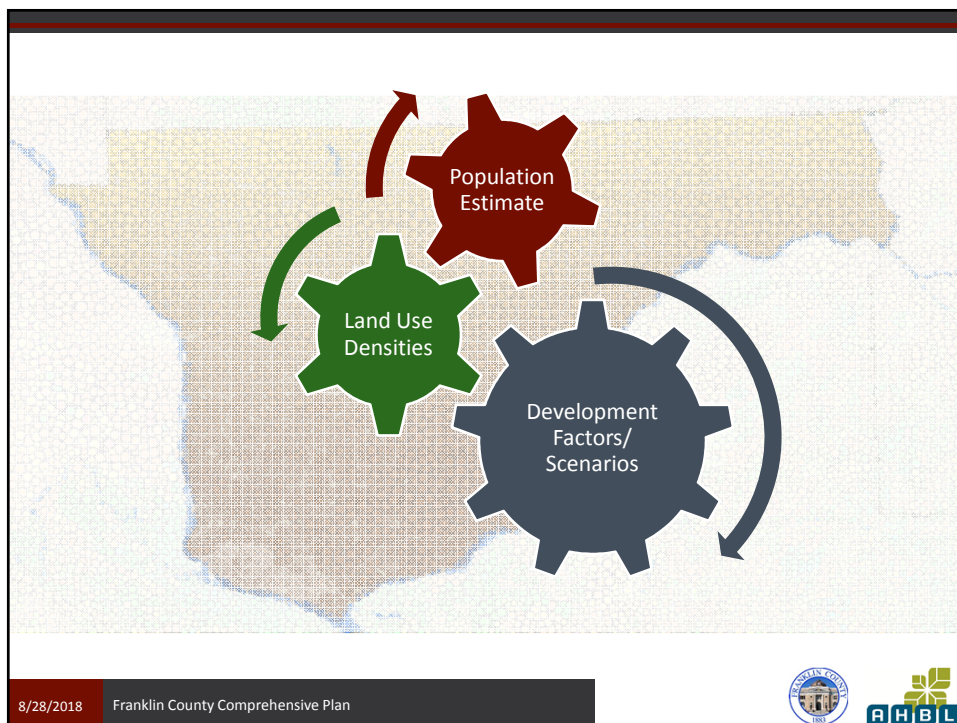


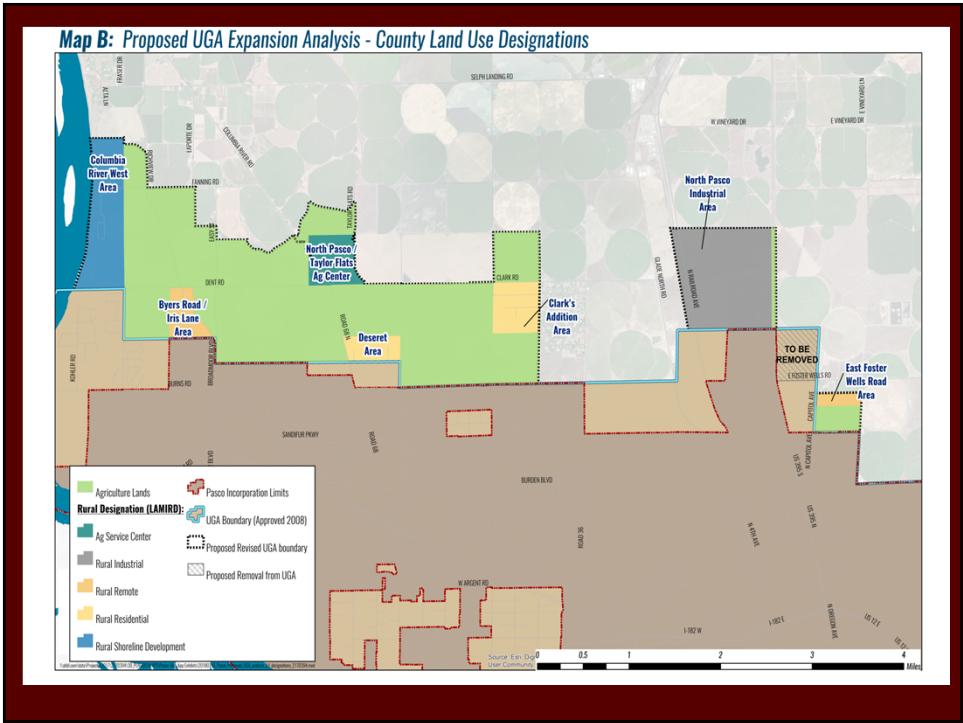
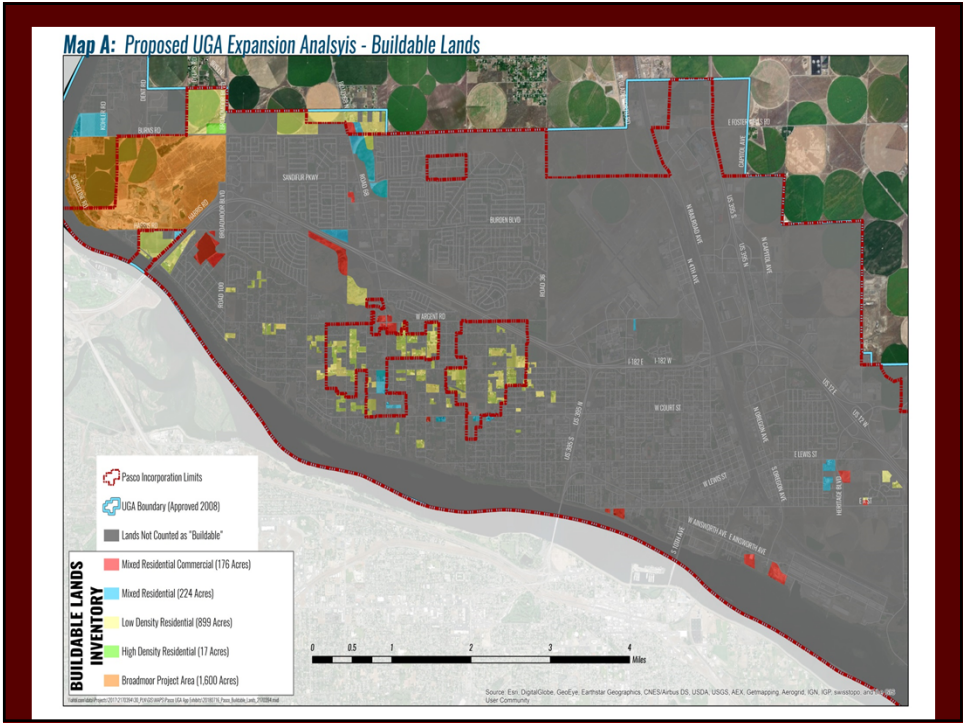
① ***“How much land does the City already have available (within the existing UGA and city limits) for future residential development, and how much population can be accommodated?”***

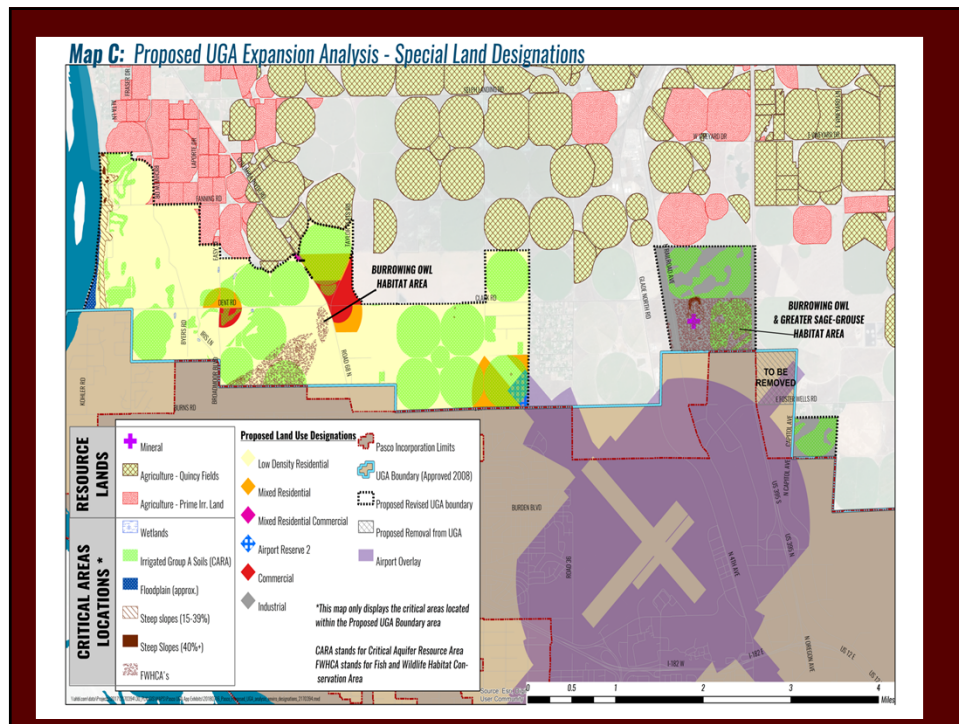
② ***“How much of the proposed UGA expansion would result in the re-designation of land from Agriculture, and how much of the expansion would be in areas previously targeted for rural development?”***

③ ***“If the UGA expansion is approved as proposed by the City, how much of the land will be in designated environmentally sensitive areas (“Critical Areas”), in protected “Agricultural Resources Lands,” and along the shoreline?”***

8/28/2018 Franklin County Comprehensive Plan





NET GROWTH CAPACITY

TABLE 3: ADDITIONAL GROWTH CAPACITY WITHIN PASCO (NET)

Designation	Net Developable Acres	Units/ Ac. (Average) (A)	No. of Units	No. of Persons (B)
Low Density	14.3	3.5	50	163
High Density	9.8	20	196	640
Mixed Residential	129.0	12.5	1,613	5,274
Mixed Residential Commercial	20.3	12.5	253	829
SUBTOTAL:	173.4		2,112	6,906
Broadmoor Plan Area	1,600		5,000	16,350
TOTAL:	1,773.4		7,112	23,256

(A) This is an estimate, based on zoning.

(B) Average household size is 3.27 persons per household as determined by the City

WHERE WE ARE TODAY

Since enough land is needed to accommodate 26,892 new residents beyond the current UGA, the proposed UGA expansion is too large by the equivalent of the land necessary to accommodate 1,173 persons. This means that **102 acres of land*** should be removed from the proposed UGA expansion.

- » *At this time, Franklin County staff cannot support the City of Pasco's UGA amendment request as it appears to be approximately 100 acres larger than is necessary to accommodate the growth projected to occur within Franklin County by the State Office of Financial Management. As a result, we suggest that the City of Pasco re-evaluate the proposed UGA expansion and provide an amended proposal to the County.*
- » *Following a public process and agency input, Franklin County staff may need to amend this recommendation based on feedback related to assumptions contained in this report and as presented by the City (selection of medium-series population estimate, high proportion of land proposed for Low Density Residential, etc.)*

*1,173 people would reside in 358 units, which would take up 102 acres at 3.5 units per acre

8/28/2018 Franklin County Comprehensive Plan



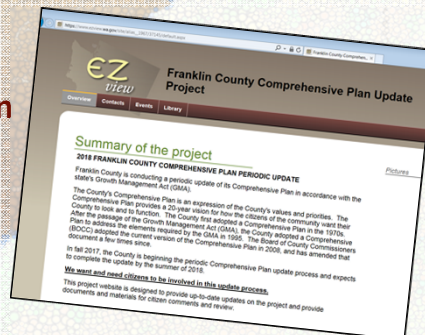
QUESTIONS?

- » Update Project Contacts:

– Nicole Stickney, AHBL, Inc.: nstickney@ahbl.com

- » Website

– www.bit.ly/FranklinPlan



8/28/2018 Franklin County Comprehensive Plan





FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City of Connell and the City of Pasco have applied to Franklin County for expansions to their Urban Growth Boundaries (UGAs). The City of Connell request is for the addition of approximately 80 acres of land to be designated as Industrial. (File # CPA 2018-02) The City of Pasco has requested an expansion of approximately 4,855 acres which would be designated as: Low Density Residential, Mixed Residential, Industrial, Commercial and a classification known as Airport Reserve 2. (File # CPA 2018-03)

NOTICE IS FURTHER GIVEN that the applications will be considered by the Franklin County Planning Commission. There will be a public hearing on September 4, 2018 at 7:00 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 applications. 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 these items have not yet been reviewed under State Environmental Policy Act (SEPA); review under SEPA will not occur until all draft Elements of the Comprehensive Plan update (File # CPA 2018-01) are available for review. **PLEASE ALSO TAKE NOTE** that there will be at least one additional public hearing scheduled for a future time on this legislative matter, so this meeting is not the only opportunity to comment on the applications.

Copies of the application materials and staff reports may be obtained at the Planning and Building Department at 502 W. Boeing Street, Pasco, WA 99301, by calling the department at 509-545-3521 or by visiting the Comprehensive Plan Periodic Update project website at www.bit.ly/FranklinPlan

DATED AT PASCO, WASHINGTON ON THIS 21th DAY OF AUGUST 2018.

A handwritten signature in cursive script that reads "Nicole Stickney".

Nicole Stickney, AICP – Contract Planner

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: September 4, 2018 – 7:00 P.M.
COMMISSIONER'S MEETING ROOM
Franklin County Courthouse
Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

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

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
Roger Lenk	Riverview/Pasco UGAB	August 27, 2022
Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2019
Claude Pierret	Snake River Area	May 4, 2019
Brent Stenson	Riverview/Pasco UGAB	January 31, 2019
Mike Corrales	Basin City Area	May 1, 2020
Melinda Didier	Eltopia Area	March 1, 2020

DECLARATION OF QUORUM

CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Franklin County Planning Commission for reading and study. These are considered routine and will be enacted by one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

1. Approval of Agenda

PUBLIC HEARING - ITEM #1 – CUP 2018-04/ SEPA 2018-12, an application for a Conditional use Permit, for the establishment of an Event Center. The proposed activities would be private events (weddings, birthdays, etc.) and would take place primarily outdoors. Events would vary in the number of guests, but would average between 100 and 200 people. The barn structure would be renovated and a gazebo (less than 1,000 square feet in size) and walking paths would be added. The proposal is located within the “Pasco-Kahlotus Hwy Area Ag Center,” an area classified as “Ag Service Center” in the Franklin County Comprehensive Plan.

APPLICANT: Stacey K. Miles, 1614 Davison Ave, Richland, WA

OWNER: Randy Mullen

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

PUBLIC HEARING - ITEM #2 – ZC 2018-03/ SEPA 2018-13, an application to rezone a portion of a parcel which measures a total of 169.9 acres in size. Approximately 8 acres of the parcel is proposed to be rezoned from Agricultural Production 20 (AP-20) to General Industrial (I-2). The portion of the parcel to be rezoned is located within the “North Pasco Industrial Area” as identified in the County Comprehensive Plan, and is classified as “Rural Industrial” (land use designation). The remainder of the parcel is designated as “Agriculture” in the comprehensive plan and the zoning would be unchanged and remain AP-20. The property is owned by.

APPLICANT: George Dockstader, 6119 Burden Blvd Suite A, Pasco, WA 99301

OWNER: Glen and Diane Roundy

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

PUBLIC HEARING - ITEM #3 – CPA 2018-02 and CPA 2018-03, applications from the City of Connell and City of Pasco for expansions to their Urban Growth Area boundaries. This item is a legislative item and is not the only public hearing that will be held by the Planning Commission on the matter. The purpose of the public hearing is to take official written comment and testimony from the public and interested agencies on the proposals. **The requests have not yet been reviewed under SEPA and no action will be taken.**

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
 2. Close Public Hearing
 3. Planning Commission Discussion
- Materials for these items are available upon request (contact the Planning Department) or on-line at:
https://www.ezview.wa.gov/site/alias__1967/overview/37145/overview.aspx
 under "UGA Applications"

ADJOURN PLANNING COMMISSION REGULAR MEETING

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: December 4, 2018 – 6:30 P.M.
COMMISSIONER’S MEETING ROOM
Franklin County Courthouse
Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

OPEN PLANNING COMMISSION REGULAR MEETING – 6:30 P.M.

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
Roger Lenk	Riverview/Pasco UGAB	August 27, 2022
Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2019
Claude Pierret	Snake River Area	May 4, 2019
Brent Stenson	Riverview/Pasco UGAB	January 31, 2019
Mike Corrales	Basin City Area	May 1, 2020
Melinda Didier	Eltopia Area	March 1, 2020

DECLARATION OF QUORUM

APPROVAL OF AGENDA

Approval of (or requested changes to) Agenda for December 4, 2018

APPROVAL OF MINUTES

1. Approval of Minutes from the September 4, 2018 Planning Commission Meeting
2. Approval of Minutes from the October 2, 2018 Planning Commission Meeting

PUBLIC HEARING - ITEM #1 – SUB 2018-02/ SEPA 2018-17, “Spencer Estates Phase 3,” an application (preliminary plat) to subdivide approximately 25 acres of land into 38 single-family residential lots. The land is zoned Residential Suburban RS-20. The proposal includes the creation of new public road and extension of the City of Pasco’s water system. On-site sewage (septic) systems will be used. The subdivision would be located within the City of Pasco Urban Growth Area, at the northwest corner of Burns Road and Kohler Road in Franklin County.

APPLICANT: Big Sky Developers (David Greeno), 12406 Eagle Reach Court, Pasco

OWNER: Chubby Cherries et al.

1. **Open Public Hearing**

- a. Staff Report
- b. Proponents
- c. Opponents
- d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

PUBLIC HEARING - ITEM #2 - CUP 2018-06/ SEPA 2018-18, an application to allow the conversion of a barn to a single-family residence. A Conditional Use Permit is needed to allow the project to deviate from the Residential Design Standards for projects within Urban Growth Areas. The property is addressed 2615 N Road 68, Pasco.

APPLICANT: Steve West, 2699 N. Road 68, Pasco WA 99302

OWNER: Steve West

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

ADJOURN PLANNING COMMISSION REGULAR MEETING

OPEN PLANNING COMMISSION WORKSHOP

WORKSHOP: FRANKLIN COUNTY COMPREHENSIVE PLAN UPDATE

- A. Utilities Element
- B. Capital Facilities Element
- C. Receive Public Comments on the Comprehensive Plan



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Franklin County, Washington will be holding a public hearing regarding proposed amendments to the Franklin County Countywide Planning Policies (CWPPs), an element of the 2018 Franklin County Comprehensive Plan Update. (File # CPA 2018-01)

NOTICE IS FURTHER GIVEN that the proposed amendments will be considered by the Franklin County Planning Commission. There will be a public hearing on August 6, 2019 at 7:00 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 applications. 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 these items have not yet been reviewed under State Environmental Policy Act (SEPA); review under SEPA will not occur until all draft Elements of the Comprehensive Plan update (File # CPA 2018-01) are available for review. **PLEASE ALSO TAKE NOTE** that there will be at least one additional public hearing scheduled for a future time on this legislative matter, so this meeting is not the only opportunity to comment on the applications.

