

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: April 28, 2023	PREPARED BY: Aaron Gunderson
Meeting Date Requested: May 9, 2023	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 site-specific zone change for multiple parcels covering 64.83 acres from AP-20 to RC-1.	
FISCAL IMPACT: None	
BACKGROUND: (File # ZC 2021-02 and SEPA 2021-21): The applicant requested a rezone for approx. 64.83 acres from AP-20 (Agricultural Production 20) to RC-1 (Rural Community-1). (Parcel #'s 124-300-120, 124-300-121, and 124-300-478). Application was originally submitted to our office on December 17, 2021. In initial review of the application, it was determined that the applicant needed to address a variety of items before the application could move forward. On January 26, 2023, the application was deemed complete by staff for the purposes of further processing. The parcels under proposed site-specific zone change are 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 and east of Selph Landing Rd., west of Richview Dr., and north of Fanning Rd. 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 March 7, 2023, 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 4 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 2021-02 based on 5 findings of fact and subject to 4 conditions of approval, and additionally rezoning portions of the parcels to the west.	
COORDINATION: The site-specific zone change application was advertised to the public via procedures outlined in the Optional DNS process (WAC 197-11-355), and agencies were contacted for review and comment; a SEPA DNS was issued after the Planning Commission meeting. The County Planning Commission, after an open record public hearing and consideration on ZC 2021-02, recommended approval of the application. Jeffrey Briggs, 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 March 7, 2023 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) 2021-02 to designate approximately 64.83 acres with RC-1 Zoning
(Situated in Section 25, Township 10, Range 28, W.M.)

WHEREAS, on May 9, 2023, 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 64.83 acres of land, comprising three (3) parcels, Parcel #124-300-120, legally described as THAT PORTION OF FARM UNIT 46, IRRIGATION BLOCK 1, COLUMBIA BASIN PROJECT, FRANKLIN COUNTY, WASHINGTON ACCORDING TO THE FARM UNIT PLAT THEREOF, RECORDS OF FRANKLIN COUNTY WASHINGTON LYING WITHIN SECTION 25, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. DESCRIBED AS FOLLOWS: ALL THAT PORTION OF SAID FARM UNIT 46 LYING EASTERLY OF A LINE WHICH IS PARALLEL WITH AND 1,111.40 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, WHEN MEASURED ALONG THE NORTH LINE OF SAID FARM UNIT 46, AND WESTERLY OF A LINE WHICH IS PARALLEL WITH AND 555.70 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, WHEN MEASURED ALONG THE NORTH LINE OF SAID FARM UNIT 46. LOT 2 OF RS-1970356. Parcel # 124-300-121, legally described as THAT PORTION OF FARM UNIT 46, IRRIGATION BLOCK 1, COLUMBIA BASIN PROJECT, FRANKLIN COUNTY, WASHINGTON ACCORDING TO THE FARM UNIT PLAT THEREOF, RECORDS OF FRANKLIN COUNTY WASHINGTON LYING WITHIN SECTION 25, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. DESCRIBED AS FOLLOWS: ALL THAT PORTION OF SAID FARM UNIT 46 LYING EASTERLY OF A LINE WHICH IS PARALLEL WITH AND 555.70 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, WHEN MEASURED ALONG THE NORTH LINE OF SAID FARM UNIT 46. LOT 3 OF RS-1970356. Parcel #124-300-478, legally described as ALL THAT PORTION OF LOT 8 ALTA VISTA ADDITION, AS RECORDED IN VOLUME D OF PLATS AT PAGE 172 UNDER AUDITOR FILE NO 556315 RECORDS OF FRANKLIN COUNTY WASHINGTON, LYING WITHIN SECTION 25, TOWNSHIP 10 RANGE 28 EAST LOT 1 OF RS-1965220, in regards to the application by Randy Mullen; File # ZC 2021-02; and

WHEREAS, at the public meeting the Board has found that the County Planning Commission, after an open record public hearing and consideration on **File ZC 2021-02** did recommend approval of the zoning designation change with five findings of fact and four conditions of approval listed in Exhibit A; and

WHEREAS, there were no appeals filed; and

WHEREAS, it appears to have been substantial changes in the area since the original zoning designation and that the zone change does bear a substantial relationship to the public health, safety, morals and welfare; and

NOW, THEREFORE, BE IT ORDAINED that the 64.83 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, C, and D.

APPROVED THIS 9th DAY OF MAY, 2023.

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

Chair

Chair Pro-Tem

Member

ATTEST:

Clerk to the Board

APPROVED AS TO FORM:

Franklin County Deputy Prosecuting Attorney

FRANKLIN COUNTY BOARD OF COMMISSIONERS
ZONING DESIGNATION CHANGE # 2021-02.A
ORDINANCE NUMBER _____

EXHIBIT A

Findings of Fact:

1. The application to rezone approximately 64.83 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 RC-5. This rezone will be a logical extension of that designation.
 - b. Public works is requiring an extension of Fraser Road at time of development, along with the requirement of mitigation fees.
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.

- b. Extension of Fraser Rd will allow for better connection to both Selph Landing Rd. and Fanning Rd.
- 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. A cultural resource survey may be required prior to issuance of any building permit requiring ground disturbance.
- 4. 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.
 - c. Per Engineers Report dated 4/18/2015, titled Dent Road Future Expansion, a full width roadway is to be constructed to current county standards for Fraser Road.

This Zoning Designation Change is issued this 9th day of May, 2023.

**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 # 2021-02.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 May 9, 2023.

APPLICANT(S): Randy Mullen

LEGAL DESCRIPTION: (Parcel #124-300-120), legally described as THAT PORTION OF FARM UNIT 46, IRRIGATION BLOCK 1, COLUMBIA BASIN PROJECT, FRANKLIN COUNTY, WASHINGTON ACCORDING TO THE FARM UNIT PLAT THEREOF, RECORDS OF FRANKLIN COUNTY WASHINGTON LYING WITHIN SECTION 25, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. DESCRIBED AS FOLLOWS: ALL THAT PORTION OF SAID FARM UNIT 46 LYING EASTERLY OF A LINE WHICH IS PARALLEL WITH AND 1,111.40 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, WHEN MEASURED ALONG THE NORTH LINE OF SAID FARM UNIT 46, AND WESTERLY OF A LINE WHICH IS PARALLEL WITH AND 555.70 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, WHEN MEASURED ALONG THE NORTH LINE OF SAID FARM UNIT 46. LOT 2 OF RS-1970356.

NON-LEGAL DESCRIPTION: This property currently has no address. The property is bounded by parcel #124-300-478 to the north, parcel #124-300-121 to the east, parcel #124-300-119 to the west, and parcel# 124-300-375 to the south. Approximately 20 acres (gross). Current use of the land is agricultural. The County's Comprehensive Plan map designates the land use as "Rural Shoreline Development."

Vicinity Map (Please see next page):



FRANKLIN COUNTY BOARD OF COMMISSIONERS

ZONING DESIGNATION CHANGE # 2021-02.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 May 9, 2023.

APPLICANT(S): Randy Mullen

LEGAL DESCRIPTION: (Parcel #124-300-121), legally described as THAT PORTION OF FARM UNIT 46, IRRIGATION BLOCK 1, COLUMBIA BASIN PROJECT, FRANKLIN COUNTY, WASHINGTON ACCORDING TO THE FARM UNIT PLAT THEREOF, RECORDS OF FRANKLIN COUNTY WASHINGTON LYING WITHIN SECTION 25, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. DESCRIBED AS FOLLOWS: ALL THAT PORTION OF SAID FARM UNIT 46 LYING EASTERLY OF A LINE WHICH IS PARALLEL WITH AND 555.70 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, WHEN MEASURED ALONG THE NORTH LINE OF SAID FARM UNIT 46. LOT 3 OF RS-1970356.

NON-LEGAL DESCRIPTION: The property is not currently addressed, bounded by parcel #124-300-478 to the north, parcel #124-300-120 to the west, parcel #124-300-115 to the east, and parcel #124-300-375 to the south. Approximately 20 acres (gross). Current use of land is agricultural. The County's Comprehensive Plan map designates the land use as "Rural Shoreline Development."

Vicinity Map (please see next page):



FRANKLIN COUNTY BOARD OF COMMISSIONERS
ZONING DESIGNATION CHANGE # 2021-02.D

ORDINANCE NUMBER _____

EXHIBIT D

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 May 9, 2023.

APPLICANT(S): Randy Mullen

LEGAL DESCRIPTION: (Parcel #124-300-478), legally described as ALL THAT PORTION OF LOT 8 ALTA VISTA ADDITION, AS RECORDED IN VOLUME D OF PLATS AT PAGE 172 UNDER AUDITOR FILE NO 556315 RECORDS OF FRANKLIN COUNTY WASHINGTON, LYING WITHIN SECTION 25, TOWNSHIP 10 RANGE 28 EAST LOT 1 OF RS-1965220.

NON-LEGAL DESCRIPTION: The property is currently not addressed, bounded by Selph Landing Rd. to the north, residential development addressed off Alta Ln. to the west, parcel #120-300-120/#124-300-121 to the south, and parcel #124-300-479 to the east. Approximately 26.76 acres (gross). Current use of land is agriculture. The County's Comprehensive Plan map designates the land use as "Rural Shoreline Development."

Vicinity Map: (Please see next page)



FACT SHEET/STAFF SUMMARY

CUP 2023-02

ARW, LLC. – Bio-Gas Facility

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 2021-01 (site-specific zone change request to change the zoning of approx. 64.83 acres, comprising 3 lots, from AP-20 to RC-1) and SEPA 2021-21.

