

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: May 31, 2022	PREPARED BY: Aaron Gunderson
Meeting Date Requested: June 7, 2022	PRESENTED BY: Derrick Braaten
ITEM: (Select One) <input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Brought Before the Board Time needed: 15 minutes	
SUBJECT: Closed Record Public Hearing (Quasi-Judicial Item) - A zoning change for a 156.81 acre parcel from AP-20 to RC-1.	
FISCAL IMPACT: None	
BACKGROUND: (File # ZC 2022-01 and SEPA 2022-07): The applicant requested a rezone for approx. 156.81 acres from AP-20 (Agricultural Production 20) to RC-1 (Rural Community-1). (Originally parcel #126-210-019, it has since been split into two parcels through Record of Survey; #126-210-021 and #126-210-022). The parcel to be rezoned is located within the "Columbia River West Area" as identified in the Comprehensive Plan; the land use designation is "Rural Shoreline." The property is generally located south of Columbia River Road, north of Selph Landing Road and east of the Columbia River. The Building & Planning Dept. processed the application, coordinated for agency comments, and reviewed the application in accordance with FCC Chapter 17.84.	
RECOMMENDATION: Building and Planning Department staff provided the Planning Commission with a recommendation of approval for the application. Subsequently, at their meeting on May 3, 2022, the Planning Commission held an advertised open-record public hearing. The Planning Commission voted and passed a motion to forward the BOCC a recommendation of approval, based on 5 findings of fact and with 3 conditions of approval. There were <u>no appeals</u> . Per FCC 17.82.110, the board can pass a resolution to take action without further review (a draft proposed ordinance is attached) or the board can schedule a future closed record appeal hearing for further review. <u>Suggested Motion:</u> I move to Pass Ordinance #_____, granting approval of ZC 2022-01 based on 5 findings of fact and subject to 3 conditions of approval, and additionally rezoning portions of the parcels to the west.	
COORDINATION: The re-zoning application was advertised to the public via adopted public notice procedures, and agencies were contacted for review and comment; a SEPA DNS was issued. The Planning Commission, after an open record public hearing and consideration on ZC 2022-01, recommended approval of the application. Frank Jenny, Civil Prosecuting Attorney, reviewed the ordinance and approved as to form.	
ATTACHMENTS: (Documents you are submitting to the Board) (1) Draft Ord., (2) BoCC P.C. Summary and May 3, 2022 Meeting Minutes (draft) (3) PC Staff Report	
HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of parties that will need a pdf) To the Clerk of the Board: 1 Original Ordinance; To Planning: 1 Copy Ordinance	

I certify the above information is accurate and complete.

 Derrick Braaten

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

***Zone Change (ZC) 2022-01 to designate approximately 156.81 acres with RC-1 Zoning
(Situated in Section 24, Township 10, Range 28, W.M.)***

WHEREAS, on May 24, 2022, the Board of Franklin County Commissioners, via public meeting, considered the positive recommendation of the Franklin County Planning Commission to change the zoning designation for approximately 156.81 acres of land, comprising two (2) parcels, Parcel #126-210-021, legally described as A portion of Farm Units 17 and 18, Columbia Basin Project, Block 1, lying in the Northeast quarter of Section 24, Township 10 North, Range 28 East, Willamette Meridian, Franklin County, Washington, described as follows; Beginning at Brass Cap marking the Southeast corner of the Northeast quarter of said Section 24, from which a Brass Cap marking the Northeast corner of said Section 24 bears North 00°10'55" East, 2667.88 feet; Thence South 89°04'41" West, along the South Line of the Northeast quarter of said Section 24, 30.01 feet to the Westerly right-of-way line of Fraser Drive, said point being 30.00 feet Westerly of the centerline thereof when measured at right angles, said point also being the Southeast corner of said Farm Unit 18 and the TRUE POINT OF BEGINNING of the parcel to be described; Thence continuing South 89°04'41" West along the South line of the Northeast quarter of said Section 24, 674.98 feet; Thence North 00°55'19" West, 371.00 feet; Thence North 00°10'55" East, 962.93 feet to common line between said Farm Units 17 and 18; Thence leaving said common line, continuing North 00°10'55" East, 313.65 feet; Thence South 89°49'05" East, 682.00 feet to the Westerly right-of-way line of said Fraser Drive, said point being 30.00 feet Westerly of the centerline thereof when measured at right angles; Thence South 00°10'55" West, along the Westerly right-of-way line of said Fraser Drive, 300.57 feet to the Southeast corner of said Farm Unit 17, said point also being the Northeast corner of said Farm Unit 18; Thence continuing South 00°10'55" West along the Westerly right-of-way line of said Fraser Drive, 1333.94 feet to the TRUE POINT OF BEGINNING and end of this parcel description.; Parcel #126-210-022, legally described as A portion of Farm Units 17 and 18, Columbia Basin Project, Block 1, lying in the Northeast quarter of Section 24, Township 10 North, Range 28 East, Willamette Meridian, Franklin County, Washington, described as follows; Beginning at Brass Cap marking the Southeast corner of the Northeast quarter of said Section 24, from which a Brass Cap marking the Northeast corner of said Section 24 bears North 00°10'55" East, 2667.88 feet; Thence South 89°04'41" West, along the South Line of the Northeast quarter of said Section 24, 30.01 feet to the Westerly right-of-way line of Fraser Drive, said point being 30.00 feet Westerly of the centerline thereof when measured at right angles, said point also being the Southeast corner of said Farm Unit 18; Thence continuing South 89°04'41" West along the South line of the Northeast quarter of said Section 24 and the South line of said Farm Unit 18, 674.98 feet to the TRUE POINT OF BEGINNING of the parcel to be

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

described; Thence continuing South 89°04'41" West along the South line of the Northeast quarter of said Section 24 and the South line of said Farm Unit 18, 1935.66 feet to the Southwest corner of the Northeast quarter of said Section 24, said point also being the Southwest corner of said Farm Unit 18; Thence North 00°10'55" East along the West line of the Northeast quarter of said Section 24 and the West line of said Farm Unit 18, 1334.18 feet to the Northwest corner of said Farm Unit 18 and the Southwest corner of said Farm Unit 17; Thence continuing North 00°10'55" East along the West line of said Farm Unit 17, 1334.18 feet to an Aluminum Cap marking the Northwest corner of the Northeast quarter of said Section 24; Thence North 89°05'19" East, along the North line of the Northeast quarter of said Section 24, 2153.85 feet to the Southwesterly right-of-way line of Columbia River Road, said point being 30.00 feet Southwesterly of the centerline thereof when measured at right angles; Thence South 38°11'00" East, along the Southwesterly right-of-way line of said Columbia River Road, 735.81 feet to the Westerly Right-of-way of said Fraser Drive; Thence South 00°10'55" West along the Westerly right-of-way of said Fraser Drive, 447.73 feet; Thence leaving the Westerly right-of-way line of said Fraser Drive, North 89°49'05" West, 682.00 feet; Thence South 00°10'55" West, 313.65 feet to the common line between said Farm Units 17 and 18; Thence continuing South 00°10'55" West, 962.93 feet; Thence South 00°55'19" East, 371.00 feet to the TRUE POINT OF BEGINNING and end of this parcel description., in regards to the application by Richard Underwood; File # ZC 2022-01; and

WHEREAS, at the public meeting the Board has found that the Franklin County Planning Commission, after an open record public hearing and consideration on **File ZC 2022-01** did recommend approval of the zoning designation change with five findings of fact and three conditions of approval listed in Exhibit A; and

WHEREAS, there were no appeals filed; and

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

NOW, THEREFORE, BE IT ORDAINED that the 156.81 acres (approximate) of land be rezoned from AP-20 (Agricultural Production 20) to RC-1 (Rural Community-1) as described and depicted on Exhibits B and C; and

BE IT FURTHER ORDAINED that the Chair of the Board of Franklin County Commissions be authorized to sign ZC 2022-01 on behalf of Franklin County.

APPROVED THIS 7th DAY OF JUNE, 2022.

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

Chair

Chair Pro-Tem

Member

ATTEST:

Clerk to the Board

APPROVED AS TO FORM:

Jennifer Johnson, Franklin County Deputy Prosecuting Attorney

FRANKLIN COUNTY BOARD OF COMMISSIONERS

ZONING DESIGNATION CHANGE # 2022-01.A

ORDINANCE NUMBER _____

EXHIBIT A

Findings of Fact:

1. The application to rezone approximately 156.81 acres of land to RC-1 Rural Community **IS** in accordance with the goals and policies of the Comprehensive Plan.
 - a. The purpose of the RC-1 Rural Community Zoning District (per FCC 17.18) is to *provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended rural residential environment.*
 - b. Rezoning the property to RC-1 is supported by the Comprehensive Plan and would be considered a proper implementation of the Plan.
2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental.
 - a. Consistency with surrounding area: The rezone request is consistent with the surrounding area.
 - i. Single-family residential uses exist or are planned for the general area.
 - ii. Lands to the north, west and south of the site are zoned RC-1 and this rezone will be a logical extension of that designation.
3. There **IS** merit and value in the proposal for the community as a whole.
 - a. The rezone to RC-1 implements the Comprehensive Plan. The Comprehensive Plan designates the site for Rural Shoreline development. The proposed rezone to RC-1 is consistent with the Plan designation. The proposal is also consistent with the policies of the Plan that encourage the development of a full range of residential environments.
4. Conditions **ARE** required to be imposed in order to mitigate any significant adverse impacts from the proposal.