Copies of the application materials and staff reports may be obtained at the Planning and Building Department at 502 W. Boeing Street, Pasco, WA 99301, by calling the department at 509-545-3521 or by visiting the Comprehensive Plan Periodic Update project website at www.bit.ly/FranklinPlan

DATED AT PASCO, WASHINGTON ON THIS 30th DAY OF JULY 2019.

Derrick Braaten

Derrick Braaten, Planning & Building Director

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: August 6, 2019 – 7:00 P.M.
COMMISSIONER'S MEETING ROOM
Franklin County Courthouse
Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

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

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
Roger Lenk	Riverview/Pasco UGAB	August 27, 2022
Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2019
Claude Pierret	Snake River Area	May 1, 2023
Kent McMullen	Riverview/Pasco UGAB	March 26, 2023
Mike Corrales	Basin City Area	May 1, 2020
Melinda Didier	Eltopia Area	March 1, 2020

DECLARATION OF QUORUM

PLEDGE OF ALLEGIENCE

APPROVAL OF AGENDA

Approval of (or requested changes to) Agenda for August 6, 2019

APPROVAL OF MINUTES

Approval of Minutes from the June 4, 2019 Planning Commission Meeting

PUBLIC HEARING - ITEM #1 – CPA 2018-01, consideration of the draft County-Wide Planning Policies which will be updated in support of the periodic updates to the Comprehensive Plans of Franklin County and the incorporated cities in the county. The County Planning Commission will hold a public hearing on the matter and forward a recommendation to the County Commissioner's for consideration and possible adoption. *(This is a legislative item so the public will have additional opportunities to provide comments to the Board of County Commissioners.)*

APPLICANT: Franklin County Planning and Building

OWNER: N/A

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

ITEM #2 – CPA 2018-01, Area-Wide Rezone, preliminary review and discussion of the draft set of area-wide re-zone proposals for Franklin County, to update the zoning designations on certain parcels to be consistent with the anticipated comprehensive plan land use designations. *(This is a legislative item and will be considered following a public hearing by the Planning Commission in the future. There will be presentation and discussion only and no action at this meeting.)*

APPLICANT: Franklin County Planning and Building

OWNER: N/A

1. Staff Report (Memo from AHBL dated July 28, 2019)
2. Public Comments
3. Planning Commission Discussion

UPDATE ON PAST ITEMS

- CUP 2019-03 Ochoa (Contractor's business with portable toilets)
- SUB 2019-01 Milan Estates (Subdivision of land into 16 single family residential lots)

ADJOURN PLANNING COMMISSION REGULAR MEETING

COMPREHENSIVE PLAN UPDATE **COUNTY-WIDE PLANNING POLICES**



FRANKLIN COUNTY PLANNING COMMISSION
Tuesday, August 6, 2019

Suggested Motion

- ☐ I move to forward to the Board of commissions a positive recommendation of the County-Wide Planning Policies, based on the findings of fact

COMPREHENSIVE PLAN UPDATE **AREA-WIDE REZONES**



FRANKLIN COUNTY PLANNING COMMISSION
Tuesday, August 6, 2019

Description

- This is a preliminary review and discussion on a draft set of re-zone proposals prepared for Franklin County.
- The purpose of the proposed area-wide rezoning is to update the zoning designations on certain parcels, in order to be consistent with the underlying comprehensive plan land use designations

Topics

This presentation identifies the inconsistencies between

- Franklin County's Land Use Map (as of 2008)
- The City of Pasco's Future Land Use Map for UGAs (2007 Comprehensive Plan & May 2019 Draft Update)
- The County's zoning map

This information is provided as an initial step in determining where the County should formally propose changes to the maps, as a part of the periodic update that is underway.

AGRICULTURAL ZONING IN LAMIRDS

PART 1

Part 1: Agricultural Zoning in LAMIRDS

- AP-20 zoning does not implement the designated land uses on the comprehensive plan land use map; AP-20 zoning is **not intended** for Rural Land Areas or land inside LAMIRDS, but instead for land designated “Agriculture.”
- There are ongoing agricultural land uses in these areas so it is important to ensure the lands are changed to a zoning district which would better implement the Comprehensive Plan while still allowing agricultural uses to continue (certain zoning districts could render the agricultural uses as legally nonconforming, which is not preferred).

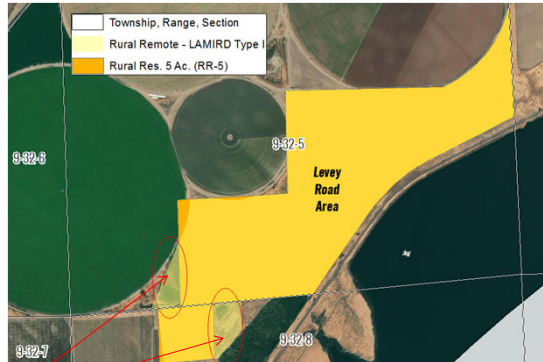
Part 1: Agricultural Zoning in LAMIRDS

- It appears that the RC-5 zoning district is the most appropriate zoning designation for the areas which are currently zoned AP-20 but within rural areas. The RC-5 zoning district allows agriculture (among many other uses) and most closely aligns what is described in the Comprehensive Plan for the individual LAMIRDS.



Part 1: Agricultural Zoning in LAMIRDS

- **Levey Road Area** (*Rural Remote*) – The LAMIRD has two small portions, totaling about 7.5 acres, with agricultural zoning.



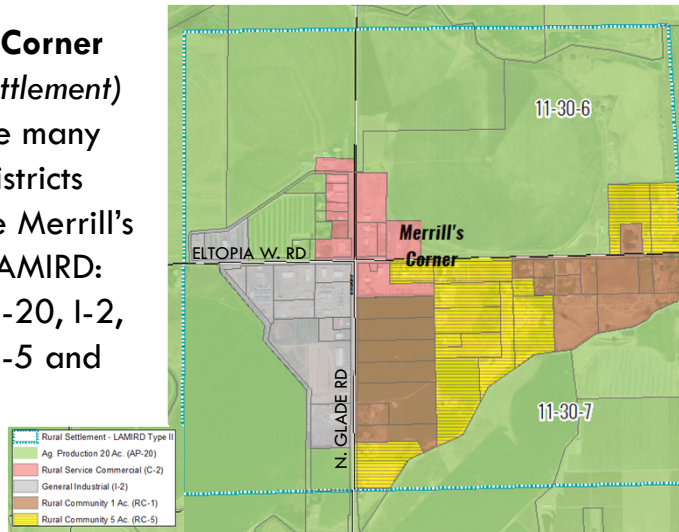
Small portions are not zoned RR-5

Part 1: Agricultural Zoning in LAMIRDS

- **North Pasco Industrial Area** (*Rural Industrial*) – Approximately 2,150 acres of land are zoned AP-20, yet the underlying Comprehensive Plan designation is “Industrial.”
- **Crestloch Road Area** (*Rural Activity Center*) – Only one small piece of land in the Crestloch Road LAMIRD is zoned C-2; we recommend that the remainder of the parcel, which was added, be re-zoned to C-2 for consistency. We also recommend re-zoning to C-2 or RC-5 for the remainder of the land.

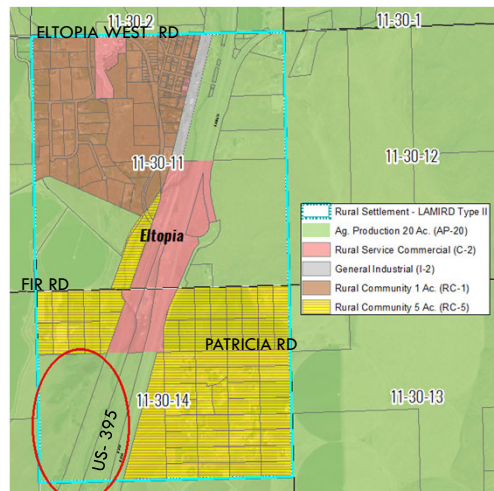
Part 1: Agricultural Zoning in LAMIRDS

- **Merrill's Corner** (*Rural Settlement*)
There are many zoning districts within the Merrill's Corner LAMIRD: zones AP-20, I-2, RC-1, RC-5 and C-2.



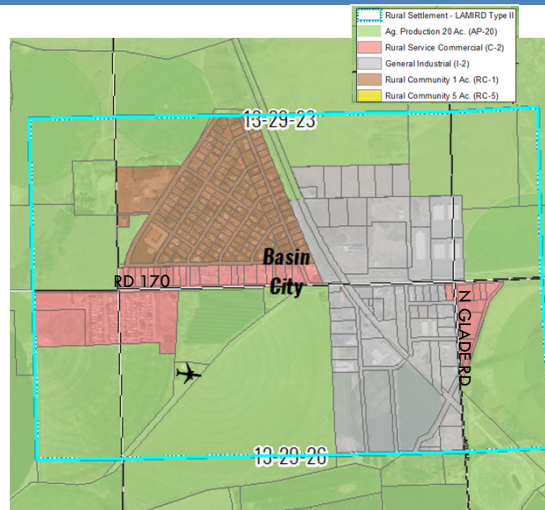
Part 1: Agricultural Zoning in LAMIRDS

- **Eltopia Area** (*Rural Settlement*)
Approximately 416 acres (including a substantial amount of ROW for US-395 and an additional 89 acres of federal land) are zoned AP-20 in this LAMIRD and should be changed to RC-5.



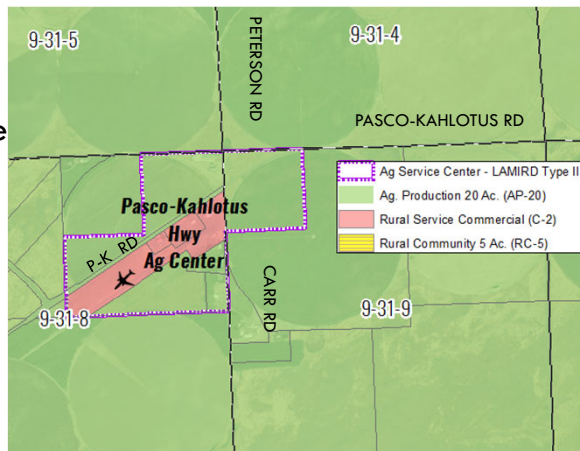
Part 1: Agricultural Zoning in LAMIRDS

- **Basin City (Rural Settlement)** The Basin City LAMIRD is ~966 acres, majority zoned AP-20.
- The County may review zoning for parcel 121-220-099 (12.59 acres).
- We recommend all lands zoned AP-20 (including airstrip), become RC-5.



Part 1: Agricultural Zoning in LAMIRDS

- **Pasco-Kahlotus Hwy Ag Center (Agricultural Service Area)** Three parcels are zoned C-2 and the remaining 125 acres of the LAMIRD is zoned AP-20, which should be changed to RC-5.



Part 1: Agricultural Zoning in LAMIRDS

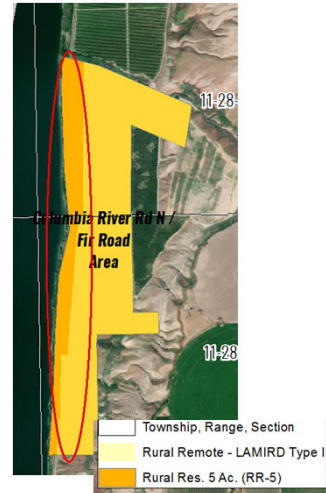
- **Matthew's Corner Area** (*Agricultural Service Area*)
Approx. 164 acres is zoned AP-20; we recommend changing to RC-5.
- **North Pasco (Clark)/ Taylor Flats Ag Center** (*Agricultural Service Area*) –119 acres are zoned AP-20, and the remainder is I-2. We recommend changing the AP-20 lands to RC-5 zoning.
- **Columbia River West Area** (*Rural Shoreline Development*) We recommend changing the AP-20 areas to have RC-5 zoning.

AREAS WITH
AGRICULTURAL LAND USE
DESIGNATIONS, WITH NON-AG
ZONING

PART 2

Part 2: Areas with Agricultural L.U. Designation, with Non-Ag Zoning

- There are approximately 25 acres of land having an agricultural land use designation in the Comprehensive Plan, but are zoned RR-5.
- We recommend that the size and shape of the LAMIRD be reviewed to see if it should be made larger, extending it to align with the shoreline edges of the parcels, bordering the Columbia River.



Part 2: Areas with Agricultural L.U. Designation, with Non-Ag Zoning

- Parcel #124-370-065, approx. 5 acres in size, on Frontier Road with **C-2 zoning**.
- According to the assessor's records, this is probably a fertilizer building. Further investigation would help determine when the zoning was assigned, circumstances.
- AP-20 zoning allows a fertilizer building with a CUP, whereas the use is not allowed in C-2 zoning.
- Changing the zoning would more closely match the current use, and pave the way for future additions or changes to the operation, if desired, which would not be possible with the current zoning.

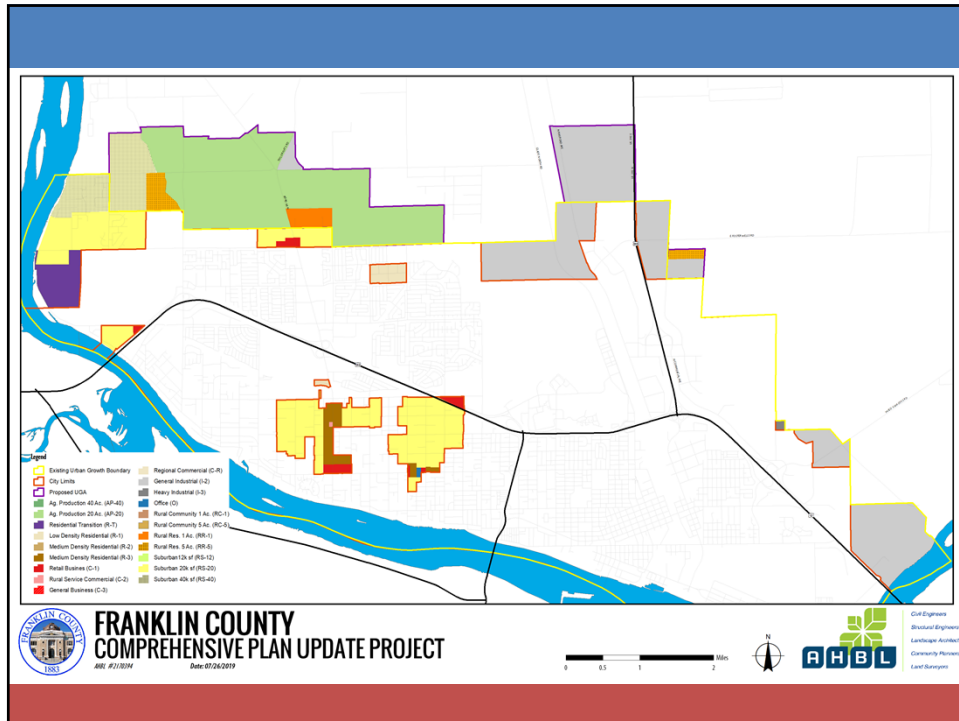


THE PASCO URBAN GROWTH AREA “DOUGHNUT HOLES”

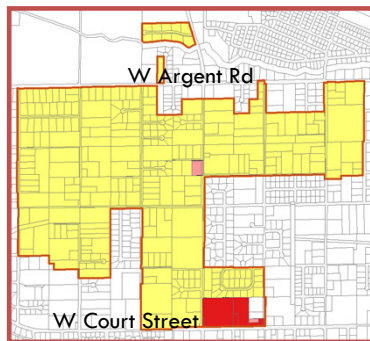
PART 3

Doughnut Holes Explained

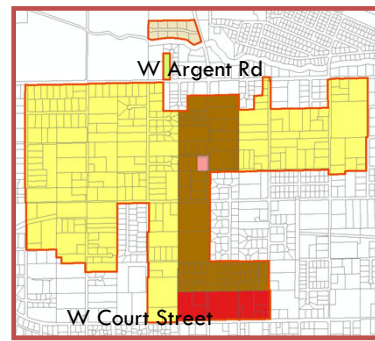
- Lands that are **not included** within Pasco city limits but are bounded by them are all within the Pasco urban growth area (UGA) and are commonly referred to as “*doughnut holes*”.
- While these areas are zoned by Franklin County (and Franklin County has authority for issuing permits, making decisions on division of land applications, etc.) the guiding land use designations are actually contained in Pasco’s Comprehensive Plan, in their Future Land Use map.