PC Meeting Date: March 7, 2023

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

SUMMARY OF THE PUBLIC HEARING:

The request to change the zoning of three properties (Parcel #124-300-120, 124-300-121, and 124-300-478), comprising approximately 64.83 acres of land, from AP-20 to RC-1, was presented by Staff at an open record public hearing (regular Planning Commission meeting) on March 7, 2023. Two public comments were received in advance of the hearing, with one of the comments read into the record due to it arriving late. Two public comments were provided during the public hearing regarding the proposal.

Staff provided a presentation and PowerPoint regarding the proposal. The applicant was given the opportunity to speak, but was not present at the hearing. 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 accord with the goals and policies of the comprehensive plan;
2. The effect of the proposal on the immediate vicinity will be materially detrimental;
3. There is merit and value in the proposal for the community as a whole;
4. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal;
5. A concomitant agreement should be entered into between the county and the petitioner, and if so, the terms and conditions of such an agreement.

As proposed, the application seeks to rezone 64.83 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 sixty-four (64) 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 March 7, 2023 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 2021-02, seconded, and approved, with the suggested five (5) findings of fact and four (4) 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 64.83 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 RC-5. This rezone will be a logical extension of that designation.
 - b. Public works is requiring an extension of Fraser Road at time of development, along with the requirement of mitigation fees.
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.
 - b. Extension of Fraser Rd will allow for better connection to both Selph Landing Rd. and Fanning Rd.

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. A cultural resource survey may be required prior to issuance of any building permit requiring ground disturbance.
4. 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.
 - c. Per Engineers Report dated 4/18/2015, titled Dent Road Future Expansion, a full width roadway is to be constructed to current county standards for Fraser Road.

Suggested Motion: "I move that the Board of County Commissioners adopt the recommendation of the Planning Commission and approve ZC 2021-02, based upon the five (5) written findings of fact, and four (4) conditions of approval."

PC MINUTES & POWERPOINT PRESENTATION

CUP 2023-02

ARW, LLC. – Bio-Gas Facility

ITEM UNDER REVIEW FROM March 7, 2023 PC MEETING

ITEM #1 – ZC 2021-02 / SEPA 2021-21 (Randy Mullen)

Proposal is to rezone three (3) parcels with a combined area consisting of 64.83 acres in size (Parcel #'s 124-300-478, 124-300-120, and 124-300-121) from the current zoning 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.

REPRESENTATIVE / APPLICANT: AHBL, Inc.

OWNER: Randy Mullen

OPEN PUBLIC HEARING:

Commissioner Corrales opened the public hearing at 6:37 PM.

STAFF REPORT:

- Mr. Gunderson presented the staff report at 6:38 PM. Presentation lasted approximately 22 minutes.

COMMISSIONER QUESTIONS FOR STAFF:

- Commissioner Corrales asked a question regarding the red line that was drawn on the map and if "East is that golden farm land."
 - Mr. Gunderson stated yes, that area is in the Agricultural Comprehensive Plan Land Use Designation.
- Commissioner Corrales further asked "meaning you can't develop it."
 - Mr. Gunderson stated that the area is not meant for residential developments, unless the applicant at that time applies for a comprehensive plan change.
- Commissioner Gutierrez asked about the surrounding properties besides the East are zoned RC-1.
 - Mr. Gunderson showed the Commissioners where the RC-1 properties are on the Zoning Map slide.
- Commissioner Vincent asked a question about the public comments that were received and when those issues would become applicable.
 - Mr. Gunderson stated that those issues would become applicable at the time of the subdivision process.

APPLICANT/REPRESENTATIVE PRESENTATION:

- The applicant/representative staff member was not present at the meeting.

COMMISSIONER QUESTIONS FOR APPLICANT:

- No questions from the Commissioners to the Applicant.

PUBLIC COMMENTS:

- No public comments were made for or against this agenda item.
- Neutral Public Comments -
 - *Mian Haq*: Neighbor of proposed rezone and a civil engineer.
 - Asked about long-range developments in the area, particularly the utilities, primarily about the drawdowns of the aquifer and the possibility of re-drilling their existing wells. He is not opposed to this development, but have to keep in mind the possibility of re-drilling wells. Would like to have the community well option exercised upon short platting.
 - Commissioner Corrales interjected by stating that we (the Planning Commission) doesn't do that and the health department does and asked Mr. Gunderson if that was correct.

ITEM UNDER REVIEW FROM March 7, 2023 PC MEETING

- Mr. Gunderson responded by restating the Mr. Haq's comment for clarification and if he was asking about time of subdivision.
 - Mr. Haq responded by saying "yes."
 - Mr. Gunderson replied by stating that we (the Planning Department) does ask about water supply at the time of subdivision application and explained that it isn't really up for discussion at the time of rezone application.
 - Mr. Haq replied by re-stating Mr. Gunderson's comment for clarification purposes.
- Commissioner Gutierrez interjected by asking if this issue is something that Mr. Haq can come back on at the time of [subdivision] application.
- *Carol Wysocki*: Neighbor of proposed rezone.
 - Has similar concerns about re-drilling of wells and having to increase their depth.
 - Mr. Gunderson responded by stating that those concerns would be addressed at the time of subdivision submittal.
 - Another issue was that on the [SEPA] checklist, her husband noticed that there was no noxious weeds checked. However, there is rush skeletonweed and knapweed in the area.
 - Mr. Gunderson explained that is us [Planning Department staff] looking at Fish and Wildlife maps and it didn't come up, but it did show shrubsteppe.
 - Ms. Wysocki just wanted to point that out.

STAFF FINAL COMMENTS:

- No final comments were made by staff for this agenda item.

CLARIFICATION OF STATEMENTS:

- No clarification of statements were needed by the Planning Commission.

CLOSING PUBLIC HEARING ITEM:

- Commissioner Corrales closed the public hearing portion of this item at 7:12 PM.

PLANNING COMMISSION DISCUSSION (before motion):

- No discussion amongst the Planning Commission prior to the motion.

Commissioner Vincent made a motion to forward to the Board of County Commissioners a positive recommendation of ZC 2021-02/SEPA 2021-21 with the five (5) adopted findings of fact and the four (4) conditions of approval.

Commissioner Gutierrez seconded the motion.

PLANNING COMMISSION FURTHER DISCUSSION (after motion):

- No further discussion amongst the Commissioners after the motion was made.

ITEM UNDER REVIEW FROM March 7, 2023 PC MEETING

ROLL CALL VOTE:

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

The motion has been approved for ZC 2021-02/SEPA 2021-21 at 7:13 PM.

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 2021-02 **ZONE CHANGE REQUEST** MULLEN



FRANKLIN COUNTY PLANNING COMMISSION MEETING
Tuesday, March 7, 2023

ZC 2021-02

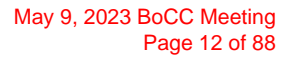
DESCRIPTION

- ☐ **Parcel Number(s):** 124-300-478, 124-300-120, and 124-300-121
- ☐ **Location:** The property are located South and East of Selph Landing Rd., West of Richview Dr., and North of Fanning Rd.
- ☐ **Comp. Plan:** Rural Shoreline Development

ZC 2021-02

DESCRIPTION

- **Property Size:** The current combined property size of the parcels is approximately 64.83 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 2021-02

ZONING MAP



ZC 2021-02

PUBLIC COMMENTS



- ❑ There were two public comments regarding this proposal.
- ❑ One of the comments was in opposition to the proposal based upon potential impacts to groundwater aquifers and County roads. Additionally, they wanted the applicant's agent to show how the proposed site-specific zone change meeting the requirements of the Comprehensive Plan.
- ❑ The other comment which was submitted after the Planning Commission packet deadline was not opposed to the rezone proposal, but expressed concerns about impacts to roads from future development in the area.

ZC 2021-02

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 2021-02

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 2021-02

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 2021-02

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 2021-02

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 and was not included in the 2021 expansion. This area is a Type I LAMIRD [Limited Area of More Intensive Rural Development].”

ZC 2021-02

PUBLIC & AGENCY COMMENTS

- Received comments from the following agencies, during the comment period:
 - Confederated Tribes of the Colville Reservation
 - See comment dated February 9, 2023.
 - Franklin County Public Works
 - See letter dated February 10, 2023
 - WA State Department of Transportation (WSDOT)
 - See letter dated February 22, 2023

ZC 2021-02

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 2021-02

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 64.83 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 2021-02

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.
 - 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.
 - b. Public works is requiring an extension of Fraser Road at time of development, along with the requirement of mitigation fees.

ZC 2021-02

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.
 - b. Extension of Fraser Rd. will allow for better connection to both Selph Landing Rd. and Fanning Rd.
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 2021-02

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. A cultural resource survey may be required prior to issuance of any building permit requiring ground disturbance.

ZC 2021-02

SUGGESTED CONDITIONS OF APPROVAL

4. Roads and Access: Future development at the rezoned 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.
 - c. Per Engineers Report dated 4/18/2015, titled Dent Road Future Expansion, a full width roadway is to be constructed to current county standards for Fraser Road.

ZC 2021-02

RECOMMENDED MOTION



- “I move to forward ZC 2021-02 to the Board of County Commissioners a **POSITIVE** recommendation, with five (5) findings of fact and four (4) conditions of approval, as provided for in the Staff Report.”

PC PACKET & SEPA DETERMINATION

CUP 2023-02

ARW, LLC. – Bio-Gas Facility

Agenda Item #1

STAFF REPORT

ZC 2021-02

Mullen – Site-Specific Zone Change

FACT SHEET/STAFF REVIEW

For a Proposed Site-Specific Zone Change Franklin County Planning Commission March 7, 2023

Case-file: ZC 2021-02, a proposal for a zoning designation change from Agricultural Production 20 (AP-20) to Rural Community 1 (RC-1).