5. A concomitant agreement between the County and the petitioner **IS NOT** required for this application.

Conditions of Approval:

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

This Zoning Designation Change is issued this 7th day of June, 2022.

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

Attest: _____
Clerk of the Board

Chair

Original to County Commissioners

Duplicate to File

Duplicate to Applicant

Duplicate to be Filed with Auditor

FRANKLIN COUNTY BOARD OF COMMISSIONERS

ZONING DESIGNATION CHANGE # 2022-01.B

ORDINANCE NUMBER _____

EXHIBIT B

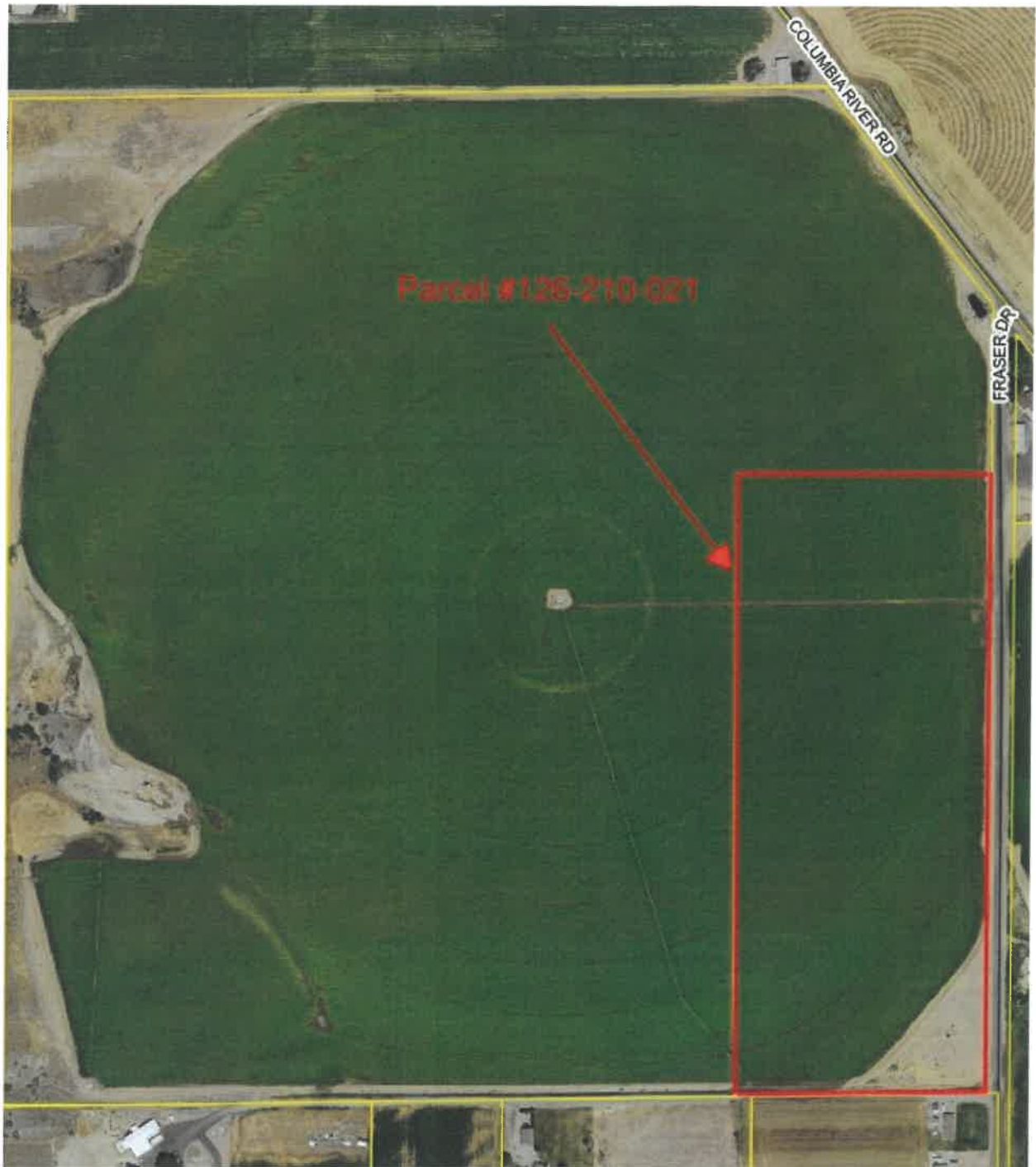
The following Zoning Designation Change is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissions on June 7, 2022.

APPLICANT: Richard Underwood

LEGAL DESCRIPTION: (Parcel #126-210-021), legally described as A portion of Farm Units 17 and 18, Columbia Basin Project, Block 1, lying in the Northeast quarter of Section 24, Township 10 North, Range 28 East, Willamette Meridian, Franklin County, Washington, described as follows; Beginning at Brass Cap marking the Southeast corner of the Northeast quarter of said Section 24, from which a Brass Cap marking the Northeast corner of said Section 24 bears North 00°10'55" East, 2667.88 feet; Thence South 89°04'41" West, along the South Line of the Northeast quarter of said Section 24, 30.01 feet to the Westerly right-of-way line of Fraser Drive, said point being 30.00 feet Westerly of the centerline thereof when measured at right angles, said point also being the Southeast corner of said Farm Unit 18 and the TRUE POINT OF BEGINNING of the parcel to be described; Thence continuing South 89°04'41" West along the South line of the Northeast quarter of said Section 24, 674.98 feet; Thence North 00°55'19" West, 371.00 feet; Thence North 00°10'55" East, 962.93 feet to common line between said Farm Units 17 and 18; Thence leaving said common line, continuing North 00°10'55" East, 313.65 feet; Thence South 89°49'05" East, 682.00 feet to the Westerly right-of-way line of said Fraser Drive, said point being 30.00 feet Westerly of the centerline thereof when measured at right angles; Thence South 00°10'55" West, along the Westerly right-of-way line of said Fraser Drive, 300.57 feet to the Southeast corner of said Farm Unit 17, said point also being the Northeast corner of said Farm Unit 18; Thence continuing South 00°10'55" West along the Westerly right-of-way line of said Fraser Drive, 1333.94 feet to the TRUE POINT OF BEGINNING and end of this parcel description.

NON-LEGAL DESCRIPTION: The property is not currently addressed, bounded by parcel #126-210-022 to the north and west, Fraser Drive to the east, and Parcel #126-212-062 to the south. Current use of land is agricultural. Approximately 25.67 acres in size.

Vicinity Map:



FRANKLIN COUNTY BOARD OF COMMISSIONERS

ZONING DESIGNATION CHANGE # 2022-01.C

ORDINANCE NUMBER _____

EXHIBIT C

The following Zoning Change is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissioners on June 7, 2022.

APPLICANT: Richard Underwood

LEGAL DESCRIPTION: (Parcel #126-210-022), legally described as a portion of Farm Units 17 and 18, Columbia Basin Project, Block 1, lying in the Northeast quarter of Section 24, Township 10 North, Range 28 East, Willamette Meridian, Franklin County, Washington, described as follows; Beginning at Brass Cap marking the Southeast corner of the Northeast quarter of said Section 24, from which a Brass Cap marking the Northeast corner of said Section 24 bears North 00°10'55" East, 2667.88 feet; Thence South 89°04'41" West, along the South Line of the Northeast quarter of said Section 24, 30.01 feet to the Westerly right-of-way line of Fraser Drive, said point being 30.00 feet Westerly of the centerline thereof when measured at right angles, said point also being the Southeast corner of said Farm Unit 18; Thence continuing South 89°04'41" West along the South line of the Northeast quarter of said Section 24 and the South line of said Farm Unit 18, 674.98 feet to the TRUE POINT OF BEGINNING of the parcel to be described; Thence continuing South 89°04'41" West along the South line of the Northeast quarter of said Section 24 and the South line of said Farm Unit 18, 1935.66 feet to the Southwest corner of the Northeast quarter of said Section 24, said point also being the Southwest corner of said Farm Unit 18; Thence North 00°10'55" East along the West line of the Northeast quarter of said Section 24 and the West line of said Farm Unit 18, 1334.18 feet to the Northwest corner of said Farm Unit 18 and the Southwest corner of said Farm Unit 17; Thence continuing North 00°10'55" East along the West line of said Farm Unit 17, 1334.18 feet to an Aluminum Cap marking the Northwest corner of the Northeast quarter of said Section 24; Thence North 89°05'19" East, along the North line of the Northeast quarter of said Section 24, 2153.85 feet to the Southwesterly right-of-way line of Columbia River Road, said point being 30.00 feet Southwesterly of the centerline thereof when measured at right angles; Thence South 38°11'00" East, along the Southwesterly right-of-way line of said Columbia River Road, 735.81 feet to the Westerly Right-of-way of said Fraser Drive; Thence South 00°10'55" West along the Westerly right-of-way of said Fraser Drive, 447.73 feet; Thence leaving the Westerly right-of-way line of said Fraser Drive, North 89°49'05" West, 682.00 feet; Thence South 00°10'55" West, 313.65 feet to the common line between said Farm Units 17 and 18; Thence continuing South 00°10'55" West, 962.93 feet; Thence South 00°55'19" East, 371.00 feet to the TRUE POINT OF BEGINNING and end of this parcel description.