Part 3: Road 68

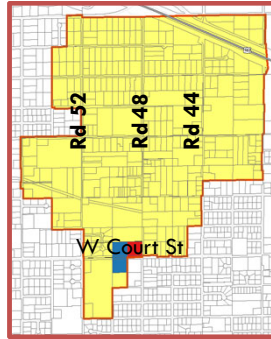


EXISTING CONDITIONS

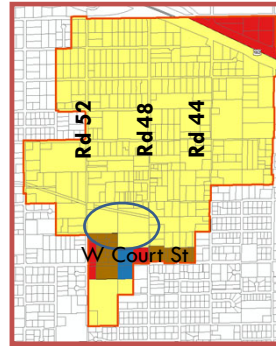


PROPOSED REZONE

Part 3: Road 48

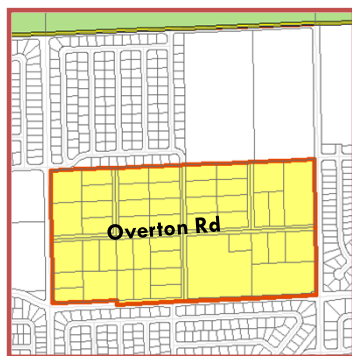


EXISTING CONDITIONS

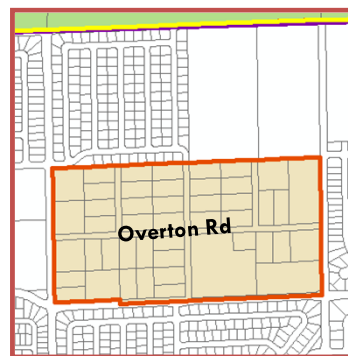


PROPOSED REZONE

Part 3: Overton

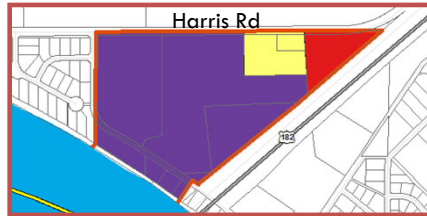


EXISTING CONDITIONS

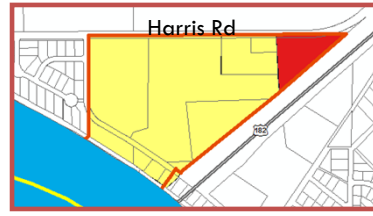


PROPOSED REZONE

Part 3: Broadmoor Area



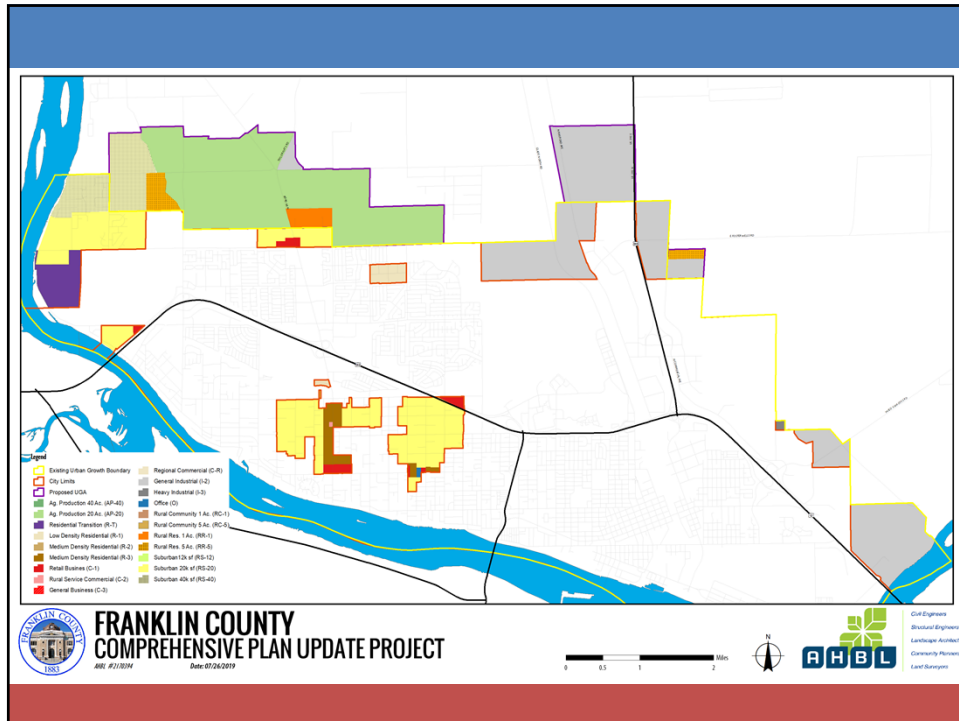
EXISTING CONDITIONS



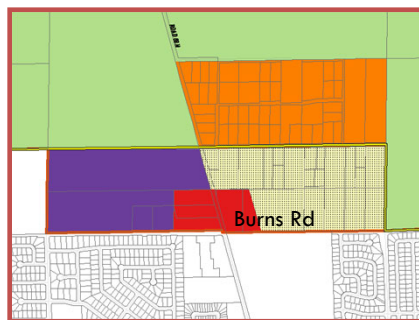
PROPOSED REZONE

UGA NORTH
OF THE
CITY OF PASCO
LIMITS

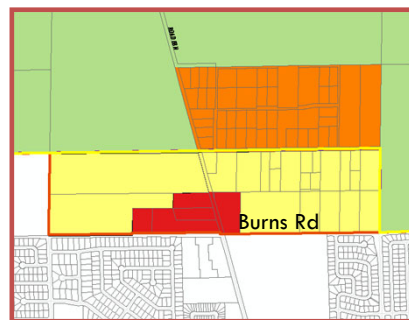
PART 4



Part 4: North of Burns Rd

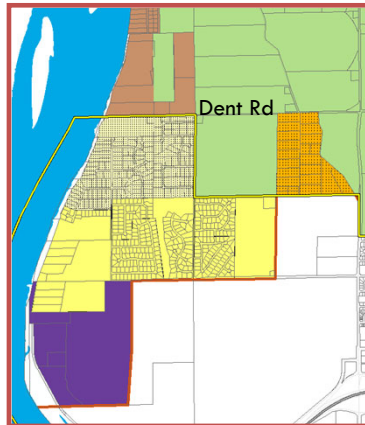


EXISTING CONDITIONS

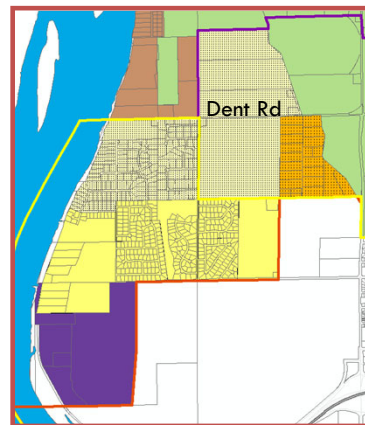


PROPOSED REZONE

Part 4: Dent Rd Area

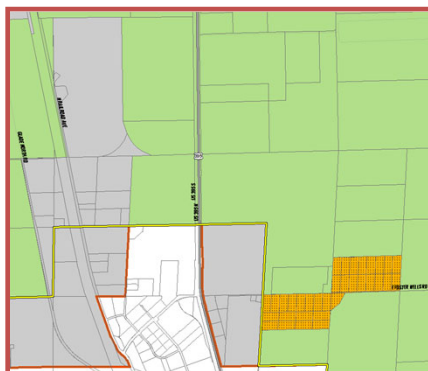


EXISTING CONDITIONS

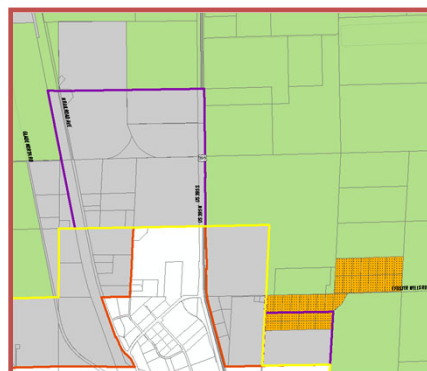


PROPOSED REZONE

Part 4: US-395 Area

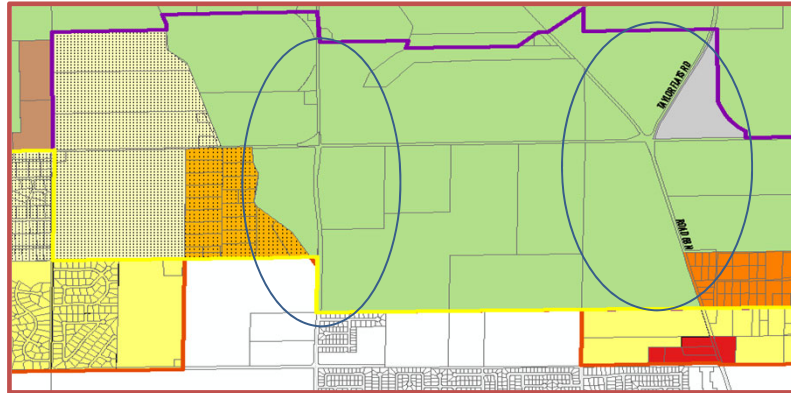


EXISTING CONDITIONS



PROPOSED REZONE

Part 4: Future Commercial Area



Recommended Next Steps

- ☐ Identify which, if any, of the areas highlighted above should retain the current Franklin County zoning designation.
- ☐ Consult with the assessor's office on the ramifications of changing zoning.
- ☐ Consult with the City of Pasco regarding the availability of sewer.
- ☐ Reach out to affected land owners and provide notice of the contemplated changes, and potentially also provide an "open house" opportunity for face-to-face interaction (with an option for telephone or private meetings for those unable to attend)



Keith Johnson
County Administrator

BOARD OF COMMISSIONERS
FRANKLIN COUNTY
WASHINGTON

BRAD PECK
District 1

ROBERT KOCH
District 2

CLINT DIDIER
District 3

AGENDA
Regular Board Meeting and Public Hearing
Tuesday, October 22, 2019

Franklin County Courthouse, Commissioners' Meeting Room
1016 North Fourth Avenue, Pasco, Washington

This is a preliminary agenda. Discussion items may be added, deleted or modified. Public Hearings will not start earlier than the advertised time. Other agenda times are approximate and provided to aid in planning.

9:00 a.m. Call to Order and Pledge of Allegiance

9:01 a.m. Approval of Minutes- *October 1, 2019 Commissioners' Meeting Minutes*

9:01 a.m. PUBLIC HEARING to Amend DARE Trust Fund

Presented by Captain Ronelle Nelson
(Resolution 2019-310 upon approval)

9:10 a.m. Franklin County Noxious Weed Board 2020 Budget

Presented by Program Coordinator Todd Harris
(Resolution 2019-311 upon approval)

9:25 a.m. Closed Record Hearing CUP 2019-05

Presented by Planning and Building Director Derrick Braaten and AHBL Personal Services Contractor MillieAnne VanDevender

9:35 a.m. Adoption of Revised County-Wide Planning Policies

Presented by AHBL Personal Services Contractor Nicole Stickney
(Resolution 2019-312 upon approval)

9:45 a.m. Public Comment

9:50 a.m. Office Business

1. Approval of Payroll Rosters
 2. Approval of Warrant Registers
 3. Approval of Consent Agenda
-
1. Resolution 2019-309 Adoption of Articles of Association and Bylaws of Eastern Washington Council of Governments
 2. Resolution 2019-313 2020 Benefits Administration Policy
 3. Resolution 2019-314 Nationwide Deferred Compensation 457(b) Plan Restatement
 4. Resolution 2019-315 Premera Blue Cross Group Verification Report
 5. Resolution 2019-316 Civil Service Commissioner Appointment

6. Resolution 2019-317 Bi-County Juvenile Dependency Attorney Compensation 2020 Cost Share
7. Resolution 2019-318 Interpreter Services-Connections Consulting MA LLC.
8. Resolution 2019-319 Personal Services Contract between Benton Franklin Juvenile Justice and Washington Collectors Tri-Cities
9. Resolution 2019-320 Professional Services Contract between Benton Franklin Juvenile Justice and Support, Advocacy and Resource Center
10. Resolution 2019-321 Declaration of Facilities Surplus Equipment for Auction
11. Resolution 2019-322 Approval of Disposal of WSU Extension Surplus Property
12. Resolution 2019-323 Award Letter 2019 Magnesium Chloride Solution Deicer
13. Draft of Wolf Post-Recovery EIS Scope Response

10:00 a.m. Administration Office Business

10:05 a.m. Public Comment

10:10 a.m. Executive Session (if necessary)

10:15 a.m. Adjourn



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of County Commissioners will hold a public hearing to consider an ordinance containing recommended changes to the Franklin County County-Wide Planning Policies (CWPP's). Said consideration will be a public hearing on **October 22, 2019** at **9:00 a.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. The county's Planning Commission has recommended changes to the policies, and changes to the policies are made by passing an Ordinance; this process is in support of the County's periodic update to the Comprehensive Plan.

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 **October 3, 2019** and comments regarding the determination and the environmental impacts of the proposal can be made to the Planning Department by **Friday, October 18, 2019.**

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 3rd DAY OF OCTOBER 2019.

PUBLISH:

Franklin County Graphic: October 3, 2019

Tri-City Herald: October 3, 2019

Derrick Braaten, Planning and Building Director

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: November 17, 2020 – 6:30 P.M.
VIRTUAL MEETING-WEBEX
Franklin County Courthouse
Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

VIRTUAL MEETING DETAILS

There will be no in-person attendance at Planning Commission meetings until further notice due to Covid-19 pandemic, but public participation for tonight's hearing, by one or more of the following ways, is encouraged:

(You won't be able to log in/call earlier than 25 minutes before meeting start time!)

How to participate:

1. **Submit written comments by email prior to meeting:**
planninginquiry@co.franklin.wa.us. **Please Note:** Comments need to be received by 4:30 PM on day of meeting.
2. **Via phone**, starting 20-25 minutes before the meeting start time, call 1-844-992-4726 enter event number/access code: 146 316 2309 and panelist/attendee numeric password: 896516. A member of staff will ask if you want to speak during public comments time. You need to indicate **yes, give name and address to host, so they can unmute you when it's time for you to speak during public comments.**
3. **Submit written comments by mail prior to meeting:** Franklin County Planning Commission, Attn: Derrick Braaten, 502 W. Boeing St., Pasco, WA 99301. **Please Note:** Comments sent within a few days of meeting, may not be received by time of said meeting.

How to watch/listen only:

1. **Via computer**, go to our YouTube live page link below to watch meeting:
<https://www.youtube.com/channel/UCUc4CBy71j5xCo8sc4ssRkQ>
2. **Via phone**, starting 20-25 minutes before the meeting start time, call 1-844-992-4726 enter event number/access code: 146 316 2309 and panelist/attendee numeric password: 896516. Once you are logged into meeting, host will unmute you and ask if you want to speak during public comments time. You need to indicate **no, by doing this you won't be able to speak during public comments.**

OPEN PLANNING COMMISSION REGULAR MEETING – 6:30 P.M.

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
Roger Lenk	Riverview/Pasco UGAB	August 27, 2022
Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2023
Claude Pierret	Snake River Area	May 1, 2023
Kent McMullen	Riverview/Pasco UGAB	March 26, 2023
Mike Corrales	Basin City Area	May 1, 2022
Melinda Didier	Eltopia Area	March 1, 2022

DECLARATION OF QUORUM

PLEDGE OF ALLEGIENCE

APPROVAL OF AGENDA

Approval of (or requested changes to) Agenda for November 17, 2020

APPROVAL OF MINUTES

October 27, 2020

PUBLIC HEARING - ITEM #1 – ZC 2020-02/SEPA 2020-02, (*postponed until December 1, 2020 Planning Commission meeting*) proposal to rezone one (1) parcel, comprising approximately 33.92 acres from the current designation of Agricultural Production 20 (AP-20) to Rural Community 1 (RC-1). The land is located in the Rural Shoreline Development area, as identified in the County Comprehensive Plan.

APPLICANT: Big Sky Developers, LLC (Caleb Stromstad, representative speaking on behalf)

OWNER: Debra Kohler

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

PUBLIC HEARING - ITEM #2 – CUP 2020-03/SEPA 2019-09, (*postponed until December 1, 2020 Planning Commission meeting*) proposal to allow for the development of a new electrical substation on parcel #124-300-083, of an approximately 11.06 acre property. The area to be developed will cover approximately 43,200 sq. ft. of said property. The property is zoned Agricultural Production 20 (AP-20) and carries an “Agricultural” Comprehensive Plan Land Use designation.

APPLICANT: Mark Hay

OWNER: Big Bend Electric Cooperative, Inc.

FRANKLIN COUNTY COMPREHENSIVE PLAN UPDATE

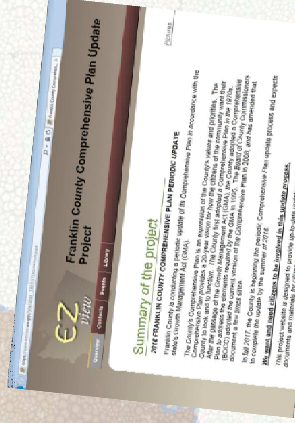
Planning
Commission
Workshop:
Project Update
November 17, 2020



HOW TO GET INFORMATION

- » Project Contacts:
 - Derrick Braaten, Franklin County:
dbraaten@co.franklin.wa.us
 - Nicole Stickney, AHBL, Inc.: nstickney@ahbl.com

- » Website
 - www.bit.ly/FranklinPlan



WELCOME!

- » Thank you for attending (virtually) tonight
- » How this meeting will work

INTRODUCTIONS

- » County Staff
- » Planning Commission Members
- » Consultant Team



BACKGROUND AND RE-FRESHER

INTENT OF THE UPDATE

- » Periodic update of the Comprehensive Plan is required by the State Growth Management Act (GMA)
 - Comprehensive Plan adopted in 2008
- » Identify the Urban Growth Areas
- » Conform to legal requirements
- » Update population forecasts
- » Study and address emerging issues



COMPREHENSIVE PLAN

- » Establishes blueprint for the County's development and future – 20 year horizon (2018 - 2038)
- » Guides the physical development of the community
- » Basis of decisions on land use (zoning and subdivision), transportation, housing, capital facilities, economic development, and the natural environment



COMPREHENSIVE PLAN

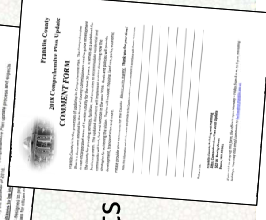
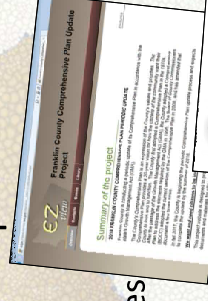
- » Sets level of service standards for County facilities and how to pay for them
- » Updates zoning and development regulations to be consistent with the Plan
- » Intended to balance public interests and bridge the gap from where we are ... to where we want to go



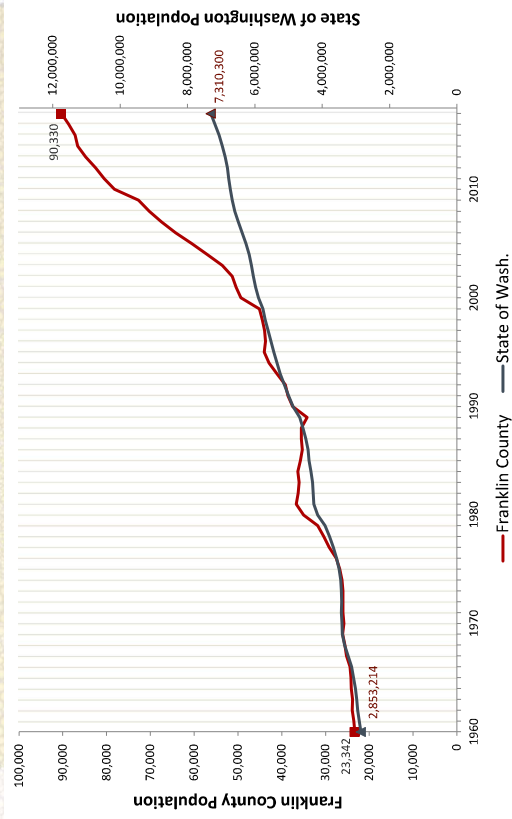
PUBLIC INPUT

- » Guided by the County's Public Participation Plan:

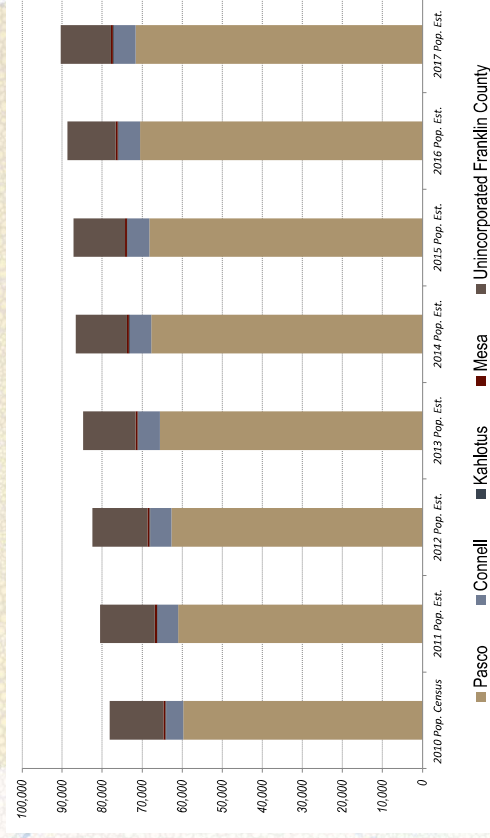
- Update website and e-mail list
- Direct mailings and public notices
- Workshops
- Comment forms
- Contacting County staff and consultants
- Planning Commission and BOCC