Hearing Date: March 7, 2023

Applicant: AHBL

Owner: Randy Mullen

Location: The properties are located South and East of Selph Landing Rd., West of Richview Dr., and North of Fanning Rd. (Parcel Number(s): 124-300-120, 124-300-121, and 124-300-478). The properties are situated in Section 25, Township 10, Range 28, W.M.

Legal Description: Franklin County Tax Parcel No. 124-300-120: THAT PORTION OF FARM UNIT 46, IRRIGATION BLOCK 1, COLUMBIA BASIN PROJECT, FRANKLIN COUNTY, WASHINGTON ACCORDING TO THE FARM UNIT PLAT THEREOF, RECORDS OF FRANKLIN COUNTY WASHINGTON LYING WITHIN SECTION 25, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. DESCRIBED AS FOLLOWS: ALL THAT PORTION OF SAID FARM UNIT 46 LYING EASTERLY OF A LINE WHICH IS PARALLEL WITH AND 1,111.40 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, WHEN MEASURED ALONG THE NORTH LINE OF SAID FARM UNIT 46, AND WESTERLY OF A LINE WHICH IS PARALLEL WITH AND 555.70 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, WHEN MEASURED ALONG THE NORTH LINE OF SAID FARM UNIT 46. LOT 2 OF RS-1970356.

124-300-121: THAT PORTION OF FARM UNIT 46, IRRIGATION BLOCK 1, COLUMBIA BASIN PROJECT, FRANKLIN COUNTY, WASHINGTON ACCORDING TO THE FARM UNIT PLAT THEREOF, RECORDS OF FRANKLIN COUNTY WASHINGTON LYING WITHIN SECTION 25, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M. DESCRIBED AS FOLLOWS: ALL THAT PORTION OF SAID FARM UNIT 46 LYING EASTERLY OF A LINE WHICH IS PARALLEL WITH AND 555.70 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, WHEN MEASURED ALONG THE NORTH LINE OF SAID FARM UNIT 46. LOT 3 OF RS-1970356.

124-300-478: ALL THAT PORTION OF LOT 8 ALTA VISTA ADDITION, AS RECORDED IN VOLUME D OF PLATS AT PAGE 172 UNDER AUDITOR FILE NO 556315 RECORDS OF FRANKLIN COUNTY WASHINGTON, LYING WITHIN SECTION 25, TOWNSHIP 10 RANGE 28 EAST LOT 1 OF RS-1965220.

Zoning/Vicinity Map:



Property size and Land Uses:

Acreage covering the three parcels (124-300-478, 124-300-120, and 124-300-121) is approximately 64.83 acres in size. The surrounding area has primarily agricultural and residential uses. Properties to the immediate north are zoned RC-5 and properties to the west and south are zoned RC-1, which allows for rural residential development at density of one dwelling unit/lot per 5 acres and one dwelling unit/lot per acre. 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 farm operation on it, with irrigation pivots and growing crops.

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

Zoning: A total of approximately 64.83 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 four (4) conditions of approval.

APPLICATION DESCRIPTION:

This is an application to change the zoning of approximately 64.83 acres of land from AP-20 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).

This application was originally submitted to our office on December 17, 2021. In initial review of the application, it was determined that the applicant needed to address a variety of items before the application could move forward. On January 26, 2023, the application was deemed complete by staff for the purposes of further processing.

The property is located South and East of Selph Landing Rd., West of Richview Dr., and North of Fanning Rd. (Parcel number(s): 124-300-478, 124-300-120, and 124-300-121). There are three parcels included in the request (during the processing of the application, one of the parcels was split into two parcels; #124-300-121 and #124-300-120).

In a narrative statement submitted with the application, the applicant described the proposal as furthering the intention of the Comprehensive Plan by providing increased residential development opportunities, as conveyed by the plan. Applicant further stated that if the zone change request were to be denied, it would place an undue burden on the property owner's ability to benefit from development interest in the area, as provided to other nearby properties.

The application included a SEPA Environmental Checklist and narrative.

PUBLIC NOTICE:

1. A Public Notice was published in the Franklin County Graphic on February 9, 2023.
2. Property Owners within 1 mile were mailed the notice on February 9, 2023.
3. A sign was posted on the property on February 21, 2023.
4. The Planning Staff notified agencies on February 9, 2023.
5. Notice of Application was made to the SEPA registry as part of the Optional DNS process (WAC 197-11-355) on February 9, 2023 (SEPA #202300544). DNS will be issued following the public hearing of the Planning Commission on March 7, 2023.

PUBLIC COMMENT:

Our office received one public comment on February 23, 2023. It stated they were opposed to the proposed site-specific zone change based upon potential impacts to groundwater aquifers and County roads. Additionally, they wanted the applicant's agent to show how the proposed site-specific zone change meets the requirements of the Comprehensive Plan. Please see agency/public comment section for more information.

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 bounding the property to the east has a Comprehensive Plan land-use designation of Agricultural.
 - c. The east property line of this property marks the dividing line between the Rural Shoreline Development and Agriculture Comprehensive Plan land-use designations.
 - c. The current zoning of the subject property is AP-20. The property is surrounded by lands zoned RC-5 (to the north), RC-1 (to the west and south) 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 site-specific zone change will allow for a more intensive use of the land upon any future subdivision/ short platting.
 - g. A site-specific zone change 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:** Comment submitted on February 9, 2023. Please see agency comment section for more information.
6. **Confederated Tribes of Umatilla Indian Reservation:** No comments received.
7. **Yakama Valley Nation:** No comments received.
8. **Nez Pearce Tribe:** No comments received.
9. **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.
 - c. Per the Engineers Report dated 4/18/2015, titled Dent Road Future Extension [copy of report located agency comment section of packet], a full width roadway is to be constructed to current county standards for Fraser Road.
10. **Big Bend Electric Cooperative, Inc.:** No Comments received.
11. **Fire District #3:** No comments received.
12. **South Columbia Basin Irrigation District:** No comments received.
13. **Bureau of Reclamation:** No Comments received.
14. **WSDOT:** Comments submitted on February 22, 2023. Please see agency comment section for more information.
15. **Department of Ecology:** No comments received.
16. **City of Pasco:** No comments received.
17. **Washington State Department of Fish and Wildlife (WDFW):** No comments received.

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 2021-01)

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 64.83 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 RC-5. This rezone will be a logical extension of that designation.
 - b. Public works is requiring an extension of Fraser Road at time of development, along with the requirement of mitigation fees.
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.
 - b. Extension of Fraser Rd will allow for better connection to both Selph Landing Rd. and Fanning Rd.
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. A cultural resource survey may be required prior to issuance of any building permit requiring ground disturbance.
4. 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.
- c. Per Engineers Report dated 4/18/2015, titled Dent Road Future Expansion, a full width roadway is to be constructed to current county standards for Fraser Road.

Agenda Item #1

**PUBLIC NOTICE,
AGENCY/PUBLIC COMMENT**

ZC 2021-02

Mullen – Site-Specific Zone Change



PLANNING AND BUILDING DEPARTMENT

NOTICE OF OPEN RECORD PUBLIC HEARING/SEPA DETERMINATION (Optional DNS Process)

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by **AHBL**, on behalf of **Randy Mullen**, PO Box 3596, Pasco, WA 99302, seeking approval for a site-specific zone change (ZC), file #**ZC 2021-02/SEPA 2021-21**.

SEPA Comment Period Deadline: February 23, 2023

Proposal: Application is to rezone two (2) parcels, with both areas consisting of approximately 64.83 acres in size (all 26.74 acres from parcel #124-300-478 and 38.09 acres from parcel #124-300-116. Parcel #124-300-116 is in process of retirement due to a Record of Survey recorded on January 12, 2023 splitting said parcel into three parcels.) From the current zoning 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 application was originally submitted to our office on December 17, 2021. In initial review of the application, it was deemed the applicant needed to address some items before the application could move forward. On January 26, 2023, the application was deemed complete by staff for the purposes of further processing.

Public Comment Period: SEPA comments must be submitted to the Franklin County Planning & Building Department by **4:30 PM** on **February 23, 2023**. Only comments received by the referenced date will be included in the SEPA record. Written project comments must be submitted by **12:00 PM** on **February 28, 2023** to be included in the Planning Commission Packet. If there are any questions on the proposal, contact the Franklin County Planning Department at 509-545-3521 or via email at planninginquiry@franklincountywa.gov.

Public Meeting: A public meeting will be held to discuss the project, solicit input from interested citizens, and respond to project questions at the **Planning Commission Meeting**, scheduled for **6:30 PM, March 7, 2023**, in the Commissioner's Room at the Franklin County Courthouse at 1016 N. 4th Ave., Pasco, WA 99301.

Determination of Completeness: The application has been declared complete for the purpose of processing.

Notification: This notice has been posted on the SEPA register and in the Franklin County Graphic.

Environmental Documents and/or Studies Applicable to this Application: Environmental Determination **No. SEPA 2021-21** has been assigned to this proposal. The SEPA comment period will end on **February 23, 2023**. The DNS is issued using the optional DNS process in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal or to appeal any State Environmental Policy Act related decisions. A copy of the subsequent threshold determination and any information concerning this action may be obtained by contacting the Franklin County Planning & Building Department.

Required Permits: N/A

How to Watch/Participate Online: You can watch the proceeding on YouTube Live, by going to the Franklin County, WA agenda page at <https://www.franklincountywa.gov/AgendaCenter/Planning-Commission-2>. To participate online, more information will be posted to the agenda page, by the Friday proceeding the meeting.

Estimated Date of the Determination: A DNS will be issued following the close of the public hearing on the item on **March 7, 2023**.

To Receive Notification of the Environmental Determination: Contact the Franklin County Planning Department at the address or telephone number below.