NON-LEGAL DESCRIPTION: The property is not currently addressed, bounded by Columbia River Rd. to the northeast, Fraser Dr. and parcel #126-210-021 to the east, parcel #126-200-128 to the north and parcel #'s 126-210-028 and 126-210-055 to the west. Approximately 130.98 acres in size.

Vicinity Map:



PC SUMMARY

MAY 3, 2022 PC PRESENTATION & MEETING MINUTES

ZC 2022-01

Underwood Rezone

Proposed Change from AP-20 to RC-1 (156.81 acres)

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

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

Case file: ZC 2022-01 (Rezone Request to change the zoning of approx. 156.81 acres, comprising 2 lots, from AP-20 to RC-1) and SEPA 2022-07.

PC Meeting Date: May 3, 2022

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

SUMMARY OF THE PUBLIC HEARING:

The request to change the zoning of two properties (Parcel #126-210-022 and #126-210-021), comprising approximately 156.81 acres of land, from AP-20 to RC-1, was presented by Staff at an open record public hearing (regular Planning Commission meeting) on May 3, 2022. One public comments was received in advance of the hearing, and no public comments were provided during the public hearing regarding the proposal.

Staff provided a presentation and PowerPoint regarding the proposal. The applicant was given an opportunity to speak about the proposal. Time was allowed for clarification by the Planning Commission. *(See Staff Report and draft minutes)*

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

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

As proposed, the application seeks to rezone 156.81 acres of AP-20 property, generally allowing a minimum lot size of 20-acres, to RC-1, allowing for 1-acre minimum lots. This would allow for the creation of up to one-hundred and fifty-six (156) 1-acre lots, but it is standard to deduct approximately 20% from the area to accommodate required infrastructure, such as utility easements and internal roads.

At the May 3, 2022 meeting, the Planning Commission discussed the proposal, the comments made, the record as provided, and findings of fact. A motion was made for a recommendation that the Franklin County Board of Commissioners approve the request for the rezone of the properties, regarding Application ZC 2022-01, seconded, and approved, with the suggested five (5) findings of fact and three (3) suggested conditions of approval, as provided below.

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

Suggested Findings of Fact:

1. The application to rezone approximately 156.81 acres of land from AP-20 to RC-1 Rural Community **IS** in accordance with the goals and policies of the Comprehensive Plan.
 - a. The purpose of the RC-1 Rural Community Zoning District (per FCC 17.18) *is to provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended rural residential environment.*
 - b. Rezoning the property to RC-1 is supported by the Comprehensive Plan and would be considered a proper implementation of the Plan.
2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental.
 - a. Consistency with surrounding area: The rezone request is consistent with the surrounding area.
 - i. Single-family residential uses exist or are planned for the general area.
 - ii. Lands to the north, west and south of the site are zoned RC-1 and this rezone will be a logical extension of that designation.
3. There **IS** merit and value in the proposal for the community as a whole.
 - a. The rezone to RC-1 implements the Comprehensive Plan. The Comprehensive Plan designates the site for Rural Shoreline development. The proposed rezone to RC-1 is consistent with the Plan designation. The proposal is also consistent with the policies of the Plan that encourage the development of a full range of residential environments.

4. Conditions **ARE** required to be imposed in order to mitigate any significant adverse impacts from the proposal.
5. A concomitant agreement between the County and the petitioner **IS NOT** required for this application.

Suggested Conditions of Approval:

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

Suggested Motion: "I move that the Board of County Commissioners adopt the recommendation of the Planning Commission and approve ZC 2022-01, based upon the five (5) written findings of fact, and three (3) conditions of approval."

ITEM UNDER REVIEW FROM MAY 3, 2022 PC MEETING

ITEM #1 – ZC 2022-01/SEPA 2022-07

Proposal to rezone one (1) parcel, comprising approximately of 156.81 acres from the current designation of Agricultural Production 20 (AP-20) to Rural Community 1 (RC-1).

APPLICANT: Caleb Stromstad

OWNER(S): Richard Underwood

OPEN PUBLIC HEARING:

Chair Corrales opened the public hearing at 7:09 PM.

STAFF REPORT:

Mr. Braaten presented the staff report to the commission at 7:09pm, lasted approximately 11 minutes, Mr. Gunderson made additional comments at the beginning of the presentation.

COMMISSIONER QUESTIONS FOR STAFF:

- No questions or comments from the Commissioners to Staff.

APPLICANT/REPRESENTATIVE PRESENTATION:

- Applicant/Representative, Caleb Stromstad, spoke to the Commissioners in favor of the proposal and concurred with Staff's findings. He further stated that the applicant does intend to develop the area.

COMMISSIONER QUESTIONS FOR APPLICANT:

- Commissioner Gutierrez had a question regarding the steep slopes near the proposed rezone property and closer to the river.
 - Mr. Stromstad responded to the question and explained that a Geo-Hazard report would need to be done due to the steep slopes and it would be subject to the shoreline jurisdiction (within 200' of the shoreline).
 - Mr. Braaten explained the details of Mr. Stromstad's answer.

PUBLIC COMMENTS:

- No public or email comments, for, against, or neutral about the agenda item.

CLOSING PUBLIC HEARING ITEM:

Chair Corrales closed the public hearing portion of this item at 7:24 PM.

STAFF/PLANNING COMMISSION FINAL COMMENTS:

- No additional comments from Staff or Planning Commissioners.

Commissioner Vincent made a motion to forward to the Board of County Commissioners a recommendation of approval for ZC 2022-01/SEPA 2022-07 with the five (5) adopted findings of fact and three (3) conditions of approval.

Commissioner Kniveton seconded the motion.

ITEM UNDER REVIEW FROM MAY 3, 2022 PC MEETING

ROLL CALL VOTE:

Mike Corrales:	Yes
Melinda Didier:	Absent
Mike Vincent:	Yes
Layton Lowe:	Absent
Peter Harpster:	Recused
Manny Gutierrez:	Yes
Stacy Kniveton:	Yes

The motion has been approved for ZC 2022-01/SEPA 2022-07 at 7:26pm.

The portions of the meeting minutes regarding Planning Commission meeting Item #2 is being EXCLUDED, as they address an item that has already been heard by the Board of County Commissioners at an earlier date, which is subject to the Washington State Appearance of Fairness Doctrine.

AGENDA ITEM #1

ZC 2022-01

ZONE CHANGE REQUEST RICHARD UNDERWOOD



FRANKLIN COUNTY PLANNING COMMISSION MEETING
Tuesday, May 03, 2022

ZC 2022-01

DESCRIPTION

- ☐ **Parcel Number:** 126-210-019 (Retired Parcel Number)
 - ☐ New Parcel Numbers: 126-210-021 and 126-210-022
- ☐ **Location:** The property is generally located South of Columbia River Road, West of Fraser Drive, North of Selph Landing Road, and East of the Columbia River.
- ☐ **Comp. Plan:** Rural Shoreline Development

ZC 2022-01

DESCRIPTION

- **Property Size:** The current combined property size of both parcels is approximately 156.81 acres.
- **Current Zoning:** Agricultural Production 20 (AP-20)
- **Request:** To change the current zoning designation from AP-20 to Rural Community 1 (RC-1)