POPULATION

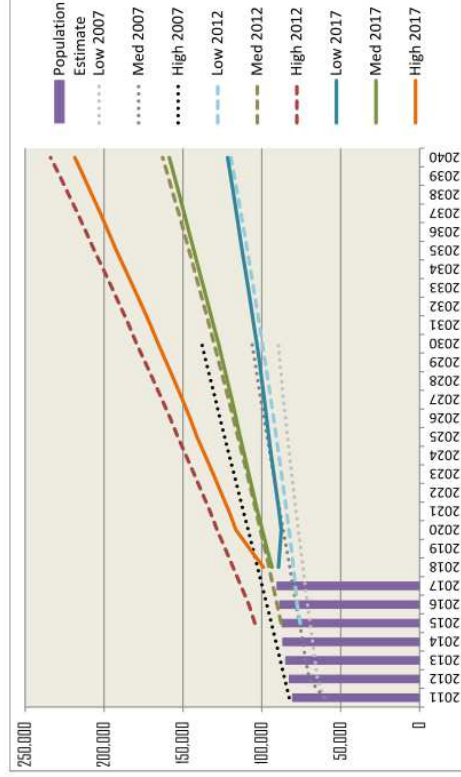


POPULATION



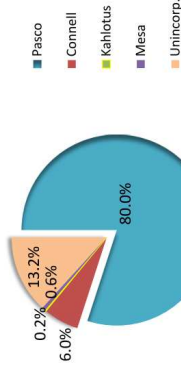
POPULATION

Franklin County Population Forecasts



POPULATION

Recommended Allocation of Franklin County Population



HIGH SERIES PROJECTIONS

	2020	2025	2030	2035	2038	2040
City of Pasco	93,109	112,931	132,493	153,705	166,052	174,830
City of Connell	6,983	8,470	9,937	11,528	12,454	13,112
City of Kahlotus	233	282	331	384	415	437
City of Mesa	698	847	994	1,153	1,245	1,311
Unincorporated Franklin County	15,363	18,634	21,861	25,361	27,399	28,847
Total	116,386	141,164	165,616	192,131	207,565	218,538



CWPP TOPICS

Implementing
GMA Goals

Establishing
UGAs

Joint planning
within UGAs

Contiguous and
orderly
development w/
urban services

Siting public
facilities

County-wide
transportation
facilities &
strategies

Affordable
housing needs

Economic
development
and
employment

Fiscal impact
analysis

11/17/2020



Franklin County Comprehensive Plan

ELEMENTS



Land Use



Natural



Transportation &
Circulation



Utilities



Historic / Cultural



Community
Facilities



Economic
Development



Rural & Resource
Lands



Housing



Capital Facilities

11/17/2020



Franklin County Comprehensive Plan

PUBLIC ENGAGEMENT

DATE	MEETING TYPE	TOPIC
11/1/2017	BOARD OF COUNTY COMMISSIONERS MEETING	ADOPTION OF A RESOLUTION INITIATING THE UPDATE AND ADOPTING A PUBLIC PARTICIPATION PLAN
11/28/2017	PLANNING COMMISSION WORKSHOP	INTRODUCTION AND UPDATE KICK-OFF
12/5/2017	PLANNING COMMISSION WORKSHOP	COUNTY WIDE PLANNING POLICIES, POPULATION FORECASTS



MEETINGS PUBLIC ENGAGEMENT TIMING

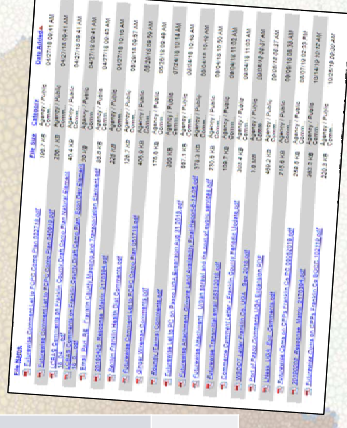
11/17/2020



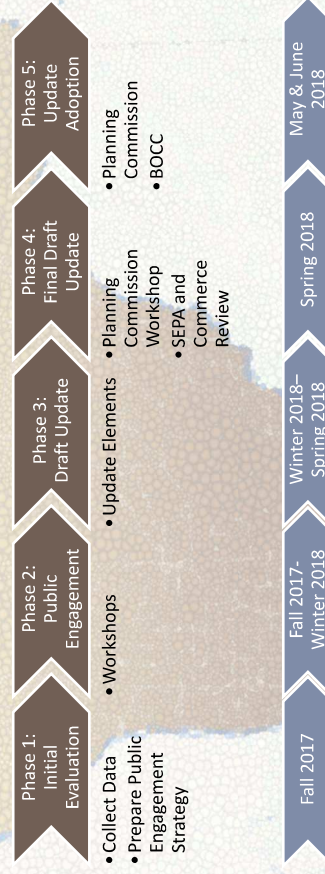
Franklin County Comprehensive Plan

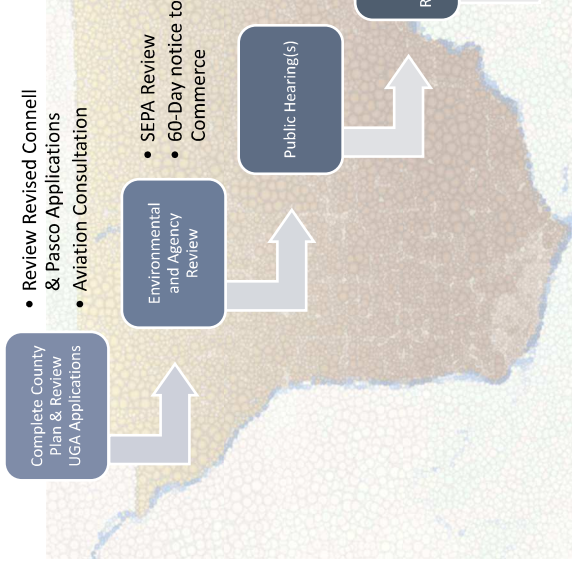
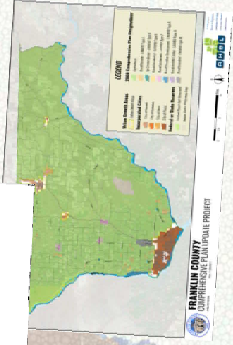
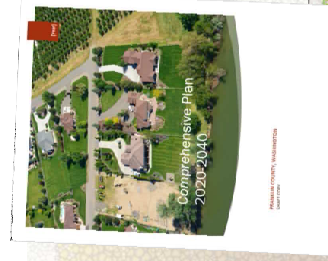
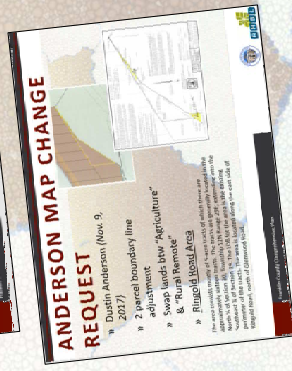
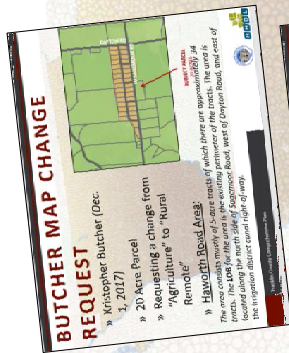
PUBLIC ENGAGEMENT

DATE	MEETING TYPE	TOPIC
8/6/2019	PLANNING COMMISSION PUBLIC HEARING MEETING	HEARING: COUNTY WIDE PLANNING POLICIES ALSO: PRELIMINARY REVIEW AND DISCUSSION OF THE DRAFT SET OF AREA-WIDE RE-ZONE PROPOSALS FOR FRANKLIN COUNT
10/22/2019	BOARD OF COUNTY COMMISSIONERS PUBLIC HEARING	PUBLIC HEARING AND ADOPTION OF ORDINANCE TO UPDATE THE COUNTY-WIDE PLANNING POLICIES



NEXT STEPS

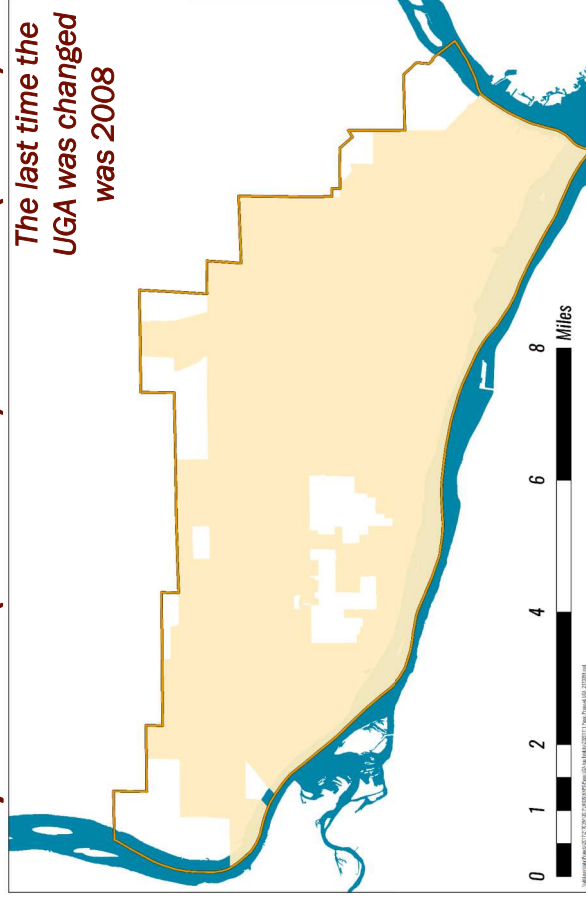




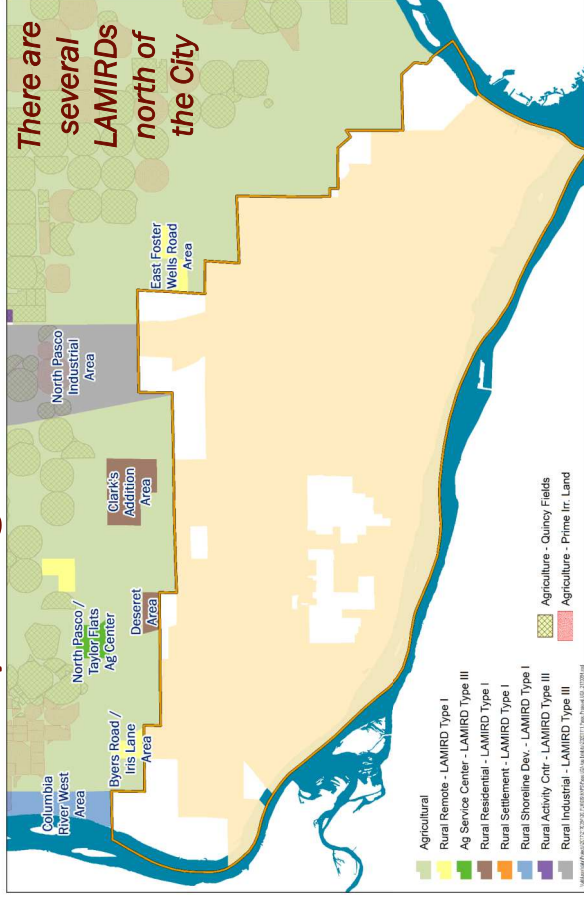
PASCO UGA APPLICATION OVERVIEW

City Limits (Current) & UGA (2008)

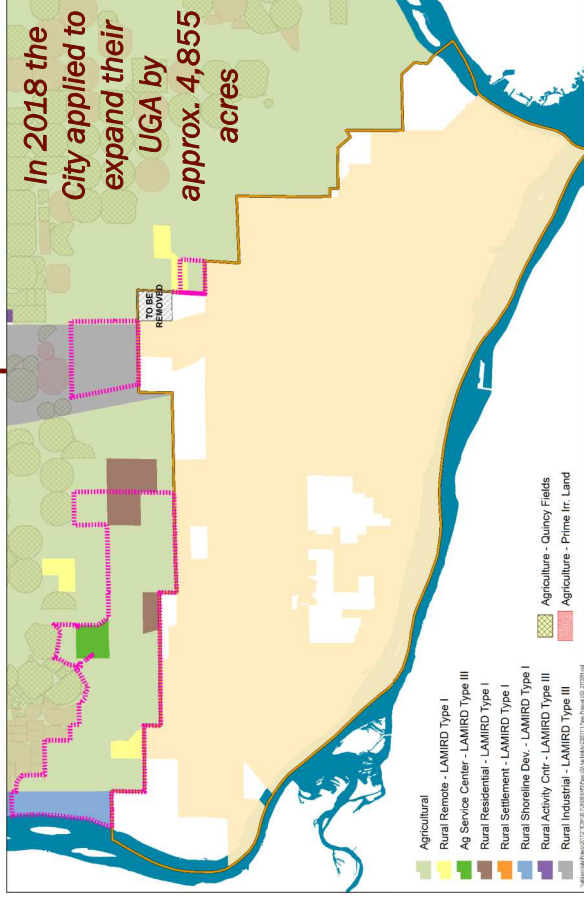
The last time the UGA was changed was 2008



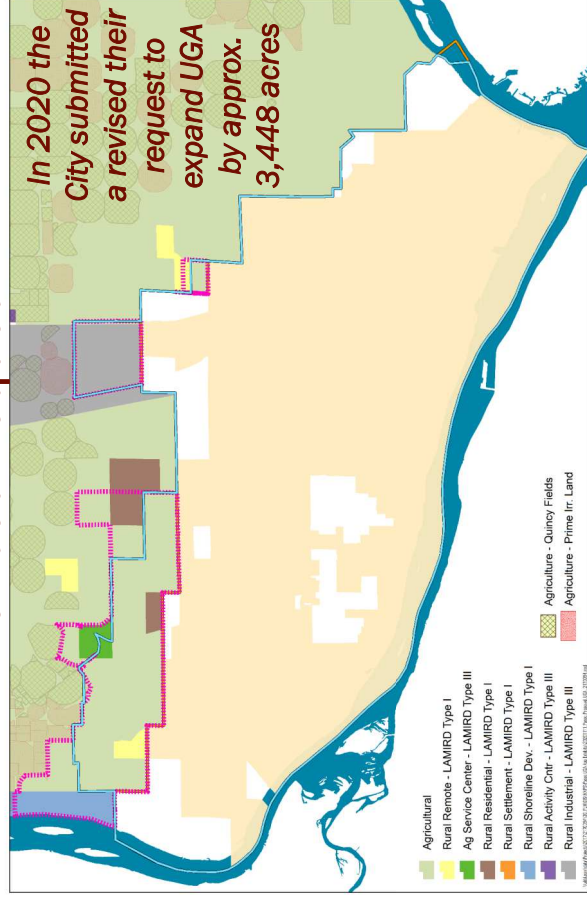
County Designations – “2008”



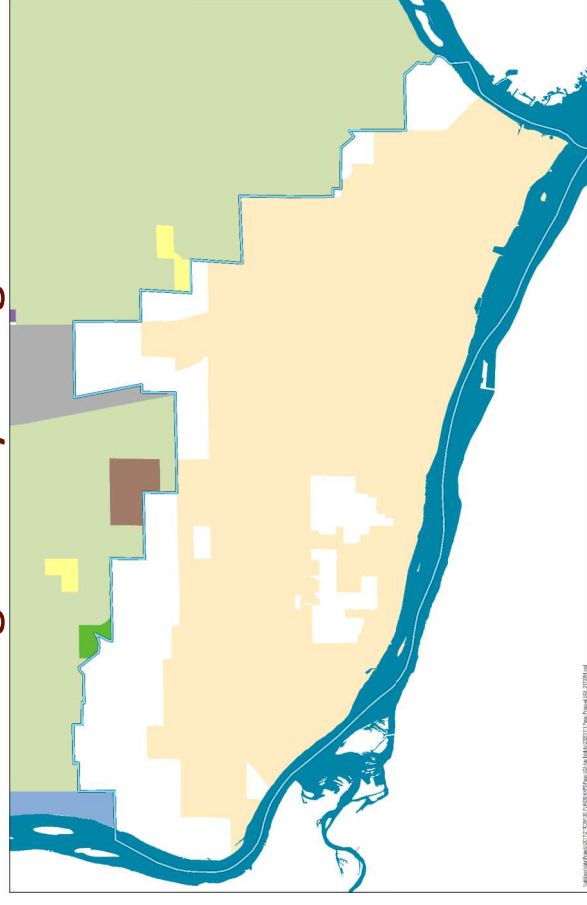
Previous Request



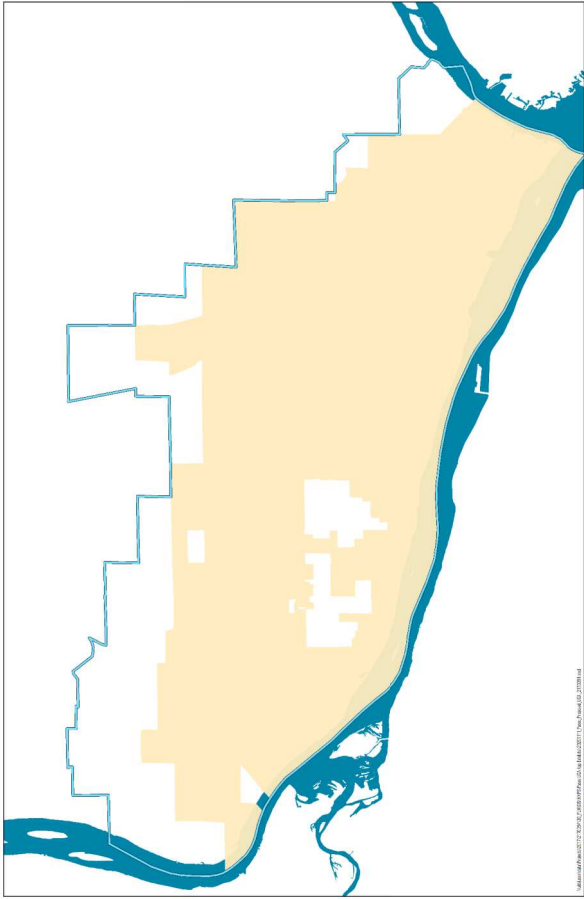
Revised Request



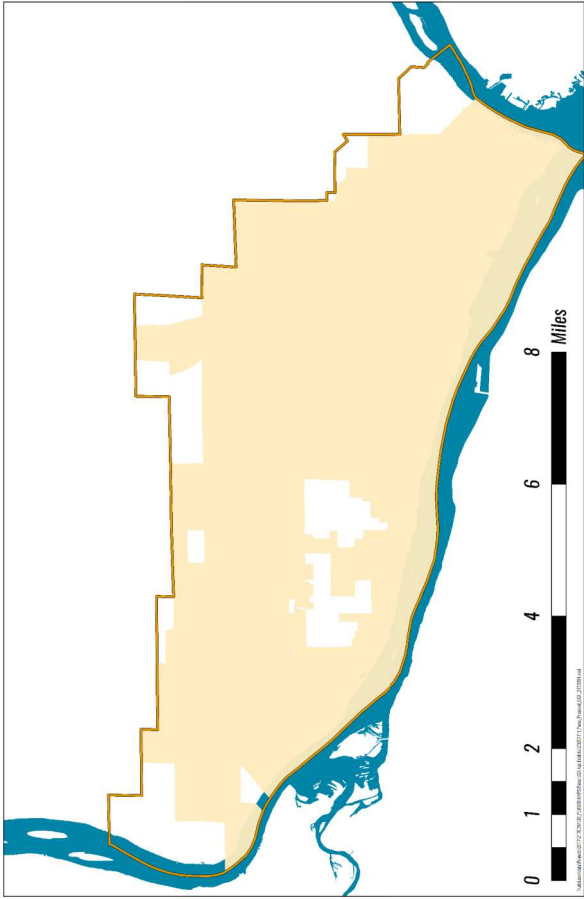
Resulting County Designations



City Limits (Current) & Proposed UGA



City Limits (Current) & UGA (2008)



Implementing GMA Goals

Establishing UGAs

Joint planning within UGAs

Contiguous and orderly development w/ urban services

Siting public facilities

County-wide transportation facilities & strategies

Affordable housing needs

Economic development and employment

Fiscal impact analysis

- Airport Overlay
- Critical Areas (Environment)
- Land Capacity and Population Growth
- Capital Facilities Planning

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: December 1, 2020 – 6:30 P.M.
VIRTUAL MEETING-WEBEX
Franklin County Courthouse

VIRTUAL MEETING DETAILS

There will be no in-person attendance at Planning Commission meetings until further notice due to Covid-19 pandemic, but public participation for tonight's hearing, by one or more of the following ways, is encouraged:

(You won't be able to log in/call earlier than 25 minutes before meeting start time!)