Appeals: You may appeal the subsequent threshold determination by submitting an appeal to the address below within 10 days of issuance. The appeal must be in written form, contain a concise statement of the matter being appealed and the

basic rationale for the appeal. All comments or appeals are to be directed to the Franklin County Planning & Building Department, 502 W. Boeing St., Pasco, WA 99301. More information on the appeal process is contained in Franklin County Code (FCC) 18.04.280.

Prepared February 9, 2023 by: Aaron Gunderson, Planner I, 502 W. Boeing St., Pasco, WA 99301, (509) 545-3521.



PLANNING AND BUILDING DEPARTMENT

NOTICE OF OPEN RECORD PUBLIC HEARING/SEPA DETERMINATION (Optional DNS Process)

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by AHBL, on behalf of Randy Mullen, PO Box 3596, Pasco, WA 99302, seeking approval for a site-specific zone change (ZC), file #ZC 2021-02.

SEPA Comment Period Deadline: February 23, 2023

Proposal: Application is to rezone two (2) parcels, with both areas consisting of approximately 64.83 acres in size (all 26.74 acres from parcel #124-300-478 and 38.09 acres from parcel #124-300-116. Parcel #124-300-116 is in process of retirement due to a Record of Survey recorded on January 12, 2023 splitting said parcel into three parcels.) From the current zoning 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 application was originally submitted to our office on December 17, 2021. In initial review of the application, it was deemed the applicant needed to address some items before the application could move forward. On January 26, 2023, the application was deemed complete by staff for the purposes of further processing.

Public Comment Period: SEPA comments must be submitted to the Franklin County Planning & Building Department by **4:30 PM** on February 23, 2023. Only comments received by the referenced date will be included in the SEPA record. Written project comments must be submitted by **12:00 PM** on February 28, 2023 to be included in the Planning Commission Packet. If there are any questions on the proposal, contact the Franklin County Planning Department at 509-545-3521 or via email at planninginquiry@franklincountywa.gov.

Public Meeting: A public meeting will be held to discuss the project, solicit input from interested citizens, and respond to project questions at the Planning Commission Meeting, scheduled for **6:30 PM, March 7, 2023**, in the Commissioner's Room at the Franklin County Courthouse at 1016 N. 4th Ave., Pasco, WA 99301.

Determination of Completeness: The application has been declared complete for the purpose of processing.

Notification: This notice has been posted on the SEPA register and in the Franklin County Graphic.

Environmental Documents and/or Studies Applicable to this Application: Environmental Determination No. SEPA 2021-21 has been assigned to this proposal. The SEPA comment period will end on February 23, 2023. The DNS is issued using the optional DNS process in WAC 197-11-355. This may be the only opportunity to comment on the environmental impacts of this proposal or to appeal any State Environmental Policy Act related decisions. A copy of the subsequent threshold determination and any information concerning this action may be obtained by contacting the Franklin County Planning & Building Department.

Required Permits: N/A

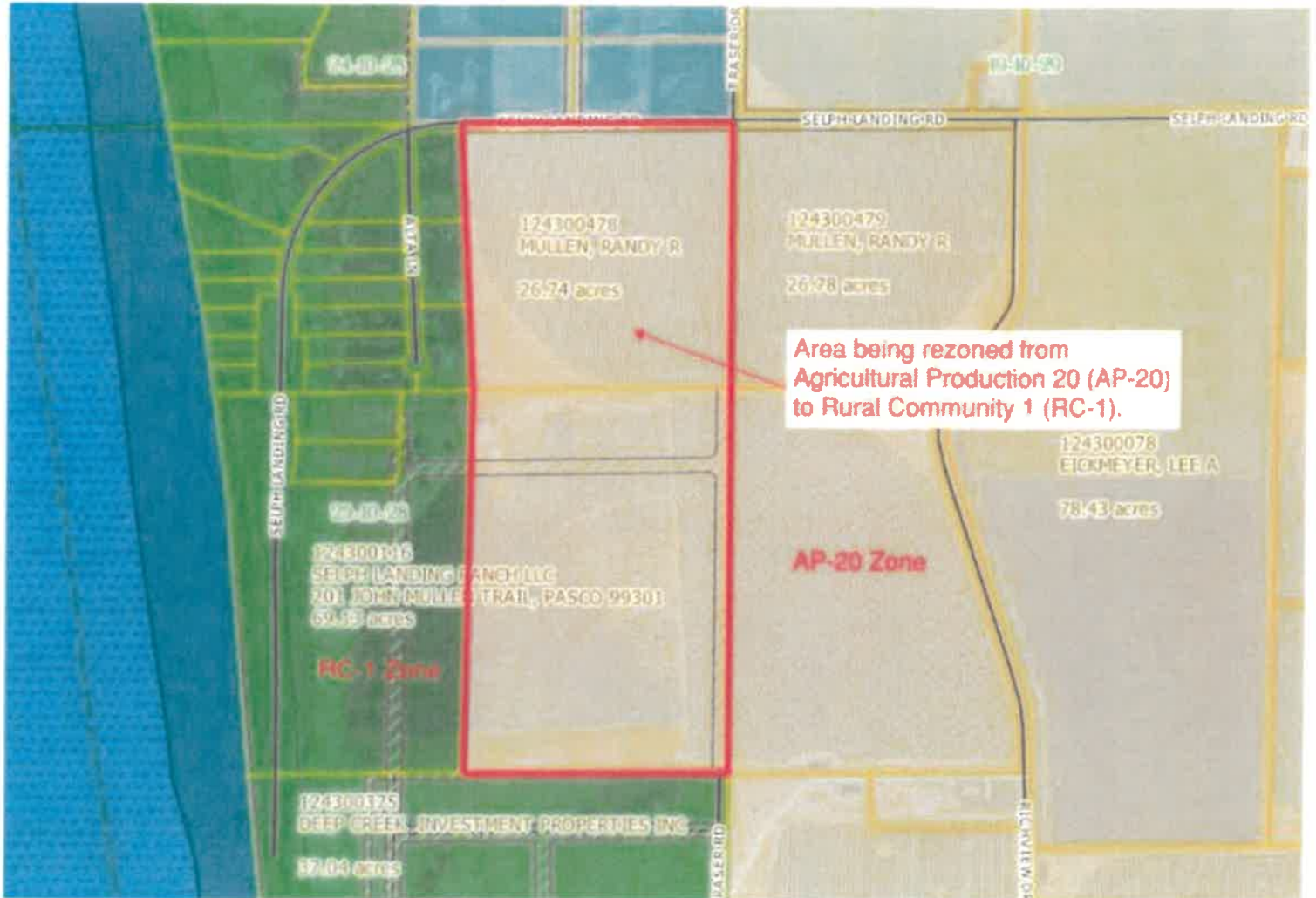
How to Watch/Participate Online: You can watch the proceeding on YouTube Live, by going to the Franklin County, WA agenda page at <https://www.franklincountywa.gov/AgendaCenter/Planning-Commission-2>. To participate online, more information will be posted to the agenda page, by the Friday proceeding the meeting.

Estimated Date of the Determination: A DNS will be issued following the close of the public hearing on the item on March 7, 2023.

To Receive Notification of the Environmental Determination: Contact the Franklin County Planning Department at the address or telephone number below.

Appeals: You may appeal the subsequent threshold determination by submitting an appeal to the address below within 10 days of issuance. The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal. All comments or appeals are to be directed to the Franklin County Planning & Building Department, 502 W. Boeing St., Pasco, WA 99301. More information on the appeal process is contained in Franklin County Code (FCC) 18.04.280.

Prepared February 9, 2023 by: Aaron Gunderson, Planner I, 502 W. Boeing St., Pasco, WA 99301, (509) 545-3521.





FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

AGENCY COMMENTS (ZONE CHANGE 2021-02, Mullen)

DATE: February 9, 2023

RE: ZC 2021-02

TO: County Engineer
Benton-Franklin Health Dist.
Fire Code Official
Assessor/GIS
County E-911
WSDOT
Conf. Tribes of Umatilla Indian Res.
Colville Conf. Tribes
Nez Pearce Tribes
City of Pasco

Irr. Dist.(FCID__SCBID__X__)
Fire Dist. # 3
Elec.Utility (PUD__BBEC__X__)
U.S. Bureau of Reclamation
County Building Official
Yakima Valley Nation
BFCOG
DAHP
WDFW

CC: Aaron Gunderson, Ryan Nelson, Rebeca Gilley

Agency Representative:

Enclosed is a copy of a proposed site-specific zone change application for your review. The property is currently zoned Agricultural Production 20 (AP-20). The request is to change the zoning designation of 2-parcels, comprising approximately 64.83 acres, to Rural Community 1 (RC-1). The application was originally submitted to our office on December 17, 2021. In initial review of the application, it was deemed the applicant needed to address some items before the application could move forward. On January 26, 2023, the application was deemed complete by staff for the purposes of further processing.

We would appreciate your review and comments by **February 23, 2023 at 4:30 pm.**

Sincerely,

Derrick Braaten
Planning & Building Director

See attached for additional information

REPLY:

Signed: _____
Title: _____

Date: _____

Aaron Gunderson

From: Robert Sloma <robert.sloma@colvilletribes.com>
Sent: Thursday, February 9, 2023 5:28 PM
To: Aaron Gunderson
Cc: Hanson, Sydney (DAHP); Guy Moura (HSY)
Subject: [EXTERNAL] Re: Request for Review and Comment of Optional DNS (ZC 2021-02)

CAUTION: This email originated from outside of Franklin County. Be careful when following links or opening attachments.

Aaron,

Based on my review of the submitted application materials, the Confederated Tribes of the Colville Reservation recommend rezoning on the condition that a cultural resource survey be completed prior to any development.