ZC 2022-01

VICINITY MAP

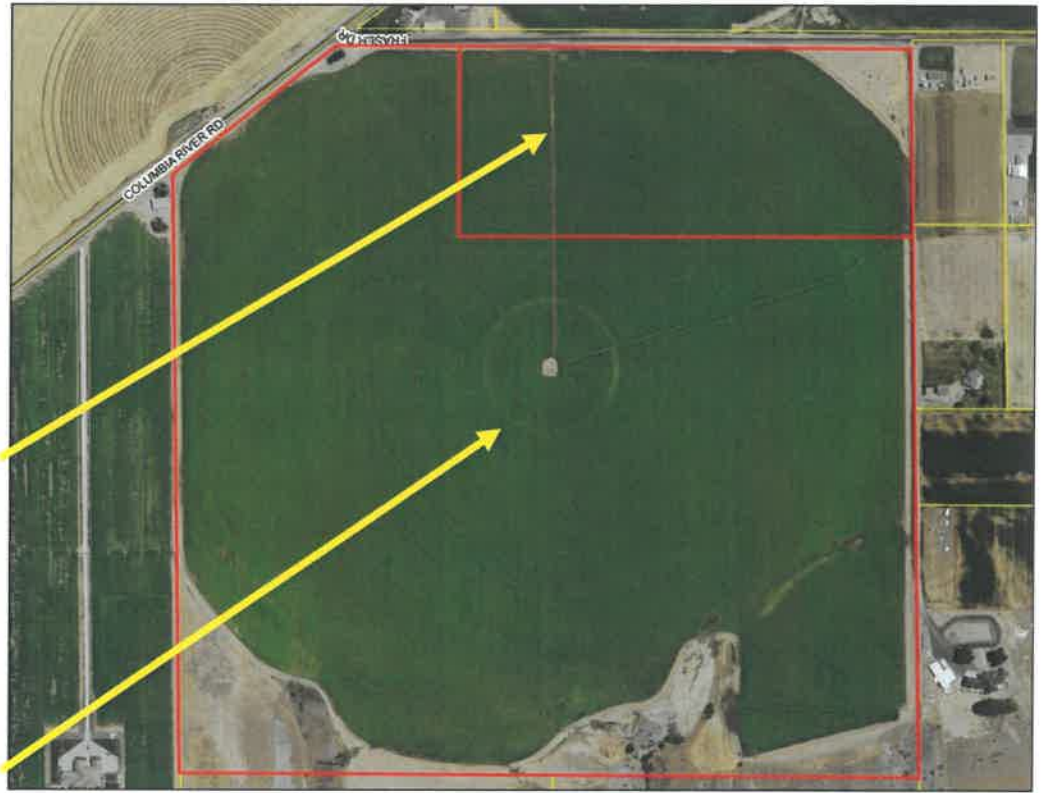
SUBJECT PARCEL: 126-210-019 (Retired)



ZC 2022-01

VICINITY MAP

SUBJECT PARCELS: 126-210-022 & 126-210-022



ZC 2022-01

STAFF ANALYSIS

- The current zoning of the subject properties is AP-20. The properties are surrounded by lands zoned RC-5 (to the north), RC-1 (to the west and south) and AP-20 (to the east).
- The minimum lot size for the current zoning district (AP-20) is 20 acres, with limited exceptions, while the minimum lot size for the proposed zoning district (RC-1) is 1 acre.
- The proposed rezone is consistent with the Comprehensive Plan designation of Rural Shoreline Development.
- A rezone will allow for a more intensive use of the land upon any future subdivision/short platting.

ZC 2022-01

STAFF ANALYSIS

- The primary permitted uses in the RC-1 Zone include:
 - i. One single-family dwelling;
 - ii. Nothing contained in this section shall be deemed to prohibit the use of property for gardening or fruit raising;
 - iii. Agricultural produce stands for products grown on the premises when located not less than twenty (20) feet from any public street or highway.
- Which is different in nature from the list of primary permitted uses in the AP-20 zone that includes:
 - i. One single-family dwelling;
 - ii. Agriculture, floriculture, horticulture, general farming;
 - iii. Rural retail businesses associated with agricultural products grown or produced on-site (subject to the criteria listed in Chapter 17.66, Use Regulations);
 - iv. Veterinary clinics;
 - v. Nurseries and greenhouses; and
 - vi. Winery/distillery/brewery.

ZC 2022-01

STAFF ANALYSIS

- The list of permitted accessory uses (i.e., ability to raise animals subject to certain restrictions, family day-care homes, home occupations, accessory dwellings, and accessory buildings) is more restrictive, with only 10 conditional uses listed as potentially allowed in the RC-1 district, as opposed to 25 conditional uses potentially allowed in the AP-20 zone.
- The AP-20 zone allows for more intense conditional uses, such as power plants, pumping stations, and commercial kennels, as well as those uses conditionally permitted in the RC-1 zone.

ZC 2022-01

STAFF ANALYSIS

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

ZC 2022-01

STAFF ANALYSIS

- *“Rural Shoreline Development is characterized by a mixture of half acre to five acre residential developments, scattered single family residences, small farms, and places where residential developments are expected to continue to occur. The existing developments were created through traditional County Subdivision and Short Plat guidelines and the maximum residential density for this area ranges from one (1) dwelling unit per acre to one (1) dwelling unit per five (5) acres. This designation provides for the infill, development and redevelopment of lands with the intention that this area be exclusively residential in nature.”*

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

ZC 2022-01

PUBLIC COMMENTS

- ❑ One public comment was received regarding this proposal.

From: Cynthia Muse <musefarms@icloud.com>
Sent: Friday, April 1, 2022 11:08 AM
To: planninginquiry
Subject: [EXTERNAL] Zoning designation change #126-210-019

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

Point one, Block One west of Columbia River Road is rapidly becoming "urbanized" within county settings. While we of the Muse family and some of our rural neighbors understand highest and greatest use prevails, change within or near the shoreline management areas is of serious concern as the population increases.

In granting zone changes, public access, either visual or physical as clearly spelled out in 18.16.260 must be required to happen as developers pay only a minimal fee to bypass it. Either publicly owned or community owned access is doable and will add increased value to the property, selling points, and increase quality of life to enjoyment of our greatest asset, the Columbia River.

We own farm land also but are making provisions for future open space, access to wasteway, and ensure environmental protection so we are willing to do what we ask of others.

Which brings up the second point. The ridges are steep to the west boundary and several naturally occurring and irrigation runoff ravines have been created to the river. Viewed from the river they are stunning, including a waterfall, and much wildlife uses this area to traverse to grazing in our yards and fields. They are also used for hike and rest areas for us kayakers. These are parts of a critical "whole" and must be included in the requirements for development.

Please, for the sake of future generations, require the Creation we have been given, let no man put asunder.

Thank you,
Cynthia W. Muse

ZC 2022-01

PUBLIC & AGENCY COMMENTS

- Received comments from the following agencies, during the comment period:
 - One public comment was received, regarding concerns relating to river access.
 - Department of Ecology
 - See letter dated April 06, 2022.
 - Franklin County Public Works
 - See letter dated March 25, 2022
 - WA State Department of Transportation
 - See letter dated April 06, 2022

ZC 2022-01

FINDINGS OF FACT CRITERIA

- After completion of an open record hearing on a petition for reclassification of property, the Planning Commission shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:
 - a. The proposal is in accordance with the goals and policies of the comprehensive plan.
 - b. The effect of the proposal on the immediate vicinity will be materially detrimental.
 - c. There is merit and value in the proposal for the community as a whole.
 - d. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.
 - e. A concomitant agreement should be entered into between the county and the petitioner, and if so, the terms and conditions of such an agreement.

ZC 2022-01

SUGGESTED FINDINGS OF FACT

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

1. The application to rezone approximately 156.81 acres of land to RC-1 Rural Community **IS** in accordance with the goals and policies of the Comprehensive Plan
 - a. The purpose of the RC-1 Rural Community Zoning District (per FCC 17.18) is to provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended rural residential character.

ZC 2022-01

SUGGESTED FINDINGS OF FACT

- b. Rezoning the property to RC-1 is supported by the Comprehensive Plan and would be considered a proper implementation of the Plan.
2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental.
- a. Consistency with surrounding area: The rezone request is consistent with the surrounding area.
 - b. Single-family residential uses exist or are planned for the general area.
 - c. Lands to the north, west, and south of the site are zoned RC-1 and this rezone will be a logical extension of that designation.

ZC 2022-01

SUGGESTED FINDINGS OF FACT

3. There **IS** merit and value in the proposal for the community as a whole.
 - a. The rezone to RC-1 implements the Comprehensive Plan. The Comprehensive Plan designated the site for Rural Shoreline development. The proposed rezone to RC-1 is consistent with the Plan designation. The proposal is also consistent with policies of the Plan that encourage the development of a full range of residential environments.
4. Conditions **ARE** required to be imposed in order to mitigate any significant adverse impacts from the proposal.
5. A concomitant agreement between the County and the petitioner **IS NOT** required for this application.

ZC 2022-01

SUGGESTED CONDITIONS OF APPROVAL

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

ZC 2022-01

RECOMMENDED MOTION

- “I move to forward ZC 2022-01 to the Board of County Commissioners a **POSITIVE** recommendation, with five (5) findings of fact and three (3) conditions of approval, as provided for in the Staff Report.”