How to participate:

1. **Submit written comments by email prior to meeting:**
planninginquiry@co.franklin.wa.us. **Please Note:** Comments need to be received by 4:30 PM on day of meeting.
2. **Via phone**, starting 20-25 minutes before the meeting start time, call 1-844-992-4726 enter event number/access code: 146 593 8528 and panelist/attendee numeric password: 691612. A member of staff will ask if you want to speak during public comments time. You need to indicate **yes, give name and address to host, so they can unmute you when it's time for you to speak during public comments.**
3. **Submit written comments by mail prior to meeting:** Franklin County Planning Commission, Attn: Derrick Braaten, 502 W. Boeing St., Pasco, WA 99301. **Please Note:** Comments sent within a few days of meeting, may not be received by time of said meeting.

How to watch/listen only:

1. **Via computer**, go to our YouTube live page link below to watch meeting:
<https://www.youtube.com/channel/UCUc4CBY71j5xCo8sc4ssRkQ>
2. **Via phone**, starting 20-25 minutes before the meeting start time, call 1-844-992-4726 enter event number/access code: 146 593 8528 and panelist/attendee numeric password: 691612. Once you are logged into meeting, host will unmute you and ask if you want to speak during public comments time. You need to indicate **no, by doing this you won't be able to speak during public comments.**

OPEN PLANNING COMMISSION REGULAR MEETING – 6:30 P.M.

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
Roger Lenk	Riverview/Pasco UGAB	August 27, 2022
Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2023
Claude Pierret	Snake River Area	May 1, 2023
Kent McMullen	Riverview/Pasco UGAB	March 26, 2023
Mike Corrales	Basin City Area	May 1, 2022
Melinda Didier	Eltopia Area	March 1, 2022

DECLARATION OF QUORUM

PLEDGE OF ALLEGIENCE

APPROVAL OF AGENDA

Approval of (or request changes to) Agenda for December 1, 2020

APPROVAL OF MINUTES

Postponed to next PC meeting.

PUBLIC HEARING - ITEM #1 – CUP 2020-03/SEPA 2019-09, a proposal to allow for the development of a new electrical substation on parcel #124-300-083, of an approximately 11.06 acre property. The area to be developed will cover approximately 43,200 sq. ft. of said property. The property is zoned Agricultural Production 20 (AP-20) and carries an “Agricultural” Comprehensive Plan Land Use designation.

APPLICANT: Mark Hay

OWNER: Big Bend Electric Cooperative, Inc.

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

PUBLIC HEARING - ITEM #2 – ZC 2020-02/SEPA 2020-02, proposal to rezone one (1) parcel, comprising approximately 33.92 acres from the current designation of Agricultural Production 20 (AP-20) to Rural Community 1 (RC-1). The land is located in the Rural Shoreline Development area, as identified in the County Comprehensive Plan.

APPLICANT: Big Sky Developers, LLC (Caleb Stromstad, representative speaking on behalf)

OWNER: Debra Kohler

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

ADMINISTRATIVE ITEMS

- Questions?

WORKSHOP

- City of Pasco UGA Expansion Request (*Presentation by City of Pasco Staff*)

UPDATE ON PAST ITEMS

- Nothing to report

ADJOURN PLANNING COMMISSION REGULAR MEETING



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF NON-ACTION PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by the **City of Pasco, WA**, for a request to expand the City's Urban Growth Area (UGA), under Franklin County file # **CPA 2018-03, as part of the City's required 10-Year Comp Plan Update.**

CPA 2018-03 has been significantly amended since the original application was submitted and remanded back to the City for additional work. The City of Pasco, based on the results of an Environmental Impact Study (EIS) that provided three (3) alternatives (No Change, Alternative #2 – proposing a UGA increase of approximately 4,800 acres, and Alternative #3 reducing the originally proposed UGA expansion from approximately 4,800 acres to approximately 3,488 acres), has adopted Alternative #3 as its preferred alternative.

NON-LEGAL DESCRIPTION:

This is a non-specific site application, applying to multiple parcels within Franklin County. The general boundaries of the proposed UGA expansion are as follows: North of Dent Rd., south of Selph-Landing Rd., and west of Columbia River Rd.; then east of Columbia River Rd., south of Fanning Rd., north of Burns Rd., west of Road 52 North alignment; a section of industrial zoned land between Hwy 395 and Railroad Rd., north of the Clark Rd. east alignment and south of the Fanning Rd. east alignment; and a parcel of land bounded to the west by Capital Ave., and south of Foster Wells Rd.

NOTICE IS FURTHER GIVEN that the Franklin County Planning Commission will be holding a non-action public hearing on **December 22, 2020 at 6:30 PM**. Due to the Covid-19 emergency declaration, the public may not attend in person. Written comments are due by 4:30 pm December 21, 2020, and all comments received by said due date, or as heard at the hearing, will be included in the record to be provided to the Planning Commission. **Parties desiring to provide oral comment at the hearing will need to pre-register, as provided below.** Further information on how to participate in the meeting is provided through the link, provided below. All concerned may phone in and provide comment on the proposal during the public hearing portion of the meeting.

HOW TO ATTEND VIRTUAL MEETING: To participate in meeting, you will have to pre-register by phone at 509-545-3521 or email at planninginquiry@co.franklin.wa.us before end of business day **(4:00 PM) December 18, 2020**. WebEx invitations will be sent out through email **December 21, 2021 by 4:00 PM**. You can watch the proceedings on YouTube Live, by going to the Franklin County, WA agenda page at <https://www.co.franklin.wa.us/planning/agenda.html>. There you can access the virtual agenda with the YouTube Live link. Virtual agendas will be posted by the Friday before said meeting date.

Information concerning the proposal can be obtained by email at planninginquiry@co.franklin.wa.us or by calling (509) 545-3521.

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: December 22, 2020 – 6:30 P.M.
VIRTUAL MEETING-WEBEX

VIRTUAL MEETING DETAILS

There will be no in-person attendance at Planning Commission meetings until further notice due to Covid-19 pandemic, but public participation for tonight's hearing, by one or more of the following ways, is encouraged:

(You won't be able to log in earlier than 25 minutes before meeting start time!)

How to participate:

1. **Submit written comments by email prior to meeting:**
planninginquiry@co.franklin.wa.us. **Please Note:** Comments need to be received by 4:00 PM on day of meeting.
2. **Via WebEx Invite**, this option is for people who want to give verbal testimony at the meeting. In order to receive this invite, please contact staff by either email at planninginquiry@co.franklin.wa.us or phone at 509-545-3521 by end of business day on the Friday before meeting date, in order to receive said invite. Invites will be emailed out by end of business day Monday before meeting date.
3. **Submit written comments by mail prior to meeting:** Franklin County Planning Commission, Attn: Derrick Braaten, 502 W. Boeing St., Pasco, WA 99301. **Please Note:** Comments sent within a few days of meeting, may not be received by time of said meeting.

How to watch/listen only:

1. **Via computer**, go to our YouTube live page link below to watch meeting:
<https://www.youtube.com/channel/UCUc4CBy71j5xCo8sc4ssRkQ>
2. **Via phone**, you will need to contact staff by either phone at 509-545-3521 or email at planninginquiry@co.franklin.wa.us, sometime on the day of the meeting before 4:00 PM in order to receive information needed to call in. **Please Note:** You will not be able to participate over the phone.

OPEN PLANNING COMMISSION REGULAR MEETING – 6:30 P.M.

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
Roger Lenk	Riverview/Pasco UGAB	August 27, 2022

Layton Lowe
Claude Pierret
Kent McMullen
Mike Corrales
Melinda Didier

Connell/Kahlotus Area (Combined)
Snake River Area
Riverview/Pasco UGAB
Basin City Area
Eltopia Area

December 9, 2023
May 1, 2023
March 26, 2023
May 1, 2022
March 1, 2022

DECLARATION OF QUORUM

PLEDGE OF ALLEGIENCE

APPROVAL OF AGENDA

Approval of (or request changes to) Agenda for December 22, 2020

APPROVAL OF MINUTES

Postponed to January 5, 2021

NON-ACTION PUBLIC HEARING - ITEM #1 – CPA 2018-03, City of Pasco UGA Expansion

Request, a proposal to increase the City of Pasco Urban Growth Area (UGA) by approximately 3,488 acres. CPA 2018-03 has been significantly amended since the original application was submitted and remanded back to the City for additional work. The City of Pasco, based on the results of an Environmental Impact Study (EIS) that provided three (3) alternatives (No Change, Alternative #2 – proposing a UGA increase of approximately 4,800 acres, and Alternative #3 reducing the originally proposed UGA expansion from approximately 4,800 acres to approximately 3,488 acres), has adopted Alternative #3 as its preferred alternative.

APPLICANT: City of Pasco

OWNER: N/A

1. **Open Public Hearing**
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. Recommendation/Motion/Finding of Fact

ADMINISTRATIVE ITEMS

- Questions?

WORKSHOP

- None Scheduled

UPDATE ON PAST ITEMS

- Nothing to report

ADJOURN PLANNING COMMISSION REGULAR MEETING



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF AVAILABILITY OF ENVIRONMENTAL DOCUMENTS & SEPA DETERMINATION

NOTICE IS HEREBY GIVEN that the Franklin County Planning and Building Department, determined to be the Lead Agency pursuant to the State Environmental Policy Act (SEPA) of 1971, as amended, and Washington Administrative Code (WAC) 197-11, has issued a Determination of Non-Significance (DNS) concerning the following proposed project:

Case file: CPA 2018-04/SEPA 2020-15

Applicant: Franklin County, WA; 1016 N. 4th Ave, Pasco, WA

Proposal/Location: The SEPA Checklist has been prepared for the Franklin County 10-year update to the Franklin County Comprehensive Plan. This is a non-site specific application and applies to the entirety of the county.

Copies of the environmental documents and other materials pertinent to the proposed project are available for review in the Franklin County Planning and Building Department at 502 W Boeing St, Pasco, WA 99301.

NOTICE IS FURTHER GIVEN that in accordance with the State Environmental Policy Act and WAC 197-11-350, the DNS, copies of the proposed Comprehensive Plan text, maps, the Environmental Checklist, and other materials pertinent to the proposed project has been sent to agencies with jurisdiction, the Washington State Department of Ecology, and others having an interest in the proposal.

The DNS will be published on January 14, 2021 by the Franklin County Planning and Building Department. Comments must be received by 5:00 p.m., Thursday January 28, 2021 (14 days from publication), at which time the DNS will become final.

DATED AT PASCO, WASHINGTON ON THIS 14th DAY OF JANUARY, 2021.



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by **Connell, WA**, for a request to adjust their UGA boundaries, under Franklin County file # **CPA 2018-02**.

CPA 2018-02 is request from the City of Connell to adjust their UGA boundaries. This involves removing approximately 300 acres of land and adding approximately 80.27 acres of land to their existing UGA.

NON-LEGAL DESCRIPTION:

CPA 2018-02 is a non-specific site application, applying to multiple parcels within Franklin County. The general boundaries of the proposed UGA adjustment is the addition of property in the 1/2 West, Section 7, Township 14, Range 32, W.M., Franklin County, WA. Along with the removal of property in the 1/4 Southwest, Section 20, Township 14, Range 32, W.M., Franklin County, WA.

NOTICE IS FURTHER GIVEN that **Franklin County, WA**, under Franklin County file #**CPA 2018-04**, is updating its comprehensive plan as part of the County's required 10-Year Comp Plan Update. CPA 2018-04 was initiated by the County in 2018. This process has been delayed due to the City of Pasco's initial application being remanded back for the completion of an Environmental Impact Statement (EIS), and needed revision of their comprehensive plan and UGA expansion application to reflect the results of the EIS. With said applications submitted, Franklin County is now moving forward with the finalization and adoption of its own comprehensive plan update for the 2018-2038, 20-year cycle. The primary focus of this hearing will be to review of the draft Franklin County Comprehensive Plan document, along with a review of the Public Comments Matrix and staff responses.

NON-LEGAL DESCRIPTION:

CPA 2018-04 is a non-specific site application, applying to the entirety of Franklin County.

NOTICE IS FURTHER GIVEN that the Franklin County Planning Commission will be holding a non-action public hearing regarding both CPA 2018-02 and CPA 2018-04 on **January 19, 2021 at 6:30 PM**. **Due to the Covid-19 emergency declaration**, the public may not attend in person. Written comments are due by 4:30 pm January 19, 2021, and all comments received by said due date, or as heard at the hearing, will be included in the record to be provided to the Planning Commission. **Parties desiring to provide oral comment at the hearing will need to pre-register, as provided below.** Further information on how to participate in the meeting is provided through the link, provided below. All concerned may phone in and provide comment on the proposal during the public hearing portion of the meeting.

HOW TO ATTEND VIRTUAL MEETING: To participate in meeting, you will have to pre-register by phone at 509-545-3521 or email at planninginquiry@co.franklin.wa.us before end of business day **(4:00 PM) January 14, 2021**. WebEx invitations will be sent out through email **January 15, 2021 by 4:00 PM**. You can watch the proceedings on YouTube Live, by going to the Franklin County, WA agenda page at <https://www.co.franklin.wa.us/planning/agenda.html>. There you can access the virtual agenda with the YouTube Live link. Virtual agendas will be posted by the Friday before said meeting date.

Information concerning the proposal can be obtained by email at planninginquiry@co.franklin.wa.us or by calling (509) 545-3521.

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING: January 19, 2021 - 6:30 P.M.

VIRTUAL MEETING-WEBEX

VIRTUAL MEETING DETAILS

There will be no in-person attendance at Planning Commission meetings until further notice due to Covid-19 pandemic, but public participation for tonight's hearing, by one or more of the following ways, is encouraged:

(You won't be able to log in earlier than 25 minutes before meeting start time!)

How to participate:

1. **Submit written comments by email prior to meeting:**
planninginquiry@co.franklin.wa.us. **Please Note:** Comments need to be received by 4:00 PM on day of meeting.
2. **Via WebEx Invite**, this option is for people who want to give verbal testimony at the meeting. In order to receive this invite, please contact staff by either email at planninginquiry@co.franklin.wa.us or phone at 509-545-3521 by end of business day on the Friday before meeting date, in order to receive said invite. Invites will be emailed out by end of business day Monday before meeting date.
3. **Submit written comments by mail prior to meeting:** Franklin County Planning Commission, Attn: Derrick Braaten, 502 W. Boeing St., Pasco, WA 99301. **Please Note:** Comments sent within a few days of meeting, may not be received by time of said meeting.

How to watch/listen only:

1. **Via computer**, go to our YouTube live page link below to watch meeting:
<https://www.youtube.com/channel/UCUc4CBy71j5xCo8sc4ssRkQ>
2. **Via phone**, you will need to contact staff by either phone at 509-545-3521 or email at planninginquiry@co.franklin.wa.us, sometime on the day of the meeting before 4:00 PM in order to receive information needed to call in. **Please Note:** You will not be able to participate over the phone.

OPEN PLANNING COMMISSION SPECIAL MEETING: 6:30 P.M.

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
Roger Lenk	Riverview/Pasco UGAB	August 27, 2022

Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2023
Claude Pierret	Snake River Area	May 1, 2023
Kent McMullen	Riverview/Pasco UGAB	March 26, 2023
Mike Corrales	Basin City Area	May 1, 2022
Melinda Didier	Eltopia Area	March 1, 2022

DECLARATION OF QUORUM

PLEDGE OF ALLEGIENCE

APPROVAL OF AGENDA

Approval of Agenda for January 19, 2021

NON-ACTION PUBLIC HEARING - ITEM #1 –CPA 2018-01, CPA 2018-02, CPA 2018-03 and CPA 2018-04. Franklin County 2018 Comprehensive Plan Periodic Update and modifications to the Urban Growth Areas

APPLICANT: City of Pasco, City of Connell, Franklin County

OWNER: N/A

1. Open Public Hearing
 - a. Staff Report
 - b. Proponents
 - c. Opponents
 - d. Clarification of Public Statements/Questions
2. Close Public Hearing
3. Planning Commission Discussion
4. *No action to follow*

ADJOURN PLANNING COMMISSION SPECIAL MEETING



Keith Johnson
County Administrator

BOARD OF COMMISSIONERS
FRANKLIN COUNTY
WASHINGTON

BRAD PECK
District 1

ROCKY MULLEN
District 2

CLINT DIDIER
District 3

AGENDA
Regular Board Meeting
Tuesday, March 23, 2021

Franklin County Courthouse, Commissioners' Meeting Room
1016 North Fourth Avenue, Pasco, Washington

This is a preliminary agenda. Discussion items may be added, deleted or modified. Public Hearings will not start earlier than the advertised time. Other agenda times are approximate and provided to aid in planning.

In-Public attendance is limited and Masks are Required
Please follow our Franklin County website link and join us via AV Capture Live Stream.

9:00 a.m. Call to Order and Pledge of Allegiance

9:00 a.m. Potts and Associates Legislative Updates
Presented by Zak Kennedy and Jim Potts

9:15 a.m. OPEN RECORD Hearing- PULLED FROM AGENDA
Conditional Use Permit (CUP) 2020-04 and SEPA 2020-11
Presented by Planning and Building Director Derrick Braaten
Resolution 2021-054 upon approval

9:30 a.m. Background and Introduction - Urban Growth Areas (UGAs) and Limited Areas of More Intensive Rural Development (LAMIRDs)

Educational **POWER POINT presentation only. Public comment is not solicited at this time.**

Presented by AHBL Contractor Nicole Stickney

9:55 a.m. Public Comment by Phone: **509-546-5859**
We welcome your comments, as they are important to us.