Precontact archaeological sites are documented in close proximity to the proposed project property, but the extent of those sites and potentially associated activity areas are not known. The Washington Department of Archaeology and Historic Preservation (DAHP) predictive model characterizes the area as very highly sensitive with survey highly advised.

Please contact me with any questions.

On Thu, Feb 9, 2023 at 11:00 AM Aaron Gunderson <agunderson@franklincountywa.gov> wrote:

NOTICE OF APPLICATION / REQUEST FOR REVIEW AND COMMENTS

Below is a link to the SEPA Record page for Mullen Site-Specific Zone Change/non-project action application (ZC 2021-02).

[SEPA record number 202300544, "Mullen Site-Specific Zone Change"](#)

NOTICE OF SEPA OPTIONAL DNS

A SEPA Optional DNS has been issued for the proposal. (Franklin County File # SEPA 2021-21)

The Public Notice, Application, and SEPA Environmental Checklist are located on the SEPA record page. Attached to this email is a copy of the agency notice memo. Comments on the Optional DNS are due by February 23, 2023.

Thank you,

Aaron Gunderson

Planner I

Franklin County, WA | Planning & Building Dept.

509-545-3521

agunderson@franklincountywa.gov



--

Robert A. Sloma

Archaeologist

History/Archaeology Program

Confederated Tribes of the Colville Reservation

PO Box 150

Nespelem, WA 99155

Tel: (509) 634-2692

Cell: (509) 557-2273

robert.sloma@colvilletribes.com



Memo



Public Works Department

To: Derrick Braaten, Planning & Building Director
From: John Christensen, County Surveyor
cc: Craig Erdman, County Engineer
Date: February 10, 2023
Re: ZC 2021-02

Derrick,

We have reviewed the application to rezone approximately 64.83 acres from the current Agricultural Production 20 (AP-20) to Rural Community 1(RC-1) located on parcels #124300478, and #124300116 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.

Per the Engineers Report dated 4/18/2015, titled Dent Road Future Extension, a full width roadway is to be constructed to current county standards for Fraser Road.

FRANKLIN COUNTY PUBLIC WORKS DEPARTMENT



Engineer's Report: Dent Road Future Extension 18 April 2015

Prepared by:

A handwritten signature in blue ink, appearing to read "John Chute", written over a horizontal line.

Under the direction of:

A handwritten signature in blue ink, appearing to read "Craig Erdman", written over a horizontal line.

Craig Erdman, PE
County Engineer

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Findings	3
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Overview

The Planning & Building Department inquired about the future extension of Dent Road and the location of it in relation to the section line. The area is located along the easterly section lines of Section 25 and Section 36 Township 10 North, Range 28 East, W.M. and the westerly section lines of Section 30 and Section 31, Township 10 North, Range 29 East, W.M. This extension would connect at the existing 90 degree bend in Dent Road and extend north to Fanning Road and continue to the intersection of Selph Landing Road and Fraser Drive. The total distance is approximately 2 miles.

Findings

The development is mainly confined to Section 25 and Section 36 along the Columbia River which is zoned Rural Community 1 (RC-1) and Agricultural Production 20 (AP-20). This area is designated as Rural Shoreline Development per the Comprehensive Land Use Plan. Planning indicated the AP-20 zoning in Section 25 would more than likely change to allow more development per acre. This area is expected to see further development and continued growth.

The area to the east in Section 30 and Section 31 is zoned AP-20. This area is designated as Agricultural per the Comprehensive Land Use Plan. This zoning and land use will not be changing and no development and growth is foreseen for the next 20+ years.

Current county standards require 60 feet of dedicated right-of-way for a full width road. The full width minimum roadway width is 28 feet for Average Daily Traffic (ADT) greater than 400. Half roads are prohibited except that the county may permit their inclusion in cases where a normal alignment of a present or future planned road will fall half on an adjoining ownership. As a minimum for half roads, a three-quarters (3/4) and/or twenty (20) ft. road standard will be required if the property being developed only fronts on one side of the road.

Recommendations

Since no development is anticipated on the East side of the subject section lines, and there will be continued development and growth on the West side (area designated as Rural Shoreline Development), it is recommended that the entire 60 feet of dedicated right-of-way for a full width road be west of the section line and that a full width roadway (28' minimum) be constructed to current county standards for a paved road.

February 22, 2023

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

Attn: Derreck Bratten, Planning and Building Director

Subject: SEPA 2021-02 for Rezone File # ZC 2021-02 at Selph Landing Road

We have reviewed the SEPA for the proposed rezone on Selph Landing Road (Parcel: 124-300-478, 124-300-116) and have the following comments.

The proposal would amend the zoning designations of one lot (64.83 acres) from Agricultural Production 20 (AP-20) to Rural Community 1 (RC-1). The proposal would allow future single family residential density from one unit per 20 acres to one unit per acre. It is estimated that this change could add up to 61 additional single-family residences with a potential average daily traffic (ADT) of 575 trips as well as in the PM peak hour, and exceeds the current ADT of 28,

The WSDOT is not opposed to the proposed rezone and looks forward to working with the County to review future development proposals. The site is approximately 3.4 miles north of the I-182/Broadmoor interchange in Pasco. It is to the benefit of the developer, Franklin County and the State to protect and preserve an effective transportation 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,

Paul Gonseth, P.E.
Planning Engineer

PG:gw:df

Aaron Gunderson

From: Brad.Knutson@parsons.com
Sent: Thursday, February 23, 2023 4:27 PM
To: planninginquiry
Subject: [EXTERNAL] Comments on AHBL application seeking site-specific zone change (ZC); #ZC 2021-02/SEPA 2021-21

CAUTION: This email originated from outside of Franklin County. Be careful when following links or opening attachments.

To Franklin County Planning Commission:

Please consider and accept our comments as part of the public comment record for your public hearing meeting scheduled for 3/7/2023 to consider the *AHBL application seeking site-specific zone change (ZC); #ZC 2021-02/SEPA 2021-21*. We are opposed to the action to rezone area from Agricultural Production 20 (AP-20) to Rural Community 1 (RC-1). The intended housing build-out for RC-1 does not properly plan for traffic flow from this planned residential area due to the agricultural land lock to the east with only minimally developed rural roads to the north and south that will be overwhelmed by the increased traffic associated with houses in this area. Furthermore the impact on ground water aquifers to support these residences needs full evaluation and disclosure.

We respectfully request that the Franklin County Planning Commission reject the subject rezoning application from *AHBL* and require them to propose an acceptable plan for traffic flow that will not overwhelm current county road systems. Please also have *AHBL* show how they meet the County's *Comprehensive Plan Land Use Designation of Rural Shoreline Development*.

Thank you,

Brad & Linda Knutson
1871 Fanning Rd
Pasco, WA 99301

NOTICE: This email message and all attachments transmitted with it may contain privileged and confidential information, and information that is protected by, and proprietary to, Parsons Corporation, and is intended solely for the use of the addressee for the specific purpose set forth in this communication. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited, and you should delete this message and all copies and backups thereof. The recipient may not further distribute or use any of the information contained herein without the express written authorization of the sender. If you have received this message in error, or if you have any questions regarding the use of the proprietary information contained therein, please contact the sender of this message immediately, and the sender will provide you with further instructions.

Agenda Item #1

APPLICATION & SEPA CHECKLIST

ZC 2021-02

Mullen – Site-Specific Zone Change



FRANKLIN COUNTY

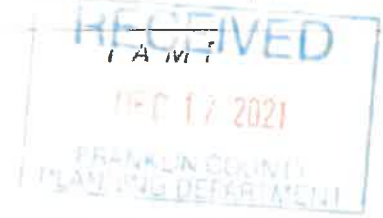
PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF
USE ONLY:

FILE #: ZC 2021-02
 Total Fees: \$ 800.00
 Receipt #: P21-00874
 Date of Pre-App meeting:
 Date deemed complete:

Reviewed by:
 Hearing Date:

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: _____ | |

☒ for
 contact
 person:
CONTACT INFORMATION
Randy Mullen

Property Owner

Name: Randy Mullen; Selph Landing Ranch LLC

Mailing Address: PO Box 3596, Pasco, WA 99302

Phone: (509) 531-7383

Email: rrmx3@aol.com



Applicant / Agent / Contractor (if different)

Company:

Name:

Address:

Phone:

Email:



Surveyor / Engineer

Company:

Name:

Address:

Phone:

Email:

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

The property owners wish to request a rezone of three parcels that will align with the Comprehensive Plan Land Use designations. Current zoning: 124300097 - Western portion (about 26 acres) is RC-1 and remainder is AP-20. 124300098 - Western portion (about 5.5 acres) is RC-1 and remainder is AP-20. 124300477 - AP-20. Requested zoning: 124300097 - Extend area zoned RC-1 to the Fraser Drive alignment. The remainder of the property to remain AP-20. 124300098 - Rezone all to RC-1. 124300477 - Rezone western portion (west of the Fraser Drive alignment) to RC-1. The remainder of the property is to remain AP-20.

PROPERTY INFORMATION:

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

124300097, 124300098 and 124300477

Legal Description of Property:

See next page (attached)

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

Three parcels southwest of the intersection of Richview Drive and Selph Landing Road.

- 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.

Selph Landing Ranches
Owner

Date

Applicant/Representative

Date

Print Name: Randy Miller

Print Name: _____

REZONING INFORMATION

CURRENT ZONING:

124300097 and 124300098: RC-1 and AP-20. 124300477: AP-20.

PROPOSED ZONING:

124300097: extend RC-1 to Fraser Dr alignment. 124300098: RC-1. 124300477: RC-1 west of Fraser Dr alignment.