STAFF REPORT

ZC 2022-01

Underwood Rezone

Proposed Change from AP-20 to RC-1 (156.81 acres)

Agenda Item #1

STAFF REPORT

ZC 2022-01

Underwood – Zone Change

FACT SHEET/STAFF REVIEW
For a Proposed Rezone
Franklin County Planning Commission
May 3, 2022

Case-file: ZC 2022-01, a proposal for a zoning designation change from Agricultural Production 20 (AP-20) to Rural Community 1 (RC-1).

Hearing Date: May 3, 2022

Applicant: Caleb Stromstad

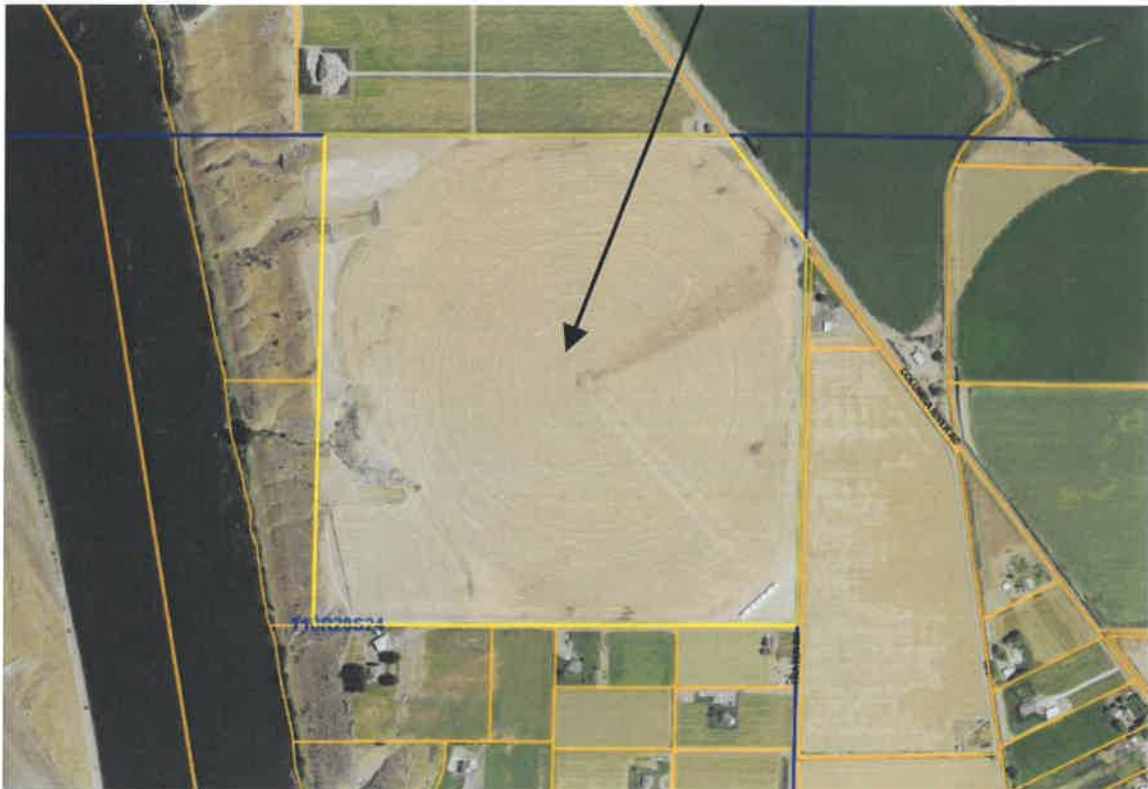
Owner: Richard Underwood

Location: The property is located South of Columbia River Road, West of Fraser Drive, North of Selph Landing Road and East of the Columbia River. (Parcel Number: 126-210-019, retired parcel number). The property is situated in Section 24, Township 10, Range 28, W.M.

Legal Description: Franklin County Tax Parcel No. 126-210-019: FARM UNITS 17 & 18
BLK 1 GR AC 158.7 - R/W 2.4 – NET AC 156.3

Vicinity Map:

SITE



**Property size and
Land Uses:**

Parcel **126-210-019** (parcel number has since been retired due to a record of survey splitting the parcel into two parcels; #126-210-021 and #126-210-022) is 156.81 acres. The surrounding area has primarily agricultural and residential uses. Properties to the immediate north, west and south of the parcel are zoned RC-1 and RC-5, which allows for rural residential development at density of one dwelling unit/lot per acre and one dwelling unit/lot per 5 acres. Properties to the immediate east of the parcel are zoned AP-20, which allows for commercial agricultural production and density of one dwelling unit /lot per 20 acres (there are certain exemptions for farm housing and innovative agricultural short plats).

The site currently has a commercial farming operation on it, with two irrigation ponds and pumps located on the property.

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

Zoning: A total of approximately 156.81 acres would be changed from AP-20 to RC-1 under the rezoning proposal.

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

APPLICATION DESCRIPTION:

This is an application to rezone approximately 156.81 acres to RC-1. The land is situated within a *Limited Area of More Intensive Development (LAMIRD)*, being designated as Rural Shoreline Development (in the area known as “Columbia River West”) in the Franklin County Comprehensive Plan. With this designation in place, the property is eligible to be zoned Rural Community 1 (RC-1).

The property is located South of Columbia River Road, West of Fraser Drive, North of Selph Landing Road and East of the Columbia River. (Parcel Number: 126-210-019, retired parcel number). There is only one parcel included in the request (Since application was submitted, there was a record of survey recorded splitting the parcel into two parcels; #126-210-021 and #126-210-022).

In a narrative statement submitted with the application, the applicant described the purpose of the request is to satisfy public demand for rural residential living. Applicant also pointed to potentially increased property values for adjacent properties once development occurs.

The application included a SEPA Environmental Checklist.

PUBLIC NOTICE:

1. A Public Notice was published in the Franklin County Graphic on March 24, 2022.
2. Property Owners within 1 mile were mailed the notice on March 24, 2022.

3. A sign was posted on the property on March 24, 2022.
4. The Planning Staff notified agencies on March 24, 2022.
5. A SEPA DNS was issued on March 24, 2022 and comments were due by April 7, 2022. (SEPA Register # 202201232.) There were no SEPA conditions.

PUBLIC COMMENT:

One individual provided comments in an email sent to the department on April 1, 2022. The comment centered on the need for providing more public access to the shoreline and did not specifically speak to this proposed rezone.

AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

1. **County Planning Department:** In reviewing this application, the Planning Department Staff has found the following:
 - a. The Franklin County Comprehensive Plan land use map guides development and redevelopment of lands within unincorporated areas of the County. All zone change activities are to be guided by the Comprehensive Plan.
 - b. The Comprehensive Plan Designation of the property is **Rural Shoreline Development**. The lands bounding the property on the north, west and south sides are also Rural Shoreline Development, and the land to the east is Agricultural.
 - c. The current zoning of the subject property is AP-20. The property is surrounded by lands zoned RC-1 and RC-5 (to the south and north) and AP-20 (to the east).
 - d. The minimum lot size for the current zoning district (AP-20) is 20 acres while the minimum lot size for the proposed zoning district (RC-1) is 1 acre.
 - e. The proposed rezone is consistent with the Comprehensive Plan designation of Rural Shoreline Development.
 - f. A rezone will allow for a more intensive use of the land upon any future subdivision/ short platting.
 - g. A rezone will result in a change in the development patterns of the land, changing the property from an agricultural designation to a residential one. The development standards, including density, are different between RC-1 and AP-20 zoning districts. Furthermore, the primary permitted uses in the RC-1 Zone include:
 - i. One single-family dwelling;
 - ii. Nothing contained in this section shall be deemed to prohibit the use of property for gardening or fruit raising;
 - iii. Agricultural produce stands for products grown on the premises when located not less than twenty (20) feet from any public street or highway.Which is different in nature from the list of primary permitted uses in the AP-20 zone that includes:

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

Likewise, the list of permitted accessory uses (i.e., ability to raise animals subject to certain restrictions, family day-care homes, home occupations, accessory dwellings, and accessory buildings) is more restrictive, with only 10 conditional uses listed as potentially allowed in the RC-1 district, as opposed to 25 conditional uses potentially allowed in the AP-20 zone.

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

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

And

"Columbia River West Area"

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

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

2. **County Assessor:** No comments received.
3. **Benton-Franklin Health District:** No comments received.
4. **Department of Archeology and Historic Preservation (DAHP):** No comments received.
5. **Colville Confederated Tribes:** No comments received.
6. **Confederated Tribes of Umatilla Indian Reservation:** No comments received.
7. **Yakama Valley Nation:** No comments received.
8. **County Public Works Department:** Public Works has reviewed the proposal and provided the following comments:
 - a. Any new lots that may be created, as a result of this proposed Zone Change, that will require access to a county road shall be subject to the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc.
 - b. Any mitigation fees required will be determined upon development of the property and will go towards future road upgrades if development continues to grow in the area.
9. **Big Bend Electric Cooperative, Inc.:** No Comments received.
10. **Fire District #3:** No comments received.
11. **South Columbia Basin Irrigation District:** No comments received.
12. **Bureau of Reclamation:** No Comments received.
13. **WSDOT:** The Department of Transportation sent comments dated April 6, 2022. Please see agency comment section for more information.
14. **Department of Ecology:** Ecology sent comments dated April 6, 2022. Please see agency comment section for more information.