10:05 a.m. Office Business

1. Approval of Payroll Rosters
2. Approval of Warrant Registers
3. Approval of Consent Agenda

1. Resolution 2021-057 Re-Appointment of Joe Christ to the Board of Equalization
2. Resolution 2021-058 Convert Vacant Court Reporter to Executive Assistant
3. Resolution 2021-059 Addendum to Deputies' Bargaining Agreement Enabling 9-hour Shifts

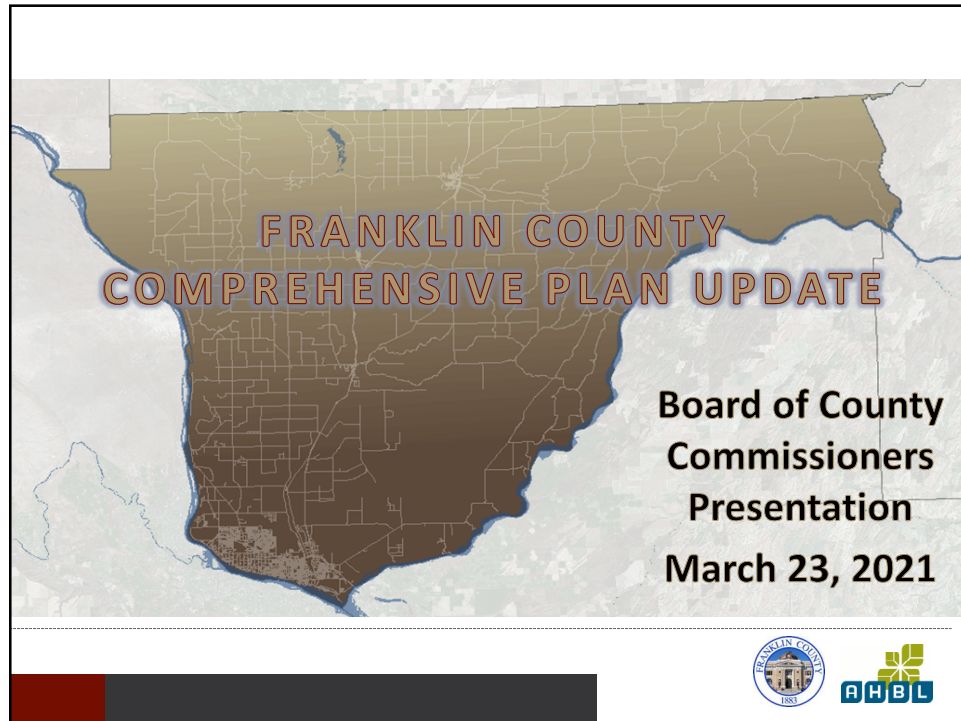
4. Resolution 2021-060 Personal Services Contract between Benton-Franklin Counties and Cordant Health Solutions
5. Resolution 2021-061 Reimbursement Agreement IAA21665 Administrative Office of the Courts for UGA Appointment Services
6. Resolution 2021-062 Amendment to Agreement SWMCLCP-1921-FrCoPW-00026 with Department of Ecology
7. Resolution 2021-063 Mutual Use of Jail Facilities with Benton County
8. Resolution 2021-064 Adoption of County Wide Scanned Records Policy
9. Resolution 2021-065 Franklin County Electronic Signature Policy
10. Hiring of Corrections Deputy at Step 3

10:10 a.m. Administration Office Business

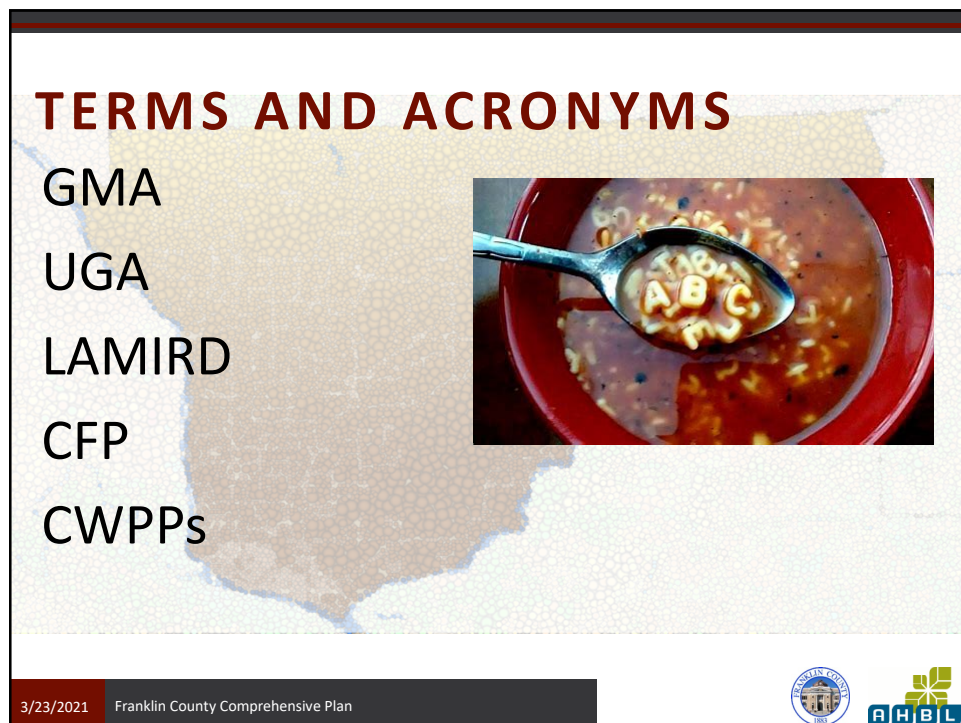
- Discussion on Appraiser Position
- Discussion on Horse Heaven Wind Farm-Scout Clear Energy

10:15 a.m. Public Comment

10:20 a.m. Adjourn



1



2

GROWTH MANAGEMENT ACT

- » The Legislature adopted the Growth Management Act in 1990
- » Response to concerns that:
uncoordinated and unplanned growth, together with a lack of common goals expressing the public's interest in the conservation and wise use of our lands, pose a threat to the environment, sustainable economic development, and the health, safety, and high quality of life enjoyed by the residents of this state (RCW 36.70A.060 and 170)



GMA: URBAN GROWTH SHOULD OCCUR

First in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development

Second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities & services and any additional needed public facilities and services that are provided by either public or private sources

Third in the remaining portions of the urban growth areas.

(Urban growth may also be located in designated new fully contained communities as defined by RCW 36.70A.350).

URBAN GROWTH AREAS

5

URBAN GROWTH AREAS

- »Each County....shall designated UGAs
 - INSIDE: Growth of an urban nature
 - OUTSIDE: Only Growth NOT of an urban nature
- »USAs always encompass Cities
- »Size based on growth management population projections

6

URBAN GROWTH AREAS

- » Counties are responsible for designating, expanding, and reducing UGA boundaries, although they are required to consult with the cities in their determinations
- » Cities may not annex areas outside of UGAs
- » Establishing UGAs is a major step under the GMA that local communities take in managing their growth

3/23/2021 Franklin County Comprehensive Plan



7

WHY UGAs?

- » Protect Rural Character
- » Reduce conflicts with farming
- » Foster regional coordination between counties, cities
- » Accommodate growth
- » Direct where facilities, investments should be located during the 20-year planning period
- » Protect natural resource areas
- » Protect environmentally sensitive areas
- » Prevent sprawl

3/23/2021 Franklin County Comprehensive Plan



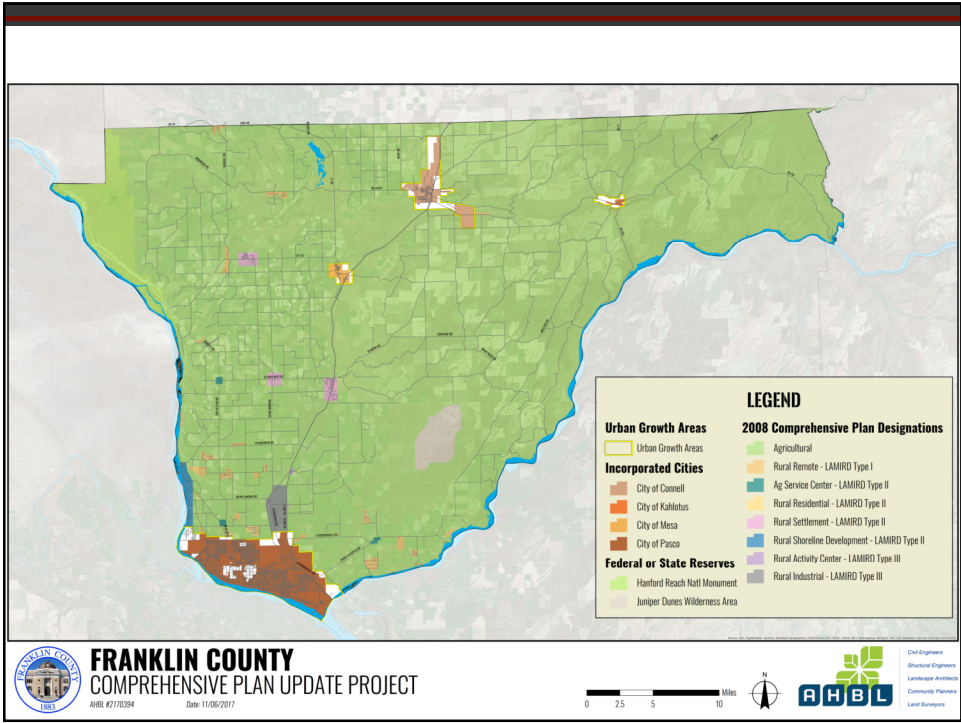
8

SIZING PRINCIPLES

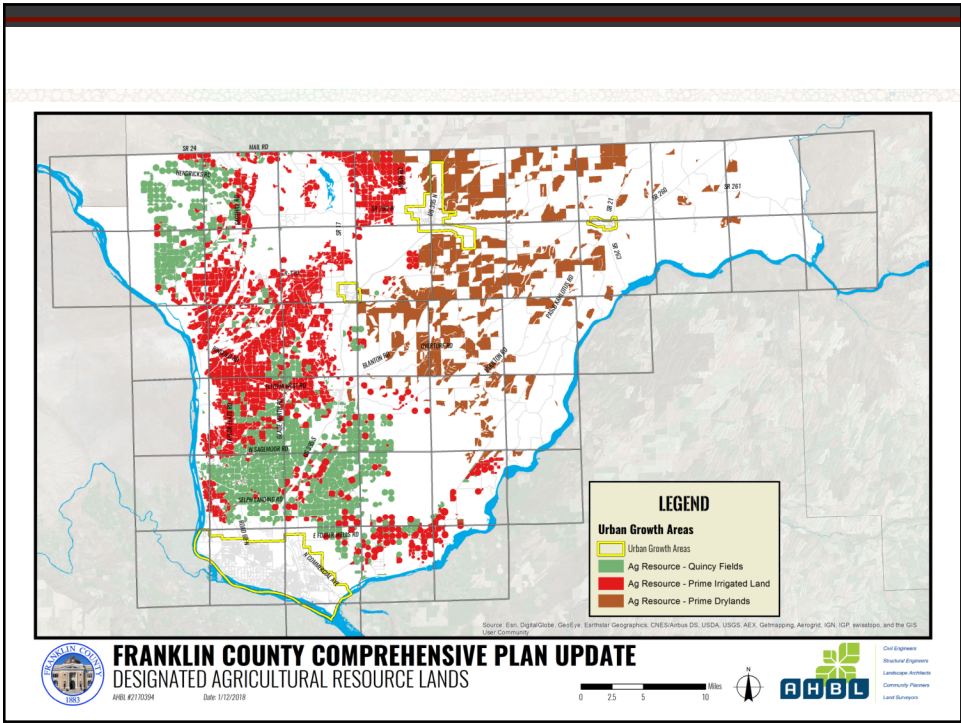
- » Areas and densities to permit the urban growth projected to occur in the next 20-year period
- » Assess what is available for realistic development through an inventory
 - Market and economic factors
 - What is entitled (preliminary plats approved / zoning / density)
 - Infrastructure aspects, availability of facilities
 - Consider critical areas (wetlands, steep slopes, floodplains, etc.)
- » May not encroach on resource lands

URBAN GROWTH

- » "Urban growth" refers to growth that makes intensive use of land for the location of buildings, structures, and impermeable surfaces to such a degree as to be **incompatible with the primary use of land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources, rural uses, rural development, and natural resource lands** designated pursuant to RCW 36.70A.170.
- » A pattern of more intensive rural development, as provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed to spread over wide areas, urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth. "Urban growth areas" means those areas designated by a county pursuant to RCW 36.70A.110.



11



12

GUIDANCE: PLANNING UGAs

URBAN SERVICES

- » WAC 365-196-320 Providing urban services
- » WAC 365-196-415 Capital facilities element

COSTS OF URBAN SERVICES

- » WAC 365-196-320(4) Level of financial certainty

TOOLS TO MANAGE UGAs

- » WAC 365-196-300 Urban density
- » WAC 365-196-330 Phasing development within the UGA

USING POPULATION PROJECTIONS

- » WAC 365-196-310(3) Urban growth areas

LAND CAPACITY & BUILDABLE LANDS

- » WAC 365-196-325 Providing sufficient land capacity suitable for development
- » WAC 365-196-315 Buildable lands review and evaluation

HOUSING MARKET CONDITIONS

- » WAC 365-196-410 Housing elements

IMPLEMENTATION/ MONITORING

- » WAC 365-196-600 Public participation
- » WAC 365-196-620 Integration of SEPA
- » WAC 365-196-650 Implementation strategy
- » WAC 365-196-800 Relationship between development regulations and comprehensive plan

COUNTY WIDE PLANNING POLICIES

II. Policies to Implement RCW 36.70A.110 relating to the establishment of Urban Growth Areas

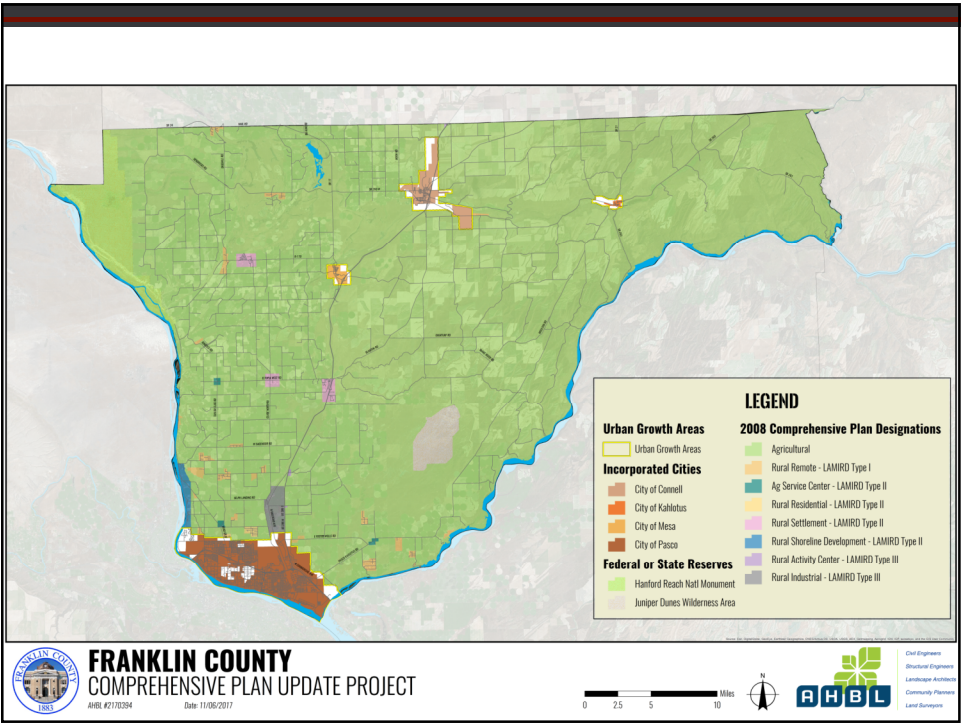
1. Each city within Franklin County is included within a designated urban growth area (UGA).
2. Designated UGAs should include an amount of undeveloped area to adequately accommodate forecasted growth and development for the next 20 years. The size of the UGA should reflect the Comprehensive Plans of each municipality which identifies the amount of land needed to accommodate community and essential activities, and enough land to provide for limited land supplies. Further, the size of the UGA should include land for parks and recreation, and other development.
3. Designated urban growth areas should be characterized by urban growth and the service capacities to serve existing and future development.
4. Designated urban growth areas should be service areas of each city.
5. The size of urban growth areas will be determined by the Office of Financial Management (OFM) is preferred, but the Counties may use other methods (high or low) based on coordination and planning period.
7. The County shall, in consultation with the cities, review population distribution as provided in the combined population figures for the population forecast for Franklin County required by RCW 36.70A.130. The County, in consultation with the cities, may review growth projections and allocations between update cycles when circumstances have changed, (for example, actual growth rates or permitting varies from the predicted patterns, or when OFM provides a new set of projections for GMA planning).

III. Policies for promotion of contiguous and orderly development and the provision of urban services to such development (RCW 36.70A.210 (3)b)

15. Joint county/city standards shall be established for development within each individual urban growth boundary, but beyond corporate limits of cities. It is in the public interest that joint standards be developed to preclude the creation of development patterns without joint utilities and substandard infrastructure and property division that would burden the public with unnecessary costs to correct or compromise the ability of the UGA to accommodate the municipality's 20-year population forecast. These standards should include:
 - A. Street locations, both major and secondary;
 - B. Street right-of-way widths;
 - C. Street improvement widths;
 - D. Street improvement standards;
 - E. Lots and blocks including special lot reservation system when public sewer concurrency cannot be provided;
 - F. Curbs and gutters;
 - G. Sidewalks for secondary streets;
 - H. Road construction standards;

LIMITED AREAS MORE INTENSIVE
RURAL DEVELOPMENT
(LAMIRDs)

15



16

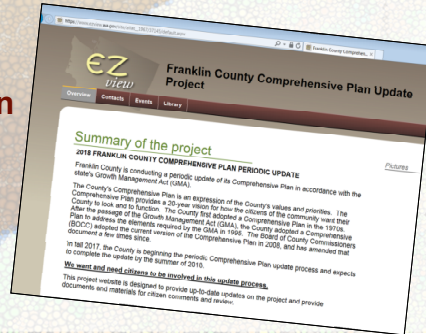
QUESTIONS?

» Update Project Contacts:

– Nicole Stickney, AHBL, Inc.: nstickney@ahbl.com

» Website

– www.bit.ly/FranklinPlan





FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE: PUBLIC HEARING REGARDING THE PENDING RECOMMENDATION FOR ADOPTION OF THE FRANKLIN COUNTY 2018-2038 COMPREHENSIVE PLAN (Periodic Update)

NOTICE IS HEREBY GIVEN that Franklin County, WA, under Franklin County files CPA 2018-01, CPA 2018-02 and CPA 2018-03 CPA 2018-04, is updating its comprehensive plan as part of the County's required Periodic Update. As previously announced, Franklin County continues to move forward toward the finalization and adoption of its Comprehensive Plan (2018-2038). The proposed changes are shown in a draft document which includes maps displaying the proposed adjustment to the Urban Growth Area for the City of Connell and an expansion of the Urban Growth Area for the City of Pasco.