CURRENT COMPREHENSIVE PLAN DESIGNATION:

Rural Shoreline Development and Agricultural

LOT/PARCEL SIZE:

124300097 (88 acres), 124300098 (20 acres), 124300477 (53.5 acres)

PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:

According to the Franklin County Assessor site, parcel 124300098 contains a residence and multiple buildings related to agricultural use. This includes a utility storage shed and utility building. All three parcels are used for agricultural production.

IRRIGATION SOURCE:

☐ NONE ☐ PRIVATE ☒ SCBID ☐ FCID

DOMESTIC WATER SUPPLY:

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

☐ OTHER (SPECIFY):

SEWAGE DISPOSAL:

☒ ON-SITE SEPTIC ☐ OTHER (SPECIFY):

LIST UTILITY PROVIDERS:

Power – Big Bend Electric Cooperative

Telephone – N/A

Natural Gas – N/A

Cable / Broadband – N/A

Sanitary waste disposal - Basin Disposal

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.

Selph Landing Ranches 12-17-21
Owner Date

Applicant/Representative Date

Print Name: Randy Miller

Print Name: _____

Rev. Jan 2019

Legal Descriptions:

Parcel No. 124300097 -

Farm Unit 46, Block 1 except the east 1460 feet of the north 596.75 feet of that portion of said Farm Unit Lying within Section 25, Township 10 North, Range 28 East, WM Franklin County, Washington.

Parcel No. 124300098 - A portion of Farm Unit 46 Block 1 described as follows; the east 1460 feet of the north 596.75 feet of that portion of said farm unit lying within Section 25, Township 10 North, Range 28 East, WM Franklin County, Washington.

Parcel No. 124300477 - Lot 8 Alta Vista Addition



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

May 9, 2023 BoCC Meeting
Page 58 of 88

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY:	FILE #:		
	Total Fees: \$		
	Receipt #:		
	Date of Pre-App meeting:		
	Date deemed complete:		
	Reviewed by:		REVISOR P H R E
	Hearing Date:		REVISED APPLICATION RECEIVED 01/26/2023

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 (<i>File # of the item appealed</i> _____)
	<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 Randy Mullen
<input checked="" type="checkbox"/>	Property Owner Name: Randy Mullen; Selph Landing Ranch LLC Mailing Address: PO Box 3596, Pasco, WA 99302 Phone: (509) 531-7383 Email: rrmx3@aol.com
<input type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: AHBL Name: Nicole Stickney Address: 5804 Road 90 Suite H, Pasco, WA 99301 Phone: 509-380-5883 Email: NStickney@AHBL.com
<input type="checkbox"/>	Surveyor / Engineer Company: Name: Address: Email: Phone: Email:

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

The property owners are proposing a change of the zoning designation for the following:

Parcel 124300478: Change from AP-20 to RC-1

Parcel 124300116: (The Parcel has split zoning) Change the portion which is zoned AP-20 to RC-1
The RC-1 zoning will correspond to the Comprehensive Plan designation of "Rural Shoreline Development" whereas the AP-20 zoning conflicts with the Comprehensive Plan Land Use map.

PROPERTY INFORMATION:

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

124300478 and 124300116

Legal Description of Property:

Parcel 124300478 is LOT 1 OF RS-1965220; Parcel 124300116 is LOT 1 OF RS-1967499

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

Situated in Section 25, Township 10 North, Range 28 East; One of the parcels is addressed as 201 JOHN MULLEN TRAIL, PASCO 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.

Property owner signature is on the
original application. FCP 1/26/2023



January 26, 2023

Owner

Date

Applicant/Representative

Date

Print Name: _____

Print Name: Nicole Stickney

REZONING INFORMATION

CURRENT ZONING:	Parcel 124300478: AP-20; Parcel 124300116 AP-20 portion and RC-1 portion.
PROPOSED ZONING:	All RC-1
CURRENT COMPREHENSIVE PLAN DESIGNATION:	Rural Shoreline Development
LOT/PARCEL SIZE:	Parcel 124300478: Approx. 26.76 Acres; Parcel 124300116: Approx. 61.32 Acres
PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:	According to the Franklin County Assessor site, parcel 124300116 contains a residence and multiple buildings related to agricultural use. This includes a utility storage shed and utility building. Both parcels are used for agricultural production.
IRRIGATION SOURCE:	<input type="checkbox"/> NONE <input type="checkbox"/> PRIVATE <input checked="" type="checkbox"/> SCBID <input type="checkbox"/> FCID
DOMESTIC WATER SUPPLY:	<input checked="" type="checkbox"/> ON-SITE WELL <input type="checkbox"/> COMMUNITY WELL (Well ID # and location): <input type="checkbox"/> OTHER (SPECIFY):
SEWAGE DISPOSAL:	<input checked="" type="checkbox"/> ON-SITE SEPTIC <input type="checkbox"/> OTHER (SPECIFY):
LIST UTILITY PROVIDERS:	Power – Big Bend Electric Cooperative Telephone – N/A Natural Gas – N/A Cable / Broadband – N/A Sanitary waste disposal - Basin Disposal

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

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

Property owner signature is on the
original application. FCP 1/26/2023

Owner	Date	Applicant/Representative	Date
Print Name:		Print Name: Nicole Stickney	

Rev. Jan 2019

MULLEN REZONING REQUEST – NARRATIVE

UPDATED 1/26/2023 WITH CURRENT PARCEL NUMBERS

This is a request to rezone two parcels located in the southwest portion of Franklin County, north of the City of Pasco and near the Columbia River. The parcel numbers are 124300478 and 124300116. The parcels are currently used for irrigated agricultural production with some residential use. **A zone change to RC-1 is requested.**

Current Zoning:

- Parcel 124300478: AP-20
- Parcel 124300116: western portion is RC-1 and eastern portion is AP-20



The existing comprehensive plan became effective on June 1, 2021. The subject parcels are located within a County LAMIRD (Limited Area of More Intensive Rural Development) which means that the intended land use is rural (not agricultural production).

The Comprehensive Plan classifies the parcels and much of the surrounding area as ***Rural Shoreline Development***, and RC-1 zoning is consistent with this classification, according to Table 14 of the 2018 Comprehensive Plan. The Plan provides the following description of ***Rural Shoreline Development***:

“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.”

This proposal furthers the intent of the Comprehensive Plan by providing opportunity for residential development as set out by the plan. The Comprehensive Plan also encourages the development of a full range of residential environments, which an expansion of **RC-1** zoning will allow for. Adjacent properties are developed as single-family residences or agricultural land, both of which are uses compatible with the **RC-1** zoning designation. The purpose of the **RC-1** zoning district is as follows (FCC 17.18.1010): *“The RC-1 district is established to provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended rural residential environment.”*

The parcels are located outside the designated urban growth area boundaries and are in the vicinity of residential development with large lots and expansive yards.

Two new schools opened within approximately three miles of the property in 2020 – Reynolds Middle School and Columbia River Elementary. Due to its proximity to the new schools, this property is a suitable location for large lot residential uses.

If the rezone request is denied, this will place an undue burden on the property owners. Properties directly to the north and south are zoned **RC-1** or **RC-5** from the waterfront to the Fraser Drive alignment. These adjacent properties gain additional value from residential zoning, while the owners of the proposed rezone properties are unable to benefit from development interest in the area, despite being in the same alignment. The extension of the **RC-1** zone to the proposed areas would constitute a logical extension of this zoning designation. Additionally, Parcel 126200128, located approximately one mile north of the referenced properties, was rezoned from **AP-20** to **RC-1** on April 27, 2021, demonstrating that this is an appropriate area for such a designation.

RECORD OF SURVEY FOR PLAT EXEMPTION A PORTION OF THE NE 1/4 OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., FRANKLIN COUNTY, WASHINGTON.

SHEET 1 OF 2

SECTION INDEX
S 21 N
R 28 E
FRANKLIN COUNTY, WA

EXISTING LEGAL DESCRIPTION

LOT 1 (APN 112420018) UNIT 44, REGULATION BLOCK 1, COLUMBIA BASIN PROJECT, FRANKLIN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDS OF FRANKLIN COUNTY, WASHINGTON, LING WITH SECTION 25, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION WITH THE NORTH LINE OF SAID FARM UNIT, THENCE SOUTH 89°18' WEST ALONG THE NORTH LINE OF SAID FARM UNIT A DISTANCE OF 100.25 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 00°32'20" WEST A DISTANCE OF 211.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 120.00 FEET, AND FROM WHICH POINT THE CHORD BEARS SOUTH 22°22'20" WEST A DISTANCE OF 40.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A GENERAL ANGLE OF 21°45'59" A DISTANCE OF 40.30 FEET, THENCE NORTH 89°20'20" WEST A DISTANCE OF 100.25 FEET TO THE EASTERNLY MARION OF SELPH LANDING ROAD AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1564922, RECORDS OF FRANKLIN COUNTY, WASHINGTON, THENCE ALONG SAID EASTERLY MARION THE FOLLOWING COURSE: NORTH 10°17'22" WEST A DISTANCE OF 11.50 FEET, THENCE NORTH 12°38'46" EAST A DISTANCE OF 102.18 FEET, THENCE 01°37'27" EAST A DISTANCE OF 100.00 FEET, THENCE NORTH 82°50'00" WEST A DISTANCE OF 10.01 FEET, THENCE NORTH 52°59' EAST A DISTANCE OF 54.16 FEET TO THE NORTH LINE OF SAID FARM UNIT, THENCE ALONG SAID NORTH LINE OF SAID FARM UNIT A DISTANCE OF 40.32 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