APPLICABLE STANDARDS/ORDINANCES:

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

RECOMMENDATION: (Zone Change 2022-01)

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

1. Render a recommendation to approve, approve with modifications and/or conditions, or reject the petition based on its findings and conclusions. The Planning Commission's recommendation, to include its findings and conclusions, shall be forwarded to the Board of Commissioners at a regularly scheduled business meeting thereof.
2. After completion of an open record hearing on a petition for reclassification of property, the Planning Commission shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:

(Findings of Fact Criteria for Planning Commission Recommendation)

- a. The proposal is in accordance with the goals and policies of the comprehensive plan.
- b. The effect of the proposal on the immediate vicinity will be materially detrimental.
- c. There is merit and value in the proposal for the community as a whole.
- d. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.
- e. A concomitant agreement should be entered into between the county and the petitioner, and if so, the terms and conditions of such an agreement.

Staff: The Franklin County Planning and Building staff recommends that the Planning Commission conduct an open-record public hearing on the proposed rezone. Based on the information available prior to the hearing, staff supports a recommendation of approval for the rezone. If the Planning Commission wishes to forward a **POSITIVE RECOMMENDATION**, the following suggested findings of fact and suggested conditions of approval may be applicable for this case file:

Suggested Findings of Fact:

1. The application to rezone approximately 156.81 acres of land to RC-1 Rural Community **IS** in accordance with the goals and policies of the Comprehensive Plan.
 - a. The purpose of the RC-1 Rural Community Zoning District (per FCC 17.18) is *to provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended rural residential environment.*

- b. Rezoning the property to RC-1 is supported by the Comprehensive Plan and would be considered a proper implementation of the Plan.
- 2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental.
 - a. Consistency with surrounding area: The rezone request is consistent with the surrounding area.
 - i. Single-family residential uses exist or are planned for the general area.
 - ii. Lands to the north, west and south of the site are zoned RC-1 and this rezone will be a logical extension of that designation.
- 3. There **IS** merit and value in the proposal for the community as a whole.
 - a. The rezone to RC-1 implements the Comprehensive Plan. The Comprehensive Plan designates the site for Rural Shoreline development. The proposed rezone to RC-1 is consistent with the Plan designation. The proposal is also consistent with the policies of the Plan that encourage the development of a full range of residential environments.
- 4. Conditions **ARE** required to be imposed in order to mitigate any significant adverse impacts from the proposal.
- 5. A concomitant agreement between the County and the petitioner **IS NOT** required for this application.

Suggested Conditions of Approval:

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

**PUBLIC NOTICE,
AGENCY/PUBLIC COMMENT**

ZC 2022-01

Underwood – Zone Change



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been an application proposed to the Franklin County Planning Commission by **Caleb Stromstad, 2705 St. Andrews Loop, Suite C, Pasco, WA 99301** for a zoning designation change, **ZC 2022-01/SEPA 2022-07**. Said application is to rezone one (1) parcel, comprising approximately 156.81 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. The subject parcels are described as follows:

LEGAL DESCRIPTION:

126-210-019: FARM UNITS 17 & 18 BLK 1 GR AC 158.7 - R/W 2.4 - NET AC 156.3

NON-LEGAL DESCRIPTION:

The property is generally located South of Columbia River Road, West of Fraser Drive, North of Selph Landing Road and East of the Columbia River. (Parcel Number: 126-210-019)

NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission. Said consideration will be a public hearing on **May 3, 2022 at 7:00 PM** in the **Franklin County Courthouse, Commissioners Meeting Room, 1016 N. 4th Avenue, Pasco, WA 99301** and all concerned may present comments regarding the application. Written comments are accepted prior to public hearing and those comments shall be submitted by either email at planninginquiry@franklincountywa.gov, or by regular mail to Franklin County Planning Department, 502 W. Boeing Street, Pasco, WA 99301. All written comments received in advance of the public hearing, or comments presented at the public hearing, shall be included as part of the record. Written comments submitted by **4:30 PM on April 7, 2022** will be included in the packet provided to the Planning Commission in advance of the meeting.

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 **March 24, 2022** and the comment period for the determination and environmental impacts of the proposal will close on **April 7, 2022**.

HOW TO WATCH/PARTICIPATE VIRTUALLY: You can watch the proceeding on YouTube Live by going to the Franklin County, WA agenda page at <https://www.co.franklin.wa.us/planning/agenda.html>. To participate virtually, please contact our office for an invite, by the Friday proceeding the meeting.

Information concerning the proposal can be obtained by email at planninginquiry@franklincountywa.gov or by calling 509-545-3521.

DATED AT PASCO, WASHINGTON ON THIS 24th DAY OF MARCH 2022

PUBLISH:

Franklin County Graphic: March 24, 2022



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

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Page 2

VICINITY MAP:

SUBJECT PARCEL



DATED AT PASCO, WASHINGTON ON THIS 24th DAY OF MARCH 2022

PUBLISH:

Franklin County Graphic: March 24, 2022

From: cynthia muse <musefarms@icloud.com>
Sent: Friday, April 1, 2022 11:08 AM
To: planninginquiry
Subject: [EXTERNAL] Zoning designation change #126-210-019

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

Point one, Block One west of Columbia River Road is rapidly becoming "urbanized" within county settings. While we of the Muse family and some our rural neighbors understand highest and greatest use prevails, change within or near the shoreline management areas is of serious concern as the population increases.

In granting zone changes, public access, either visual or physical as clearly spelled out in 18.16.260 must be required to happen as developers pay only a minimal fee to bypass it. Either publicly owned or community owned access is doable and will add increased value to the property, selling points, and increase quality of life to enjoyment of our greatest asset, the Columbia River.

We own farm land also but are making provisions for future open space, access to wasteway, and ensure environmental protection so we are willing to do what we ask of others.

Which brings up the second point. The ridges are steep to the west boundary and several naturally occurring and irrigation runoff ravines have been created to the river. Viewed from the river they are stunning, including a waterfall, and much wildlife uses this area to traverse to grazing in our our yards and fields. They are also used for hike and rest rest areas for us kayakers. These are parts of a critical "whole" and must be included in the requirements for development.

Please, for the sake of future generations, require the Creation we have been given, let no man put asunder.

Thank you,
Cynthia W. Muse

Sent from my iPhone



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

4601 N. Monroe Street • Spokane, Washington 99205-1295 • (509) 329-3400
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

April 6, 2022

Aaron Gunderson
Planner I
Franklin County Planning and Building Department
502 Boeing Street
Pasco, WA 99301

Re: Underwood Rezone
File: ZC 2022-01 (SEPA 2022-07)

Dear Aaron Gunderson:

Thank you for the opportunity to comment on the Determination of Nonsignificance regarding the Underwood Rezone project (Proponent: Richard Underwood). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Water Quality Program-Shannon Adams (509) 329-3610

This SEPA is for a rezone only. Any future construction activities will likely require a Construction Stormwater General Permit.

For more information or technical assistance, please contact Shannon Adams at (509) 329-3610 or via email at Shannon.Adams@ecy.wa.gov.

State Environmental Policy Act (SEPA)-Cindy Anderson (509) 655-1541

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

To receive more guidance on or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology
Eastern Regional Office
(Ecology File: 202201232)

E-cc: Caleb Stromstad, Aqtera Engineering (for Richard Underwood)

Memo



Public Works Department

To: Derrick Braaten, Planning & Building Director
From: John Christensen
cc: Craig Erdman, Director / County Engineer
Date: March 25, 2022
Re: ZC 2022-01 Underwood

Derrick,

We have reviewed the application to rezone approximately 158.6 acres from the current Agricultural Production 20 (AP-20) to Rural Community 1 (RC-1) located on parcels #126-210-019. Public Works comments follow:

Comments

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

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



South Central Region
2800 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

April 6, 2022

Franklin County
Planning Department
502 West Boeing St.
Pasco, WA 99301

Attn: Aaron Gunderson, Planner

Subject: SEPA 2022-07 for Rezone File # ZC 2022-01 at 741 Fraser Dr AP-20 to RC-1

We have reviewed the SEPA for the proposed rezone at 741 Fraser Drive and have the following comments.

The proposal would amend the comprehensive plan and zoning designations of one lot (156.81 acres) from AP-20 (Agricultural Production) to RC-1 (Rural Community). The application would allow future 1-acre single family residential development under RC-1 zoning regulations. It is estimated that this development could add up to 150 new single-family residences with a potential average daily traffic (ADT) of 1,400 trips and 150 trips in the PM peak hour.