NOTICE IS FURTHER GIVEN that the Franklin County Planning Commission will be holding a non-action public hearing regarding these matters on March 30, 2021 at 6:30 PM. The purpose of the hearing is to obtain any additional and final input on the record before the Planning Commission issues a recommendation to the Board of County Commissioners at a future meeting. The Planning Commission has received many comments throughout the process and has received input in various ways including a series of workshops; it is not necessary to repeat comments previously provided.

NOTICE IS FURTHER GIVEN that due to the Covid-19 emergency declaration, the public may not attend in person. Written comments will be accepted until 4:30 pm March 22, 2021, for inclusion in the staff report to the Planning Commission. Parties desiring to provide oral comment at the hearing will need to pre-register, as provided below. Further information on how to participate in the meeting is provided through the link, provided below.

HOW TO ATTEND VIRTUAL MEETING: To participate in the meeting, you will have to pre-register by phone at 509-545-3521 or email at planninginquiry@co.franklin.wa.us before end of business day (4:00 PM) March 26, 2021. WebEx invitations will be sent out through email March 29, 2021 by 4:00 PM. You can watch the proceedings on YouTube Live, by going to the Franklin County, WA agenda page at <https://www.co.franklin.wa.us/planning/agenda.html>. There you can access the virtual agenda with the YouTube Live link. Virtual agendas will be posted by the Friday before said meeting date.

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

SPECIAL MEETING: March 30, 2021 – 6:30 P.M.
VIRTUAL MEETING-WEBEX

VIRTUAL MEETING DETAILS

There will be no in-person attendance at Planning Commission meetings until further notice due to the Covid-19 pandemic; public participation for the meeting, by one or more of the following methods, is encouraged:

(You won't be able to log in earlier than 25 minutes before meeting start time!)

How to participate:

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

How to watch/listen only:

1. **Via computer**, go to our YouTube live page link below to watch meeting:
<https://www.youtube.com/channel/UCUc4CBy71j5xCo8sc4ssRkQ>
2. **Via phone**, you will need to contact staff by either phone at 509-545-3521 or email at planninginquiry@co.franklin.wa.us, sometime on the day of the meeting before 4:00 PM in order to receive information needed to call in. **Please Note:** You will not be able to participate over the phone.

OPEN PLANNING COMMISSION SPECIAL MEETING – 6:30 P.M.

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
Roger Lenk	Riverview/Pasco UGAB	August 27, 2022
Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2023
Claude Pierret	Snake River Area	May 1, 2023
Kent McMullen	Riverview/Pasco UGAB	March 26, 2023
Mike Corrales	Basin City Area	May 1, 2022
Melinda Didier	Eltopia Area	March 1, 2022

DECLARATION OF QUORUM

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of Agenda for March 30, 2021

APPROVAL OF MINUTES

Approval of Minutes from the Planning Commission Meetings of:

- March 2, 2021

PUBLIC HEARING - ITEM #1 – CUP 2020-05/SEPA 2020-14 (Burns):

The proposal is for the approval of a Conditional Use Permit, to allow for a deviation from Franklin County land subdivision regulations. Such a request is outside of the administrative authority of the Franklin County Planning & Building Department, and in an exercise of their due process rights, the applicant is requesting the item be presented to the Franklin County Board of County Commissioners, as a special use permit. The CUP seeks to allow for a 2-parcel short plat (Lot 1: 2.01 acres, with an existing residence; Lot 2: 2.52 acres, for a potential commercial shop building, and/or a future single family residence) of an approximately 5 acre (4.24 acre, net) property with limited, to no, agricultural production value. The parcel is an approved, non-conforming lot created through a Record of Survey, prior to Franklin County adopting a 20-acre minimum lot size, and the adoption of FCC 17.10.050 (F)(1), Special Provisions/Exemptions, Innovative Short Plat. The property has a zoning of Agricultural Production 20 (AP-20), with a comprehensive plan designation of Agricultural.

APPLICANT: Jeff Burns

OWNER: Jeff Burns

1. Open Public Hearing

- Staff Report
 - Public Comments
 - Clarification of Public Statements/Questions
- Close Public Hearing
 - Planning Commission Discussion
 - Recommendation/Motion/Finding of Fact

PUBLIC HEARING – ITEM #2 – SUB 2021-01/SEPA 2021-02 (Columbia Bluff):

Proposal to allow for the development of a single-family residential subdivision, comprising three (3) parcels (126-190-070, 126-190-071 and 126-190-072) and approximately 10.11 acres, and creating nine (9), one (1) acre lots. The area where project is proposed has a zoning designation of Rural Community 1 (RC-1), with a comprehensive plan designation of Rural Shoreline Development.

APPLICANT: Big Sky Developers, LLC (Caleb Stromstad, representative speaking on behalf)

OWNER: Big Sky Developer, LLC

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

PUBLIC HEARING – ITEM #3 – ZC 2020-03/SEPA 2020-12 (Harker):

Proposal to rezone one (1) parcel, comprising of approximately 39.92 acres from the current designation of Agricultural Production 20 (AP-20) to Rural Community 1 (RC-1). The land is located in the Rural Shoreline Development area, as identified in the County Comprehensive Plan.

APPLICANT: Sam & Meredith Harker

OWNER: Sam & Meredith Harker

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

PUBLIC HEARING – ITEM 4 – CPA 2018-01, CPA 2018-02, CPA 2018-03 and CPA 2018-04:

Franklin County 2018 Comprehensive Plan Periodic Update and modifications to the Urban Growth Areas.

APPLICANT: City of Pasco, City of Connell, Franklin County

OWNER: N/A

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

ADJOURN PLANNING COMMISSION SPECIAL MEETING



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE: PUBLIC HEARING REGARDING THE PENDING RECOMMENDATION FOR ADOPTION OF THE FRANKLIN COUNTY 2018-2038 COMPREHENSIVE PLAN (Periodic Update)

NOTICE IS HEREBY GIVEN that Franklin County, WA, under Franklin County files CPA 2018-01, CPA 2018-02 and CPA 2018-03 CPA 2018-04, is updating its comprehensive plan as part of the County's required Periodic Update. The proposed changes are shown in a draft document which includes maps displaying the proposed adjustment to the Urban Growth Area for the City of Connell and an expansion of the Urban Growth Area for the City of Pasco.

NOTICE IS FURTHER GIVEN that the Franklin County Planning Commission will be holding a public hearing regarding these matters on May 4, 2021 at 7:00 PM. The purpose of the hearing is to obtain any additional and final input on the record before the Planning Commission issues a recommendation to the Board of County Commissioners. It is not necessary to repeat comments previously provided on the matter.

NOTICE IS FURTHER GIVEN that due to the Covid-19 emergency declaration, the public may not attend in person. Written comments will be accepted until 4:00 pm April 30, 2021, for inclusion in the staff report to the Planning Commission. Parties desiring to provide oral comment at the hearing will need to pre-register, as provided below. Further information on how to participate in the meeting is provided through the link, provided below.

HOW TO ATTEND VIRTUAL MEETING: To participate in the meeting, you will have to pre-register by phone at 509-545-3521 or email at planninginquiry@co.franklin.wa.us before end of business day (4:00 PM) April 30, 2021. WebEx invitations will be sent out through email May 3, 2021 by 4:00 PM. You can watch the proceedings on YouTube Live, by going to the Franklin County, WA agenda page at <https://www.co.franklin.wa.us/planning/agenda.html>. There you can access the virtual agenda with the YouTube Live link. Virtual agendas will be posted by the Friday before said meeting date.

DATED AT PASCO, WASHINGTON ON THIS 22nd DAY OF APRIL, 2021

PUBLISH:

Franklin County Graphic: April 22, 2021

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: May 4, 2021 – 7:00 P.M.
VIRTUAL MEETING-WEBEX

VIRTUAL MEETING DETAILS

There will be no in-person attendance at Planning Commission meetings until further notice due to the Covid-19 pandemic; public participation for the meeting, by one or more of the following methods, is encouraged:

(You won't be able to log in earlier than 25 minutes before meeting start time!)

How to participate:

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

How to watch/listen only:

1. **Via computer**, go to our YouTube live page link below to watch meeting:
<https://www.youtube.com/channel/UCUc4CBy71j5xCo8sc4ssRkQ>
2. **Via phone**, you will need to contact staff by either phone at 509-545-3521 or email at planninginquiry@co.franklin.wa.us, sometime on the day of the meeting before 4:00 PM in Order to receive information needed to call in. **Please Note:** You will not be able to Participate over the phone.

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

CALL TO ORDER

ROLL CALL

Current Planning Commission Members/Districts/Terms:

Member	District	Term Expires
Mike Vincent	Columbia River West Area	August 1, 2021
Roger Lenk	Riverview/Pasco UGAB	August 27, 2022
Layton Lowe	Connell/Kahlotus Area (Combined)	December 9, 2023
Claude Pierret	Snake River Area	May 1, 2023
Kent McMullen	Riverview/Pasco UGAB	March 26, 2023
Mike Corrales	Basin City Area	May 1, 2022
Melinda Didier	Eltopia Area	March 1, 2022

DECLARATION OF QUORUM

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Approval of Agenda for May 4, 2021

APPROVAL OF MINUTES

No minutes to approve.

PUBLIC HEARING – ITEM #1 – CPA 2018-01, CPA 2018-02, CPA 2018-03 and CPA 2018-04:

Franklin County 2018 Comprehensive Plan Periodic Update and modifications to the Urban Growth Areas.

APPLICANT: City of Pasco, City of Connell, Franklin County

OWNER: N/A

1. Open Public Hearing

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

PUBLIC HEARING – ITEM #2 – CUP 2021-01/SEPA 2021-04 (Kapitula):

Application is to allow for an indoor/outdoor event center, which is only allowed with an approved Conditional Use Permit (In accordance with Franklin County Code Section 17.10.040. A proposed use of this type lies between item G – “public and quasi-public buildings” and item P – “ancillary services, such as tasting rooms/facilities and event centers associated with a winery/distillery/brewery”). The applicant proposes to use approximately 1.92 acres of the site for the proposed use, which will, include a 6,500 sq. ft. two-story single-family dwelling, 4,500 sq. ft. auxiliary building for event hall, 4,800 sq. ft. outdoor event space and 104 parking spaces. The days and hours of operation are 8AM-10PM Monday-Sunday. The property where the project is proposed is zoned Agricultural Production 20 (AP-20) and carries an “Agricultural” Comprehensive Plan Land Use designation.

APPLICANT: Yury Kapitula, K and G Venue

OWNER: C5 Land Company LLC

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

PUBLIC HEARING – ITEM #3 – CUP 2021-02/SEPA 2021-03 (Basin City Hot Spot):

Application is to allow for the siting of fuel pumps at an existing convenience store. FCC 17.46.020(J) allows for the siting of “automotive sales or service of automobiles; including the repairing, painting, or upholstering of motor vehicles if there is no outside storage”, as a permitted right in the Rural Service Commercial (C-2) zone, or with a CUP if there is outdoor storage. However, Table 70.1, Land-Use by Zoning District appears to prohibit such uses in the C-2 zone. Staff has determined that a fueling station should have no more impact than an automotive repair facility with outdoor storage, and seeks confirmation of said interpretation, as required under FCC 17.66.210, Supplemental Use Classification (Planning Determination). The property has a zoning of Rural Service Commercial (C-2), with a comprehensive plan designation of Rural Settlement.

APPLICANT: Leanne Liddicoat (representing Digital Design and Development)

OWNER: Parminder Thind

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

PUBLIC HEARING – ITEM #4 – CUP 2021-03/SEPA 2021-06 (SCOTT & MARY MATTOX):

Application is to allow for the siting of a commercial dog kennel/training facility for veteran/1st responder service dogs, comprising approx. 35,000 sq. ft. of a crop corner located in the NE corner of a 73.6 acre (net) property. Plans include a 5,000 sq. ft. building, approx. fifteen (15) parking spaces, and a 11,250 sq. ft. fenced outdoor area. The property is zoned as Agricultural Production 20 (AP-20), with a comprehensive plan designation of Agricultural.

APPLICANT: Scott & Mary Mattox

OWNER: Scott & Mary Mattox

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

PUBLIC HEARING – ITEM #5 – CUP 2021-04/SEPA 2021-07 (PHILIP BELCHER)

Application is to allow for a deviation of accessory structure standards in the Suburban (RS-20) zone. Applicant seeks to deviate from the following Franklin County Codes (FCC); FCC 17.28.050 (D) (1 & 2) and FCC 17.28.050 (F) (2). Applicant is replacing and expanding an existing accessory structure located at the end of a dead-end access drive. Proposed structure will have a footprint of 30 ft. X 30 ft. and a roof height of 25 ft. Reasons for needing deviation listed by applicant are lot dimension limitations and location of drain fields.

APPLICANT: Philip Belcher

OWNER: Philip Belcher

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

ADJOURN PLANNING COMMISSION REGULAR MEETING

APPENDIX 9: STATE ENVIRONMENTAL POLICY ACT (SEPA) RECORD



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF AVAILABILITY OF ENVIRONMENTAL DOCUMENTS & SEPA DETERMINATION

NOTICE IS HEREBY GIVEN that the Franklin County Planning and Building Department, determined to be the Lead Agency pursuant to the State Environmental Policy Act (SEPA) of 1971, as amended, and Washington Administrative Code (WAC) 197-11, has issued a Determination of Non-Significance (DNS) concerning the following proposed project:

Case file: CPA 2018-04/SEPA 2020-15

Applicant: Franklin County, WA; 1016 N. 4th Ave, Pasco, WA

Proposal/Location: The SEPA Checklist has been prepared for the Franklin County 10-year update to the Franklin County Comprehensive Plan. This is a non-site specific application and applies to the entirety of the county.

Copies of the environmental documents and other materials pertinent to the proposed project are available for review in the Franklin County Planning and Building Department at 502 W Boeing St, Pasco, WA 99301.

NOTICE IS FURTHER GIVEN that in accordance with the State Environmental Policy Act and WAC 197-11-350, the DNS, copies of the proposed Comprehensive Plan text, maps, the Environmental Checklist, and other materials pertinent to the proposed project has been sent to agencies with jurisdiction, the Washington State Department of Ecology, and others having an interest in the proposal.

The DNS will be published on January 14, 2021 by the Franklin County Planning and Building Department. Comments must be received by 5:00 p.m., Thursday January 28, 2021 (14 days from publication), at which time the DNS will become final.

DATED AT PASCO, WASHINGTON ON THIS 14th DAY OF JANUARY, 2021.

FRANKLIN COUNTY, WASHINGTON

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

Description of proposal: Adoption of an updated Comprehensive Plan document (2018-2038), including revisions to the official Land Use map and to Urban Growth Areas. (*Franklin County Periodic Review*)

File Number: SEPA 2020-15

Proponent: Franklin County Planning and Building Department

Location: County-Wide

Legal Description: Franklin County, WA.

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 (January 14, 2021). Comments must be submitted by: January 28, 2021.

Responsible official: Derrick Braaten

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

Address: 502 W Boeing St, Pasco, Washington 99301

Date/Signature:

1/17/2021 - 

Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than **January 28, 2021**. Contact the responsible official to read or ask about the procedure for SEPA appeals.

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:

Franklin County Comprehensive Plan Periodic Update and implementing Development Code Update

2. Name of applicant:

Franklin County

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

Mr. Derrick Braaten

Planning and Building Director

Franklin County Planning and Development Department

502 W Boeing Street

Pasco, WA 99301

509.545.3521

4. Date checklist prepared:

January 11, 2020 by Nicole Stickney, AICP of AHBL, Inc.

5. Agency requesting checklist:

Franklin County Planning and Building Department

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

Adoption of the amended Comprehensive Plan is anticipated to occur in February 2021.

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

No.

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

- **DNS for the original establishment of the Urban Growth Area Boundaries in 1995, as well as the Comprehensive Plan adoption in 1995**
- **DNS and SEPA Checklist (April 2001) to amend the Comprehensive Plan designation from Agricultural Production to Industrial on a 20.0-acre parcel located southwest of the intersection of Selph Landing Road and Glade North Road**
- **SEPA Checklist (June 2004)**
- **DNS, SEPA Checklist (March 2005) -UGA amendments and Comprehensive Plan**
- **DNS (November 2, 2007) and SEPA Checklist (October 2007) - CPA 2007-01 amending the UGA boundaries for the cities of Connell, Kahlottus, Mesa, and Pasco; CPA 2007-02 for the 2007 county GMA Comprehensive Plan update**
- **Final Environmental Impact Statement (EIS) for the Pasco, Washington Comprehensive Plan: "City of Pasco Comprehensive Plan: Non-Project Final Environmental Impact Statement" dated September 2020; the statement addresses three alternatives relating to Urban Growth Area expansion proposals (size of UGA and land use designations proposed, and also various options for increased infill development and higher density development, including redevelopment, within the City)**

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.

Following review and the issuance of a recommendation by the Franklin County Planning Commission, the matter will be referred to the Board of County Commissioners.

The proposal is subject to the 60-day notice / review period which is coordinated by the Department of Commerce.

Final approval is given via the adoption of an ordinance by the Board of County Commissioners to adopt the County's Comprehensive Plan and related appendixes and to modify the Urban Growth Areas of the City of Connell and the City of Pasco.

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.)

The proposal is a non-project action that includes the periodic update and amendment of the Franklin County Comprehensive Plan as required by the Growth Management Act (GMA, RCW 36.70A) and a concomitant amendment to the implementing development code. The Comprehensive Plan was last amended in 2008.

The amendment is based on a vision of Franklin County that has been expressed by its citizens and elected officials. The County conducted a public outreach and involvement program to identify its local vision and community values, encompassing many facets of community life (e.g., social, economic, and environmental).

The Comprehensive Plan update includes the following elements: Introduction; Land Use; Resource Lands; Rural Lands; Natural; Economic Development; Housing; Historical and Cultural Resources; Capital Facilities; Utilities; and Transportation and Circulation. Each element contains goals and policies, and typically provides a discussion of the purpose and intent of the policy or group of policies. The update represents a re-write and re-organization of the 2008 plan, although the substance of the plan remains largely unchanged. The update also includes amendments to the Land Use Map, specifically to the Urban Growth Boundaries of the cities of Pasco (addition of approximately 3,448 net acres in various designations) and Connell (addition of approximately 80 acres of land to be designated as Industrial, and for the removal of approximately 300 acres of land which is designated for Agriculture, for a net reduction of 220 acres). Development Code changes are proposed to aid in implementation of the plan.

Each element of the Comprehensive Plan was reviewed for consistency with GMA requirements, the other elements of the Plan, and with other local planning and regulatory documents. The following provides brief descriptions of each element included in the update.

The Introduction includes a discussion of the legal framework and purpose for a comprehensive plan. It provides a history of comprehensive planning in Franklin County and describes the public participation involved in the current update. Franklin County's Vision Statement remains unchanged since the 2008 adopted plan and is included in the Introduction. Also included are the County-Wide Planning Policies (CWPPs) that have been edited and adopted by Franklin County in coordination with the cities in Franklin County in order to establish a framework to ensure that county and city comprehensive plans are consistent with one another as required by the Growth Management Act.