LOT AREA TABLE

EXISTING LOT 1: 67.29 ACRES
NEW LOT 1: 27.29 ACRES
NEW LOT 2: 20.00 ACRES
NEW LOT 3: 20.00 ACRES
TOTAL: 67.29 ACRES

NEW LEGAL DESCRIPTIONS

LOT 1 PORTION OF FARM UNIT 44, REGULATION BLOCK 1, COLUMBIA BASIN PROJECT, FRANKLIN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDS OF FRANKLIN COUNTY, WASHINGTON, LING WITH SECTION 25, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION WITH THE NORTH LINE OF SAID FARM UNIT, THENCE SOUTH 89°18' WEST ALONG THE NORTH LINE OF SAID FARM UNIT A DISTANCE OF 100.25 FEET TO THE TRUE POINT OF BEGINNING, THENCE SOUTH 00°32'20" WEST A DISTANCE OF 211.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 120.00 FEET, AND FROM WHICH POINT THE CHORD BEARS SOUTH 22°22'20" WEST A DISTANCE OF 40.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A GENERAL ANGLE OF 21°45'59" A DISTANCE OF 40.30 FEET, THENCE NORTH 89°20'20" WEST A DISTANCE OF 100.25 FEET TO THE EASTERNLY MARION OF SELPH LANDING ROAD AS DESCRIBED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1564922, RECORDS OF FRANKLIN COUNTY, WASHINGTON, THENCE ALONG SAID EASTERLY MARION THE FOLLOWING COURSE: NORTH 10°17'22" WEST A DISTANCE OF 11.50 FEET, THENCE NORTH 12°38'46" EAST A DISTANCE OF 102.18 FEET, THENCE 01°37'27" EAST A DISTANCE OF 100.00 FEET, THENCE NORTH 82°50'00" WEST A DISTANCE OF 10.01 FEET, THENCE NORTH 52°59' EAST A DISTANCE OF 54.16 FEET TO THE NORTH LINE OF SAID FARM UNIT, THENCE ALONG SAID NORTH LINE OF SAID FARM UNIT A DISTANCE OF 40.32 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

LOT 2

THAT PORTION OF FARM UNIT 44, REGULATION BLOCK 1, COLUMBIA BASIN PROJECT, FRANKLIN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDS OF FRANKLIN COUNTY, WASHINGTON, LING WITH SECTION 25, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SAID FARM UNIT 44, LING EASTERLY OF A LINE WHICH IS PARALLEL WITH AND 111.40 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, WHEN MEASURED ALONG THE NORTH LINE OF SAID FARM UNIT 44, AND WESTERLY OF A LINE WHICH IS PARALLEL WITH AND 50.00 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, WHEN MEASURED ALONG THE NORTH LINE OF SAID FARM UNIT 44.

LOT 3
THAT PORTION OF FARM UNIT 44, REGULATION BLOCK 1, COLUMBIA BASIN PROJECT, FRANKLIN COUNTY, WASHINGTON, ACCORDING TO THE PLAT THEREOF, RECORDS OF FRANKLIN COUNTY, WASHINGTON, LING WITH SECTION 25, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF SAID FARM UNIT 44, LING EASTERLY OF A LINE WHICH IS PARALLEL WITH AND 50.00 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25, WHEN MEASURED ALONG THE NORTH LINE OF SAID FARM UNIT 44.

BASIS OF BEARING

WAS 1963
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS
OBSERVATIONS, USING NAD 83, WITH GRID ZONAL UNITS OF
MEASUREMENT ARE US SURVEY FEET.

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 12TH DAY OF SEPTEMBER
2023 AT 1:20 MINUTES P.M. BY: AL RECORDS OF
THE FRANKLIN COUNTY AUDITOR, PASCO, WASHINGTON.
RECORDING NUMBER 1970356

Matthew Gordon by deputy R. Bulfin
COUNTY AUDITOR

Page 397
Book 4 of Surveys

SURVEY FOR

SELPH LANDING RANCH, LLC
PO BOX 3008
PASCO, WA 99303

EQUIPMENT USED

3" TOTAL STATION, LEICA STANDARD FIELD
TRAVELER, METERS FOR CONTROL AND STATIONING.
TYPICAL GPS USED WASHINGTON STATE REFERENCE NETWORK.

SURVEYOR'S CERTIFICATE

I, JOHN W. RECORD, A PROFESSIONAL LAND SURVEYOR IN THE
STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP
WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL
SUPERVISION IN JANUARY 2023, IN COMPLIANCE WITH THE
REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 56.00
RCW, AND 500-150 WAC, AT THE REQUEST OF SELPH LANDING
RANCH, LLC.

JOHN W. RECORD, PLS 35860
DATE 1-12-2023



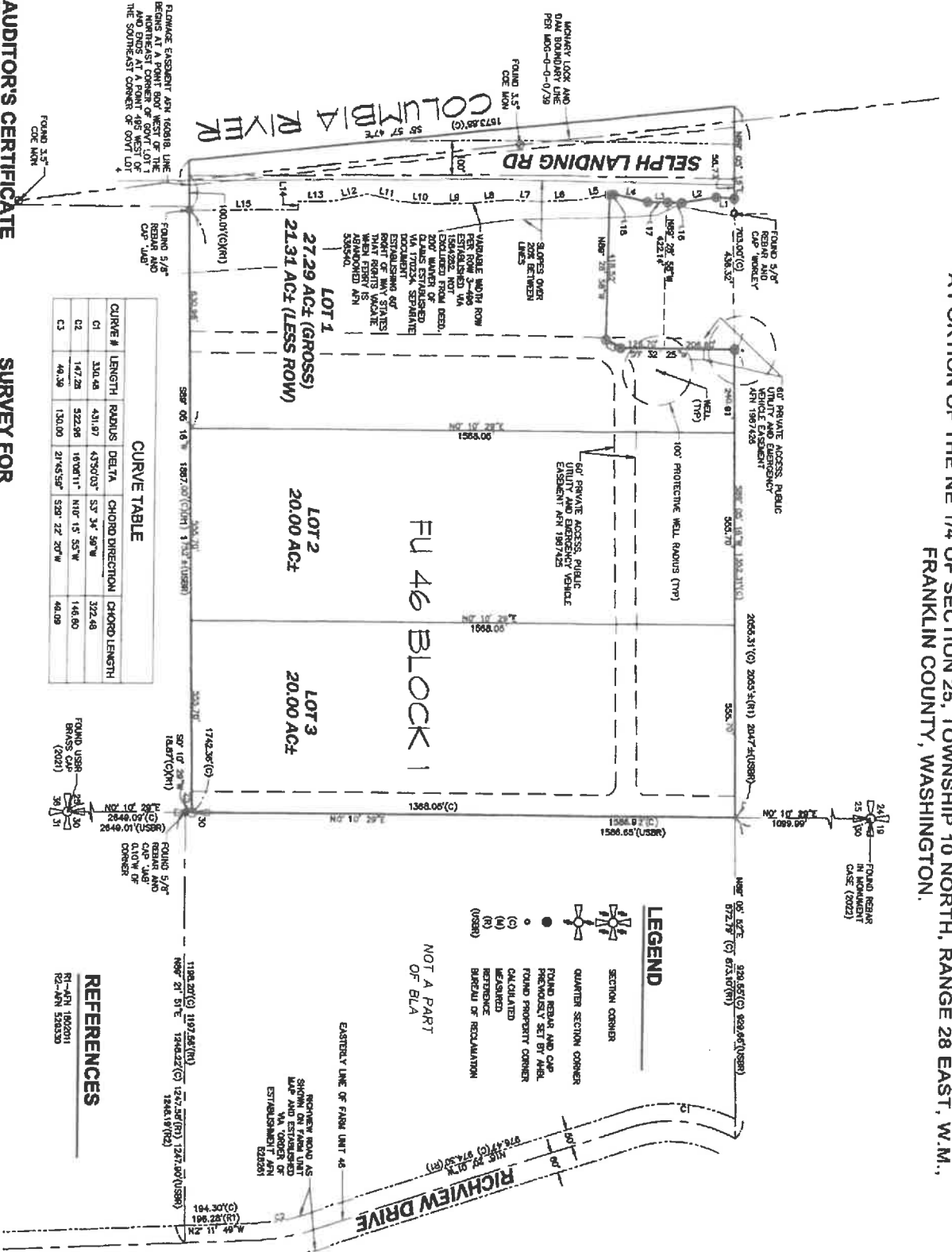
504 Main St., Suite 101, Pasco, WA 99301
509.320.2000 TEL 509.320.2000 FAX www.alrecords.com WEB



OWNR, BY	DATE
TO	1/9/23
CHRD, BY	JOE MO.
48	2180743

RECORD OF SURVEY FOR PLAT EXEMPTION
A PORTION OF THE NE 1/4 OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.,
FRANKLIN COUNTY, WASHINGTON.

SHEET 2 OF 2



LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	54.18	N3°38'58"E
L2	101.81	N6°25'00"W
L3	100.00	N1°21'37"E
L4	102.18	N12°38'49"E
L5	101.09	S10°31'22"E
L6	98.74	S2°50'30"E
L7	100.08	S1°58'40"W
L8	100.40	S5°27'20"E
L9	100.02	S7°27'31"E
L10	100.18	S3°07'15"W
L11	102.38	S12°05'41"W
L12	101.98	S11°37'22"E
L13	100.00	S0°18'48"E
L14	23.00	N69°41'14"E
L15	314.59	S0°16'48"E
L16	41.53	N1°21'37"E
L17	38.47	N1°21'37"E
L18	11.55	N10°31'22"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	330.48	431.67	435°03' S5°34'58"W	322.48
C2	147.28	522.96	16°08'11" N10°15'55"W	146.80
C3	44.38	130.00	21°43'59" S29°22'20"W	44.09

REFERENCES
RT-47N 1002811
R2-47N 528350

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 12TH DAY OF JANUARY
2023 AT 2:20 AM IN THE OFFICE OF THE
CLERK OF THE SUPERIOR COURT, WASHINGTON.