The WSDOT is not opposed to the proposed rezone and looks forward to working with the County or City of Pasco to review future development proposals. The site is approximately 5 miles the I-182/Road 100 interchange or 7 miles to I-182/Road 68 interchange in Pasco. It is to the benefit of the developer, Franklin County and the State to protect and preserve an effective traffic system.

As developments are proposed they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s). Of particular concern to the department are the effects developments have on the ramp terminal capacity. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Debi Freudenthal at (509) 577-1633.

Sincerely,

A handwritten signature in black ink that reads 'Paul Gonseth'.

Paul Gonseth, P.E.
Planning Engineer

Agenda Item #1

**APPLICATION,
SEPA DETERMINATION & SEPA CHECKLIST**

ZC 2022-01

Underwood – Zone Change

Document ID: 3536010-00AF-4203-9D10-F00770B01D1



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY:	FILE #: ZC 2022-01	Reviewed by: Hearing Date:	<div style="border: 2px solid blue; padding: 5px; text-align: center;"> RECEIVED FEB 18 2021 FRANKLIN COUNTY PLANNING DEPARTMENT </div>
	Total Fees: \$ 800.00		
	Receipt #: PL 22-00236		
	Date of Pre-App meeting:		
	Date deemed complete:		

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

<input checked="" type="checkbox"/> for contact person:	CONTACT INFORMATION
<input type="checkbox"/>	Property Owner Name: Richard Underwood Mailing Address: PO Box 3140, Pasco, WA 99302 Phone: 509.727.0822 Email: runderwood69z28@hotmail.com
<input type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: Same as property owner Name: Same as property owner Address: Same as property owner Phone: Same as property owner Email: Same as property owner
<input checked="" type="checkbox"/>	Surveyor / Engineer Company: Aqtera Engineering, LLC Name: Caleb Stromstad Address: 2705 St Andrews Loop, Suite C, Pasco, WA 99301 Phone: 509.845.0208 Email: caleb@aqtera.com

Document ID: 3236013-53AF-4203-9B10-F3C71DBE61D1

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

Rezone parcel 126210019 from AP-20 to RC-1 zoning.

PROPERTY INFORMATION:

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

126210019

Legal Description of Property:

See attached.

Site Address *(describe location if no address is assigned)*:
741 Fraser Dr, Pasco, WA 99301

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

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

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



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


Owner _____ Date 2/9/2022


Applicant/Representative _____ Date 2/9/2022

Print Name: Richard Underwood

Print Name: Aqtera Engineering, LLC (ATTN: Caleb Stromstad)

Document ID: 20220113-03AF-4203-9B1C-F3C770B281D1

REZONING INFORMATION

CURRENT ZONING:	AP-20
PROPOSED ZONING:	RC-1
CURRENT COMPREHENSIVE PLAN DESIGNATION:	Rural Shoreline Development
LOT/PARCEL SIZE:	Parcel Area: 156.81 acres
PRESENT USE OF THE LAND AND STRUCTURES, IF ANY: Commercial Farming. Two irrigation ponds and pumps located on parcel.	
IRRIGATION SOURCE: <input type="checkbox"/> NONE <input type="checkbox"/> PRIVATE <input checked="" type="checkbox"/> SCBID <input type="checkbox"/> FCID	
DOMESTIC WATER SUPPLY: <input type="checkbox"/> ON-SITE WELL <input type="checkbox"/> COMMUNITY WELL (Well ID # and location): <input checked="" type="checkbox"/> OTHER (SPECIFY): There is no well located on rezone property.	
SEWAGE DISPOSAL: <input type="checkbox"/> ON-SITE SEPTIC <input checked="" type="checkbox"/> OTHER (SPECIFY): There is no sewage disposal located on the rezone property.	
LIST UTILITY PROVIDERS: Power – Big Bend Electric Telephone – None currently Natural Gas – None currently Cable / Broadband – None currently Sanitary waste disposal - On-site Septic	

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

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

 2/9/2022
Owner Date

 2/9/2022
Applicant Representative Date

Print Name: Richard Underwood

Print Name: Aqtera Engineering, LLC (ATTN: Caleb Stromstad)

Rev. Jan 2019

Rezone Application Written Narrative – Underwood Rezone

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

The Rural Shoreline Development land use designation for this property became effective on February 27, 2008, when the Franklin County Growth Management Comprehensive Plan (resolution number 2008-089) was officially adopted.

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

RC-1 zoning is consistent with comprehensive land use designation. Rezone would support future residential development.

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

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

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

The proposed rezone is consistent with the comprehensive plan. It is unlikely a rezone would affect the value and character of adjacent property as this is a non-project action. Future development after the rezone would extend the rural residential character of the area. The desire for rural living is in demand so it is likely the value of adjacent property would increase once development occurs. The character of the adjacent properties would remain consistent with the character and intent of the comprehensive plan land use designations.

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

The property is being rezoned to allow for residential development. If the zoning were to remain AP-20 residential development could not occur and the owners would suffer a significant economic loss on the potential sale and/or development of this property.

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

Rural Shoreline Development

7. Such other information as the Planning Commission requires.

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

FRANKLIN COUNTY, WASHINGTON

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

Description of proposal: Said application is to rezone one (1) parcel, comprising approximately 158.6 acres of land from the current Agricultural Production-20 (AP-20) zoning designation, allowing one (1) dwelling unit per twenty (20) acres, to Rural Community-1 (RC-1) zoning designation, allowing one (1) dwelling unit per acre. The land is located in the Rural Shoreline Development area, as identified in the County Comprehensive Plan.

File Number: SEPA 2022-07 (ZC 2022-01)

Proponent: Caleb Stromstad
2705 St. Andrews Loop, Suite C
Pasco, WA 99301

Location:

Parcel 126-210-019: Bounded by Columbia River Road to the North, Fraser Drive to the East, the Columbia River to the West and Selph Landing Road to the South.
Current use of land is a crop circle.

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 (March 24, 2022). Comments must be submitted by: April 7, 2022.

Responsible official: Derrick Braaten

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

Address: 502 W Boeing St. Pasco, Washington 99301

Date/Signature: 3/24/2022 - 

Any agency or person may appeal this SEPA determination by filing a written appeal to the responsible official no later than **April 7, 2022**. Contact the responsible official to read or ask about the procedure for SEPA appeals.

SEPA 2022-07

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.

To Be Completed by Applicant:

***Evaluation for
Agency Use
Only:***

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

A. Background

1. Name of proposed project, if applicable:

Underwood Property Rezone

2. Name of applicant:

Richard Underwood

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

Applicant:

Richard Underwood

PO Box 3140

Pasco, WA 99302

(509) 727-0822

Applicant Representative:

Aqtera Engineering

c/o Caleb Stromstad

2705 St Andrews Lp, Ste C

Pasco, WA 99301

(509) 845-0208

4. Date checklist prepared:

02/18/2022

5. Agency requesting checklist:

Franklin County.

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

Immediate rezone change upon County approval.

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

Rezone will allow for future single-family residential development.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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

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

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

No.

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

A Franklin County approval to rezone property from AP-20 to RC-1 classification.

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

This proposal is to rezone parcel 126210019 from AP-20 to RC-1. The total area to be rezoned is approximately 156.8 acres.

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

Site address is 741 Fraser Dr., Pasco, WA 99301. Located immediately west of the Columbia River Rd and Fraser Dr intersection. Section 24, Township 10 N, Range 28 E, W.M. in Franklin County, WA.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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

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

The rezone site gently slopes towards the west with internal rolling terrain averaging grades of 1-2%, with the steepest slopes approximately 6%.

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

Majority of the soil is Neppel very fine sandy loam, with Sagehill very fine sandy loam in the northeast and southeast boundary of the site and Winchester loamy coarse sand in the southwest corner of the parcel, per NRCS soils data.

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

No, there is no history or indication of unstable soils on the site. The properties west of the site contain erosion hazard areas (15-39% slopes), per Franklin County's erosion/landslide hazard map. This is confirmed by the topographic survey.

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

No grading with this proposal.

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

Not applicable, no construction with this proposal.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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

Not applicable, no construction with this proposal.

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

None. There are no erosion concerns with this proposal.

2. Air

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

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

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

Not applicable.

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

None.

3. Water

- a. Surface Water:

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

The Columbia River is between 250' to 850' west of the site. There are two irrigation ponds on the site.

- 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.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

No, there is no sitework associated with this proposal.

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

None. No sitework associated with this proposal.

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

No, there is no sitework associated with this proposal.

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

Based on FEMA Flood Insurance Rate Map (FIRM) panel 530044-0680-B, the site is within zone C. Zone C does not lie within the 100-year floodplain.

- 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.

No, the proposed development will not involve discharge of waste materials to surface waters.

b. Ground Water:

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

No.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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

No new waste material with proposed project.

c. Water runoff (including stormwater):

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

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

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

Not applicable. No development associated with this proposal.

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

No.