The Land Use element of the Comprehensive Plan provides a general guide for the future use of land within the County. Included are a discussion of historic population totals and the spatial distribution of County residents; population projections; and an explanation of the allocation of the County-wide population. There are also discussions of particular land use needs and land use compatibility. The Land Use Map is included in this Element with a brief breakdown of the uses in Franklin County and an explanation of Urban Growth Boundaries for the cities within Franklin County. The general goals and policies for the element remain mostly unchanged with a few statements removed to avoid redundancy and a few statements added for clarity.

The subject of resource lands was included within the Land Use Element of the 2008 Comprehensive Plan. The proposed update pulls information regarding resource lands into a stand-alone chapter, the Resource Lands Sub-Element. This sub-element includes mapping that shows the designation of Resource Lands; selected areas are designated as "Agricultural Resource Lands" or "Mineral Resource Lands" which is an "overlay" to the County Land Use Map. Also included are criteria for the designation of resource lands, conservation of these areas and updated goals and policies.

The Rural Lands Sub-Element of the Franklin County Comprehensive Plan addresses unincorporated portions of the County outside of UGAs. The element works in tandem with the Land Use Element to form the basis for future land use patterns and uses. An explanation of LAMIRDs from the 2008 Comprehensive Plan has been updated for better organization and maps have been added for clarity. Furthermore, the policies contained in the element relate to the Comprehensive Plan Land Use Map designations that are included in the Land Use Element.

The Natural Element describes the natural setting in Franklin County and discusses how environmental protection and stewardship may occur. The primary purpose of the Natural Element is to discuss Franklin County's natural features and functions, to identify goals and policies for the protection and enhancement of these areas, and to protect critical areas from alterations and impacts resulting from development. The natural setting of Franklin County comprises natural areas, shorelines, and critical areas. The County uses the best available science to develop regulations to protect the functions and values of these areas.

The Economic Development Element coordinates with Franklin County Board of Commissioners' Resolution No. 2016-211, the Franklin County Economic Development Plan. The Element provides an overview of the economy of Franklin County which mostly consists of agriculture and its related businesses with a few non-agricultural economic contributors. The Element also contains information about Opportunity Zones; the need for diversification and economic resilience; resources for business recruitment and retention; and goals and policies for nurturing, improving, and sustaining the economy of Franklin County.

As required by GMA, the Housing Element recognizes the vitality and character of established neighborhoods. The Element includes an inventory and analysis of existing and projected housing needs based on population forecasts published by the Office of Financial Management. The Housing Element also includes a statement of goals, policies, and objectives for the preservation, improvement, and development of housing; identifies sufficient land for housing including, but not limited to government assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and makes adequate provisions for existing and projected housing needs of all economic segments of the population in unincorporated Franklin County.

The Historical and Cultural Resources Element provides an explanation of the designation and nomination of historic properties; an inventory of historically or culturally significant places; and goals and policies to preserve and enhance these properties.

The Capital Facilities Element serves to ensure that other elements of the Comprehensive Plan are fiscally achievable. In this Element, Franklin County is able to determine what types of capital facilities are required in the planning areas and establish minimum level of service requirements which are used to assess future land development and growth impacts. It also addresses those facilities for which the County must plan and budget as part of its Capital Improvement Program. The facilities include transportation and circulation, law and justice (enforcement, prosecution, and correction/detention), general government, and parks and recreation. Each of these functions is considered in separate elements of this plan. Certain services, systems and amenities which are provided by other agencies are also addressed, to provide a complete assessment of Capital Facilities related to growth.

The Utilities Element has been developed in accordance with the Growth Management Act (GMA) (RCW 36.70A.070(4)) to discuss utility services for the twenty-year term of the plan. This Element consists of the general location of existing and proposed utilities including, but not limited to, electrical, natural gas and the general location of lands useful for public purposes such as utility corridors, and other public uses. The general locations of these facilities are noted on several maps within the Element. The intent of this Element is to support the coordination of infrastructure and land use planning among the County and agencies, districts, or private enterprises providing utilities.

The Transportation Element establishes the county's transportation and circulation goals, policies, and strategies during the 20-year planning period. It provides direction for the update of implementing measures including the 6-Year Transportation Improvement Plan, the Capital Facilities Plan and the Annual Budget. This element will additionally affect project development review and approval, land use and zoning decisions, and continuing transportation programs.

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.

The amended Comprehensive Plan applies generally to all properties located within the current limits of Franklin County. Franklin County is located in eastern Washington State, in the mid-Columbia

Valley. To the West, the Columbia River flows and provides the border with Benton County. Grant and Adams County are located to the north. The Snake River and its tributary, the Palouse River, create the separation from Walla Walla and Whitman counties.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

Many types of terrain, including flat, rolling, hilly, and steep slopes are found within Franklin County.

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

Some areas of the County have slopes exceeding 100 percent.

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.

Soils within Franklin County are addressed at length in the "Natural" Element of the plan.

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

Yes, there are areas with indications or history of unstable soils in the County. In particular, steep slopes occurring where Ringold Fines soils are predominate are particularly unstable.

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.

Not applicable, not a site specific proposal.

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

Not applicable, not a site specific proposal.

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

Not applicable, not a site specific proposal.

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

Through the application of the County's Critical Areas Ordinance and other regulations.

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.

Not applicable, not a site specific proposal.

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

Not applicable, not a site specific proposal.

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

None proposed as this is not a site specific proposal.

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.

There are many areas throughout the county. The Columbia River, Palouse River and Snake River borders the County in several locations. Lakes include, but are not limited to, Bailie Lake, Camp Lake, Change Lake, Clark Pond, Eagle Lakes, Mesa Lake, Scooteny Reservoir, and several additional unnamed water bodies. See the County's Shoreline Master Program (SMP) for further detail.

- 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.

Not applicable, not a site specific 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.

Not applicable, not a site specific proposal.

- 4) Will the proposal require surface water withdrawals or diversions?

Give general

description, purpose, and approximate quantities if known.

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

Not applicable, not a site specific proposal. There are specific locations in the County which lie within a 100-year floodplain. However, the proposed changes to the comprehensive plan do not affect or change the use of these lands. Evaluations of future proposed site-specific projects will be conducted where it is determined that a potential impact to the 100-yr floodplain exists.

- 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, not a site specific proposal.

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.

Not applicable, not a site specific proposal.

- 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.

Not applicable, not a site specific proposal.

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.

Not applicable, not a site specific proposal.

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

Not applicable, not a site specific proposal.

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

Not applicable, not a site specific proposal.

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

None proposed as this is not a site specific proposal. Compliance with the County's Critical Areas Ordinance, the SMP and other regulations are compulsory.

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, this is not a site specific project. Future proposed projects will be individually reviewed for site-specific impacts.

The Comprehensive Plan contains specific information, goals and policies related to vegetation in the "Environment" Element. In areas located within Shoreline Jurisdiction, the SMP regulations apply.

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

None, this is not a site specific project. Future proposed projects will be individually reviewed for site-specific impacts. Species are addressed in the "Neutral" Element.

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

None, this is not a site specific project. Future proposed projects will be individually reviewed for site-specific impacts.

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

Does not apply, this is not a site specific project. Future proposed projects will be individually reviewed for site-specific impacts.

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 _____

Not applicable, this is not a site-specific project. However, nearly all the above listed species have occasionally been observed in Franklin County except bear, herring and shellfish).

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

Not applicable, this is not a site-specific project. However, relative to listed species, future proposed projects will be individually reviewed for site-specific impacts.

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

Yes. Franklin County is located within known migratory routes for salmonids and migratory birds.

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

Not applicable since this is not a site specific project. Future proposed projects will be individually reviewed for site-specific impacts as well as site specific mitigation of determined impacts where such mitigation is required. All projects will be required to comply with the County's Critical Areas Ordinance.

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

Not applicable, this is not a site-specific project. However, relative to listed species, future proposed projects will be individually reviewed for site-specific impacts and for compliance with the County's adopted Critical Areas Ordinance.

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, this is not a site-specific project. Future proposed projects will be individually reviewed for site-specific impacts.

The comprehensive plan identifies goals and policies related to energy and natural resources.

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

Not applicable, this is not a site-specific project.

- 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, this is not a site-specific project.

The comprehensive plan identifies goals and policies related to energy and natural resources.

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, this is not a site-specific project. Future proposed projects will be individually reviewed for site-specific impacts.

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

Not applicable, this is not a site-specific project. Future proposed projects will be individually reviewed for site-specific conditions.

- 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.

Not applicable, this is not a site-specific project. Future proposed projects will be individually reviewed for site-specific conditions. Underground liquid and gas transmission pipelines are addressed in the Utilities Element of the plan.

- 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.
Not applicable, this is not a site-specific project. Future proposed projects will be individually reviewed for site-specific impacts.

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

Not applicable, this is not a site-specific project. Future proposed projects will be individually reviewed for site-specific needs.

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

None proposed as this is not a site specific proposal.

b. Noise

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

Not applicable, this is not a site-specific project. Future proposed projects will be individually reviewed for site-specific conditions.

- 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.

Not applicable, this is not a site-specific project. Future proposed projects will be individually reviewed for site-specific impacts.

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

None proposed as this is not a site specific proposal.

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.

Not applicable, this is not a site-specific proposal.

- 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 Plan addresses agricultural lands of long-term significance at length, in the Resource Lands sub-element to the Land Use Element.

- 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, this is not a site-specific proposal.

- c. Describe any structures on the site.

Not applicable, this is not a site-specific proposal.

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

Not applicable, this is not a site-specific proposal.

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

Zoning classifications vary throughout the County.

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

Comprehensive Plan land use designations vary throughout the City. Once approved, this plan will implement an updated Land Use Map.

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

There are several different shoreline master program shoreline environment designations throughout the County along shorelines.

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

Not applicable, this is not a site-specific proposal. Variety of sensitive areas have been designated throughout the City. These areas are typically related to shorelines, floodplains, steep slopes, wetlands, and miscellaneous habitat areas.

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

Not applicable, this is not a site-specific proposal. Growth forecasts are discussed in the Land Use Element of the plan.

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

Not applicable, this is not a site-specific proposal

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

None proposed as this is not a site-specific proposal

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

Application of policies and guidelines as established by the comprehensive plan.

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

Application of policies and guidelines as established by the comprehensive plan. The County has a "Right to Farm" ordinance. In addition, specific goals and policies are listed in the Resource Lands sub-element to the Land Use Element.

9. Housing

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

None.

The Comprehensive Plan contains specific information, goals and policies related to existing and future housing in the "Housing" and "Land Use" Elements.

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

None.

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

None proposed, this is not a site-specific proposal.

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, this is not a site-specific proposal.

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

Not applicable, this is not a site-specific proposal.

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

Not applicable, this is not a site-specific proposal.

11. Light and Glare

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

Not applicable, this is not a site-specific proposal.

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

Not applicable, this is not a site-specific proposal.

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

Not applicable, this is not a site-specific proposal.

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

Not applicable, this is not a site-specific proposal.

12. Recreation

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

Not applicable, this is not a site-specific proposal.

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

No, this is not a site-specific proposal.

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

None, this is not a site-specific proposal. The Comprehensive Plan identifies recreational opportunities in Franklin County.

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.

Not applicable, this is not a site-specific proposal. The Historic and Cultural Resources Element provides detailed information on this topic.

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

Not applicable, this is not a site-specific proposal.

- 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, this is not a site-specific proposal.

- 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.

The Historic and Cultural Resources Element of the plan includes such measures.

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.

Not applicable, this is not a site-specific 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?

Not applicable, this is not a site-specific proposal. Some locations within the area served by Ben Franklin Transit.

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

None. This is not a site-specific proposal.

- 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).

The Comprehensive Plan provides policies and plans for the future developments of roads, streets, pedestrian, and bicycle facilities in the future.

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

Not applicable, this is not a site-specific proposal.

- 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, this is not a site-specific proposal.

- 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, this is not a site-specific proposal.

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

Not applicable, this is not a site-specific proposal.

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.

Not applicable, this is not a site-specific proposal.

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

Not applicable, this is not a site-specific proposal.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

Not applicable, this is not a site-specific proposal. All utilities listed are available within Franklin County, to various extents.

The Comprehensive Plan contains specific information, goals and policies related to utilities in the "Utilities" Element.

- 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.

None, this is not a site-specific proposal.

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: _____



Name of signee _____

Derrick Braaten

Position and Agency/Organization _____

Director, Planning + Bldg Dept.

Date Submitted: _____

1/12/2020

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?

As a non-project action, the proposal will not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Projected population growth and associated development will increase the impacts to water, air, and noise regardless of the draft Comprehensive Plan updates. Future proposed projects will be individually reviewed for site-specific impacts.

Proposed measures to avoid or reduce such increases are:

In order to prevent and reduce negative impacts to water from future development, the Natural Element of this update includes an added discussion of Critical Aquifer Recharge Areas and the Columbia Basin Ground Water Management Area (GWMA) which is a voluntary initiative that seeks to address elevated nitrate levels in groundwater in Franklin, Adams, Grant, and Lincoln counties. The Natural Element also includes Goals and Policies to establish guidance for the protection and enhancement of water and air quality. In addition to the state environmental policy act (SEPA) and other applicable regulations such as the Washington State Clean Air Act, the Franklin County Critical Areas Ordinance is the implementing code that must be met by all future development. Future proposed projects will be individually reviewed for site-specific impacts.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

As a non-project action, the proposal will not affect plants, animals, fish, or marine life. Future proposed projects will be individually reviewed for site-specific impacts.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The updated Natural Element of the Comprehensive Plan includes a discussion of Fish and Wildlife Habitat Conservation Areas, threats to biological resources, a list of priority habitats and species in Franklin County, and an expanded discussion of wetlands.

The Shoreline Master Program (SMP) is incorporated into the Natural element and the goals and policies contained in the SMP are goals and policies of the Comprehensive Plan. The SMP designates a shoreline jurisdiction that encompasses shoreline along three rivers and eighteen lakes within the unincorporated County. The three rivers are the Columbia, the Palouse and the Snake Rivers, each of which is considered a Shoreline of Statewide Significance. The shoreline jurisdiction includes eight shoreline environments: Aquatic, Natural, Agriculture, Rural Conservancy, Recreation Conservancy, Recreation, High Intensity Industrial, and Shoreline Residential. The SMP establishes regulations and requirements for development in each of the shoreline environments in order to protect plants, animals, fish, and marine life. The SMP implements the state's Shoreline Management Act (SMA) of 1971 within the unincorporated areas of the County.

Further, all site specific projects are required to comply with all local, state, and federal laws regarding the protection of endangered species.

3. How would the proposal be likely to deplete energy or natural resources?

As a non-project action, the proposal will not deplete energy or natural resources. Projected population growth and associated development will increase demands for energy and natural resources regardless of the draft Comprehensive Plan updates. Future proposed projects will be individually reviewed for site-specific impacts.

Proposed measures to protect or conserve energy and natural resources are:

The proposed update to the Comprehensive Plan supports the natural resource protection principles articulated in the Growth Management Act and plans for conservation of energy specifically through the use of Urban Growth Areas (UGAs). The Land Use Element of the Comprehensive Plan provides goals and policies that direct growth and development into existing UGAs and limits increases to those boundaries in order to encourage growth in areas with existing infrastructure and prevent urban development in areas that contain natural resources. The Resource Lands Sub-Element provides criteria for the designation of agricultural resource lands and mineral resource lands in order to assure conservation of these areas. There are no designated forest resource areas in the County.

Future proposed projects will be individually reviewed for site-specific impacts.

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?

No direct impacts to environmentally sensitive areas or areas designated for government protection are expected as a result of the non-project action.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The update to the Comprehensive Plan provides a policy framework for the enhancement and preservation of environmentally sensitive areas and areas designated for governmental protection. Incorporated into the update of the Plan are separately adopted plans that designate and protect environmentally sensitive areas from the potential impacts of development. These plans include the Shoreline Master Program which designates a shoreline jurisdiction that encompasses shoreline along three rivers and eighteen lakes and the Voluntary Stewardship Program that balances the protection of critical areas on agricultural lands while promoting agricultural vitality. The VSP is a non-regulatory approach for complying with state requirements to protect critical areas ([RCW] 36.70A.030) on agricultural lands.

Additionally, Fish and Wildlife Habitat Conservation Areas are established and mapped to protect habitats for federal or state endangered, threatened, sensitive, candidate, and priority species of fish, wildlife or plants, following best available science. These areas are considered worth protecting not only for the health of fish and wildlife species but because the habitats themselves help improve water quality, increase soil health, and affect hydrology which results in a reduction of flooding. The County regulates development in or near these habitats.

Prime Farmlands are discussed in the Resource Lands Sub-Element of the Comprehensive Plan update and goals and policies are included there to provide guidance for the preservation of these areas. Any future development located within or adjacent to designated Environmentally Critical Areas will be subject to Franklin County's Critical Areas Ordinance.

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?

The Comprehensive Plan update does not encourage land or shoreline uses incompatible with existing plans but rather considers various plans and the ways in which those plans can and should work together.

Proposed measures to avoid or reduce shoreline and land use impacts are:

The Land Use Element of the Comprehensive Plan update considers the general distribution and location of land use categories within the framework of the Land Use Map for the next twenty years. Maps showing the future shape of the community and how its essential components will be distributed are included in this section. A new section on Land Use Compatibility has been added to the Land Use Element in this Comprehensive Plan update in order to address the determination of appropriate land uses located next to or near farms, aviation facilities, military training flight locations, and dams.

Impacts to shorelines can be mitigated through the Franklin County Shoreline Master Plan adopted in 2017 which establishes policies and regulations that protect the shoreline consistent with the Shoreline Management Act.

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

As a non-project action, the update to the Comprehensive Plan will not directly increase demands on transportation or public services and utilities.

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

The Transportation Element provides an analysis of existing transportation and circulation facilities, the ability for those facilities to meet increased demand from increased population, and goals, policies, and strategies for meeting that demand over the 20 year period. The Transportation Element additionally provides direction for the update and implementing measures including the 6-year Transportation Improvement Plan, the Capital Facilities Plan and the Annual Budget. The element additionally affects project development review and approval, land use and zoning decisions, and continuing transportation programs.

The Capital Facilities element provides a discussion of the existing facilities and services in the County, the methods of determining whether those facilities meet current needs, and whether future needs will be met by existing facilities and how to address shortfalls that may occur.

This Utilities Element has been developed in accordance with the Growth Management Act (GMA) (RCW 36.70A.070 (4)) to discuss utility services for the twenty-year term of this plan. The intent of this element is to support the coordination of infrastructure and land use planning among the County and agencies, districts, or private enterprises providing utilities. The Utilities Element also includes discussions of utility consumption and providers as well as the regulatory environment in place in Franklin County and the State of Washington. The regulations help further the goal to ensure that the energy, communication, and solid waste disposal facilities and services needed to support current and future development are available when they are needed.

Future proposed projects will be individually reviewed for site-specific impacts.

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

It is not the intent of the updated Comprehensive Plan to conflict with local, state, or federal laws or requirements for the protection of the environment. The Plan includes many strategies, goals, and policies intended to protect the environment and has been reviewed for consistency with the Washington Growth Management Act. Further, all development projects will be required to comply

with the County's Critical Areas Ordinance and all relevant local, state, and federal laws regarding the protection of the environment.