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

None proposed.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

4. Plants

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

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

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

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

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

WDFW PHS map indicated potential "Shrub Steppe" over a portion of the property.

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

None proposed.

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

None are known.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

5. Animals

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

Examples include:

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

Robins, Starlings, Magpie, Kestrel Hawk, Seagull, Dove, Quail,
Deer, Mice.

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

None are known.

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

Yes, the entire Columbia Basin is part of a migration route.

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

None proposed.

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

None are known.

6. Energy and Natural Resources

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

Not applicable.

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

Not applicable.

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

Not applicable.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

7. Environmental Health

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

Not applicable.

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

The site is currently used as irrigated crop land. There are no known contamination areas at the site.

- 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.

There are no known underground hazardous chemicals or gas pipelines within the project area.

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

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

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

Not applicable.

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

Not applicable.

b. Noise

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

Typical farm equipment, traffic, and residential use noises exist near the site. These noises will not affect the proposal.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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

None associated with the proposal.

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

Not applicable.

8. Land and Shoreline Use

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

The land is being used primarily for agricultural production. There is residential development immediately south and west of the site, agricultural production to the north and east, and Fraser Road abuts the property along the eastern boundary. Current land uses on nearby or adjacent properties will be unaffected by the 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 site has been used as working farmlands. No agricultural land will be converted by this proposal.

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

Not applicable.

c. Describe any structures on the site.

No existing structures are onsite.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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

No structure will be demolished as part of this proposal.

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

AP-20 (Agricultural Production Zone)

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

Rural Shoreline Development

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

Not applicable.

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

None known.

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

Not applicable.

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

Zero people will be displaced.

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

None proposed.

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

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

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

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

None proposed.

9. Housing

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

Not applicable.

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

Not applicable.

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

Not applicable.

10. Aesthetics

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

Not applicable.

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

Not applicable.

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

Not applicable.

11. Light and Glare

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

Not applicable.

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

Not applicable.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

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

No off-site sources of light or glare will affect this proposal.

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

Not applicable.

12. Recreation

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

The Columbia River is located to the west and is commonly used for recreational purposes such as boating or fishing.

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

No authorized recreational uses would be displaced.

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

Not applicable.

13. Historic and cultural preservation

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

None are known.

- 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.

None are known to exist on the proposed development site.

- 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.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

The Washington Information System for Architectural and Archaeological Records Data (WISAARD) online mapping system was utilized to determine if cultural or historic resources exist near the site. WISAARD classifies the project site as: "Survey Highly Advised: Very High Risk". This classification is found along the entire Columbia River.

- 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.

None proposed with rezone.

FCP: This proposal is a non-project action. Specifics relating to impacts to historical resources on the site will be determined at the time of permitting for any development on the properties. 3/7/2022

14. Transportation

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

Columbia River Rd and Fraser Dr. There are no site access changes associated with this proposal.

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

No. The nearest public transit route is located along Sandifur Parkway in Pasco, over 4 miles southeast of the proposed development.

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

Not applicable.

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

Not applicable.

To Be Completed by Applicant:

***Evaluation for
Agency Use
Only:***

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

No.

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

Not applicable.

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

Not applicable.

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

Not applicable.

15. Public Services

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

No.

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

Not applicable.

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

16. Utilities

a. Circle utilities currently available at the site:

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

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

Not applicable.

C. Signature

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

Signature: _____

A handwritten signature in blue ink, appearing to read "Caleb Stromstad", is written over a horizontal line.

Name of signee: Caleb Stromstad, PE

Position and Agency/Organization: Aqtera Engineering (Applicant Representative)

Date Submitted: 2/18/22

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

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

The proposed rezone will increase the likelihood of development to single-family residential use. Compared with agricultural use, residential use is more likely to reduce the potential to discharge water; emissions to air; production, storage, or release of toxic or hazardous substances; and the production of noise.

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

Rezoning to allow for residential use will not significantly affect native plants and animals. Stormwater runoff controls will be required with future development, providing measures to protect fish and marine life in the Columbia River.

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

Future improvements will require compliance with Franklin County's Comprehensive Plan and applicable code requirements. It is unknown how the energy demand will differ from running pumps for agricultural irrigation versus the future residential use of this area.

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

Within the rezone area there are no known environmentally sensitive areas. Compliance with Franklin County's Comprehensive Plan protects mentioned resources.

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

Future development would require compliance with the County's comprehensive plan, zoning and subdivision code, and adopted Shoreline Master Program. The proposed rezone would encourage land development and shoreline uses per the referenced plans. Development of the rezone area would provide access to the neighboring shoreline property. This would encourage development near the shoreline which would require strict compliance with the Shoreline Master Program.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Proposed measures to reduce or respond to such demand(s) are:

Future residential development will increase trips on nearby roads. The County has mechanisms in place to mitigate for increased traffic such as required frontage improvements at time of development and payment of traffic impact fees.

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

There is no conflict. Proposal is consistent with Franklin County's Comprehensive Plan.

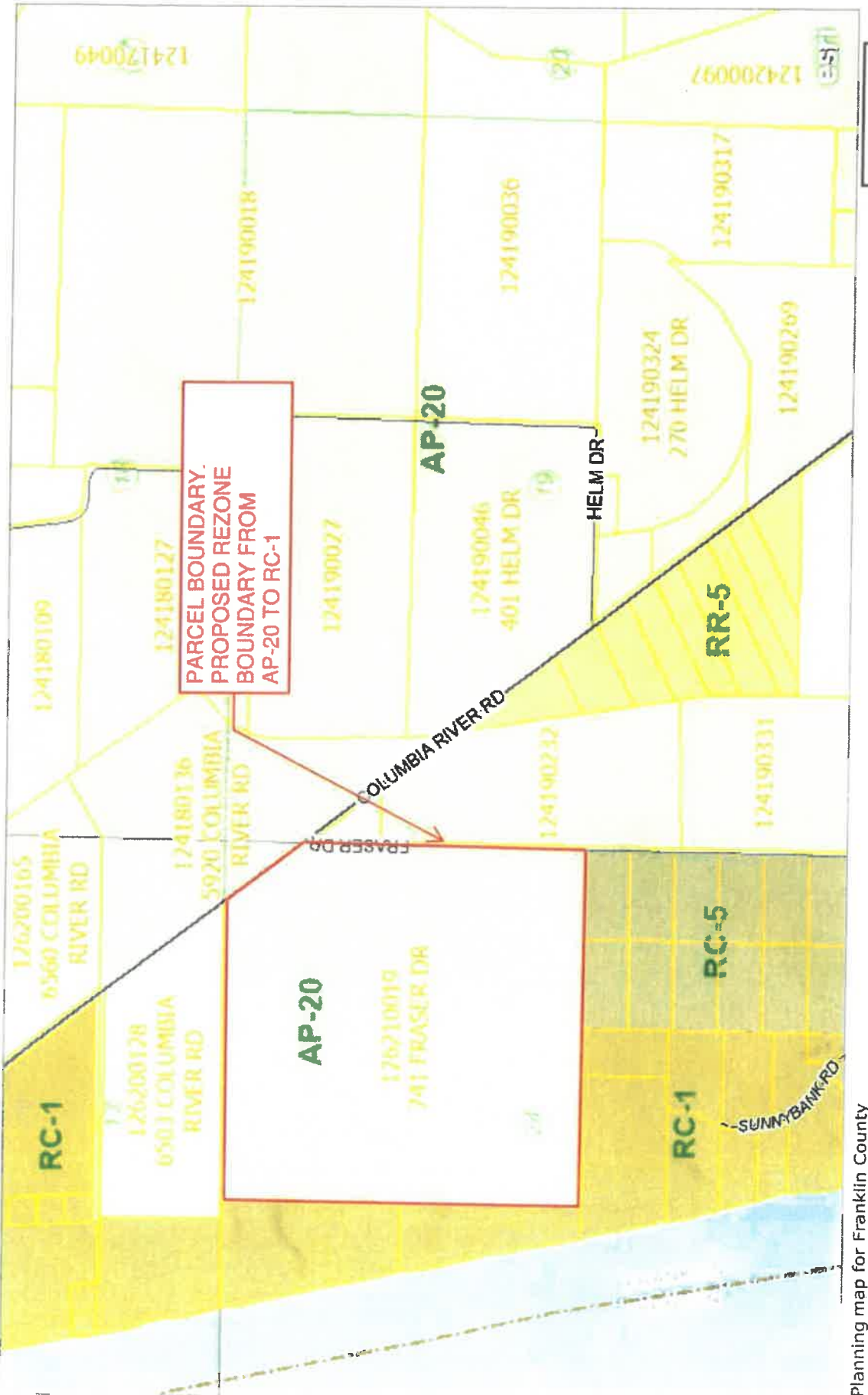
Agenda Item #1

MAPS

ZC 2022-01

Underwood – Zone Change

Franklin County Planning



Planning map for Franklin County

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, EPA, USDA | Franklin County Assessor and GIS