RECORDING NUMBER 19703516
Matt Becker
COUNTY AUDITOR

Page 3 of 3
Page 398

SURVEY FOR

SELPH LANDING RANCH, LLC
PO BOX 3506
PASCO, WA 99302

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD
TRAVERSE METHODS FOR CONTROL AND STAKING.
TOPCON GPS USING WASHINGTON STATE REFERENCE NETWORK.



January 14, 2023



TACOMA - SEATTLE - SPOKANE - TULSA - CITIES

5604 Road 90, Suite H, Pasco, WA 99301
800.380.0883 TEL 800.380.0883 FAX www.rhb.com WEB

EXISTING LEGAL DESCRIPTION

PARCELS NO. 124300477
LOT 1 & ALTA VISTA ADDITION, AS RECORDED IN VOLUME D OF PLATS AT
COUNTY, WASHINGTON.

BASIS OF BEARING

AND 1983
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GRS
OCCUPANCY SURVEY, 2012. UNITS OF
MEASUREMENT ARE US SURVEY FEET.

NEW LEGAL DESCRIPTIONS

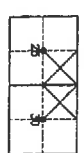
LOT 1
ALL THAT PORTION OF LOT 1, ALTA VISTA ADDITION, AS RECORDED IN
VOLUME D OF PLATS AT PAGE 172, UNDER AUDITOR'S FILE NUMBER 664315,
COUNTY, WASHINGTON, LINGO WITHIN SECTION 25,
TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.

LOT 2
ALL THAT PORTION OF LOT 2, ALTA VISTA ADDITION, AS RECORDED IN
VOLUME D OF PLATS AT PAGE 172, UNDER AUDITOR'S FILE NUMBER 664315,
COUNTY, WASHINGTON, LINGO WITHIN SECTION 30,
TOWNSHIP 10 NORTH, RANGE 29 EAST, W.M.

RECORD OF SURVEY FOR PLAT EXEMPTION A PORTION OF THE NE 1/4 OF SECTION 25, TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M., AND A PORTION OF THE NW 1/4 OF SECTION 30, TOWNSHIP 10 NORTH, RANGE 29 EAST, W.M., FRANKLIN COUNTY, WASHINGTON.

SHEET 1 OF 1

SECTION INDEX
S 25, T 10 N, R 28 E, W.M.
S 30, T 10 N, R 29 E, W.M.
FRANKLIN COUNTY, WA



SELPH LANDING ROAD

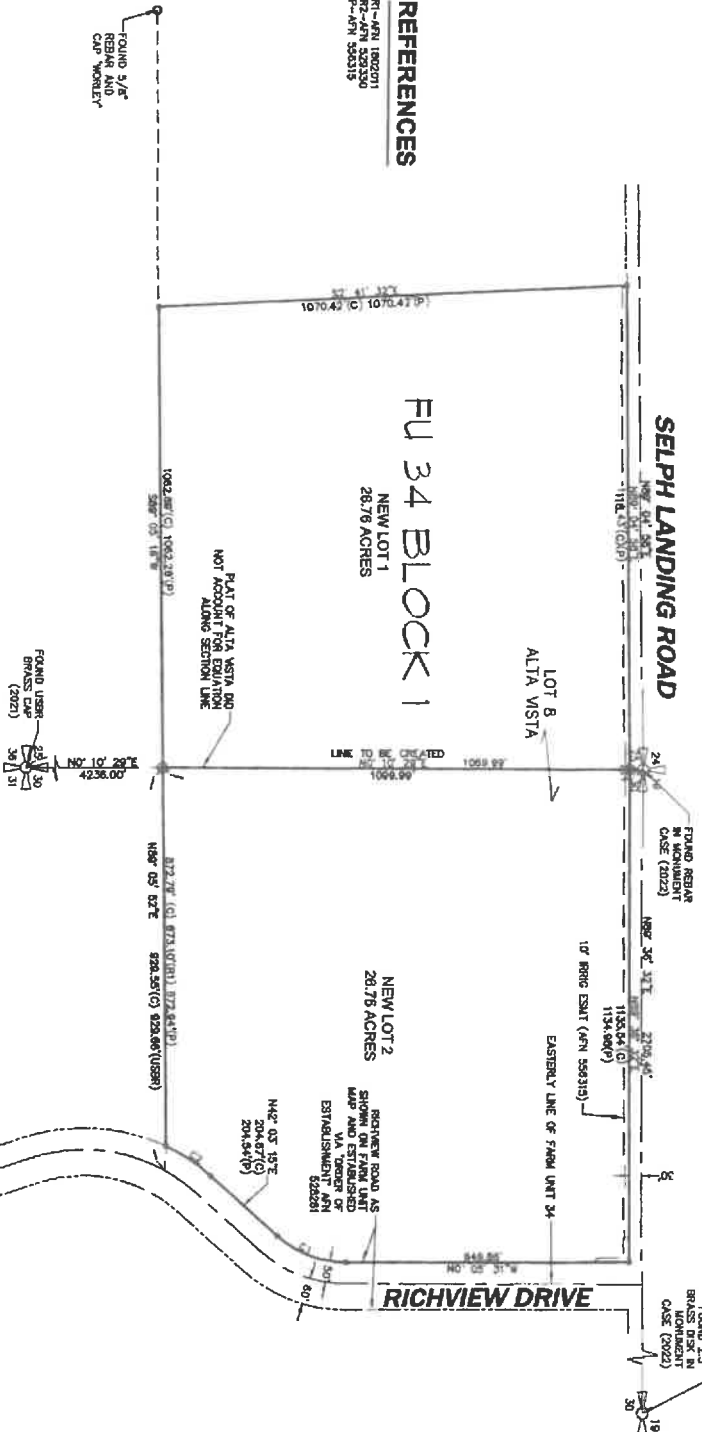
ALTA VISTA

FU 34 BLOCK 1

NEW LOT 1
28.76 ACRES

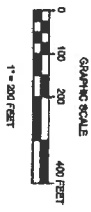
NEW LOT 2
28.76 ACRES

RICHVIEW DRIVE



LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- SET REBAR AND CAP
- CALCULATED POINT NOTHING SET
- CALCULATED
- MEASURED
- PLAY
- RECORD OF REGULATION
- (USBR)



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 15th DAY OF July
2023 AT 10:31 AM, HANNAH PASTOR, CLERK OF
THE FRANKLIN COUNTY AUDITOR, PASCO, WASHINGTON.

RECORDING NUMBER: 124300477
COUNTY: FRANKLIN
FILE: 124300477

SURVEY FOR

RANDY MALLIN
PO BOX 3586
PASCO, WA 99402

EQUIPMENT USED

3" TOTAL STATION USING STANDARD FIELD
TRAVELER METHODS FOR CONTROL, AND STATION
TOPCON GPS USING WASHINGTON STATE REFERENCE NETWORK.

SURVEYOR'S CERTIFICATE

I, JOHN W. BEATTIE, A PROFESSIONAL LAND SURVEYOR IN THE
STATE OF WASHINGTON, DO HEREBY CERTIFY THAT I HAVE
PERSONALLY SUPERVISED THE SURVEY MADE BY ME OR UNDER MY
DIRECT SUPERVISION IN FEBRUARY, 2022, IN COMPLIANCE WITH THE
REQUIREMENTS OF THE SURVEYING REFORM ACT, CHAPTER 56A.05
RCW AND 56A-150 WAC, AT THE REQUEST OF RANDY MALLIN.

JOHN W. BEATTIE, AS 39460
DATE: 7-19-2022



TACOMA - SEATTLE - SPOKANE - TACOMA
5804 Road 90, Suite H, Pasco, WA 99401
509.350.5580 TEL 509.350.5580 FAX 509.350.5580 WEB

SEPA ENVIRONMENTAL CHECKLIST FRANKLIN COUNTY, WASHINGTON

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:

Mullen Rezone

2. Name of applicant:

Randy Mullen

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

Applicant and Contact Person:

Randy Mullen

PO Box 3596

Pasco, WA 99302

(509) 531-7383

rrmx3@aol.com

4. Date checklist prepared:

A previous checklist was prepared to accompany the rezone application on December 1, 2021. This is an updated checklist to reflect new parcel numbers and descriptions as of January 26, 2023.

5. Agency requesting checklist:

Franklin County

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

The property owner is requesting a rezone of two parcels with the intention of subdividing the parcels in order to build a single-family residential development on a date to-be-determined.

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

The property owner will subdivide the parcels pending approval of the zoning designation change.

(Update: Since the original rezone application was submitted in 2021 several exempt segregations and boundary line adjustments have occurred)

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

None known.

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.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.
Approval of rezones for each parcel.

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

The property owners are proposing a change of the zoning designation for the following:

Parcel 124300478: Change from AP-20 to RC-1

Parcel 124300116: (The Parcel has split zoning) Change the portion which is zoned AP-20 to RC-1

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

The subject parcels are generally located in western Franklin County and north of west Pasco:

Parcel 124300478: LOT 1 OF RS-1965220 [Situated in Section 25, Township 10 North, Range 28 East]

Parcel 124300116: LOT 1 OF RS-1967499 [Portion of Farm Unit 46, Irrigation Block 1, Columbia Basin Project; Situated in 25, Township 10 North, Range 28 East]

B. Environmental Elements

1. Earth

a. General description of the site: **Mostly flat/steep slopes near the shoreline**

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

b. What is the steepest slope on the site (approximate percent slope)?
Approximately 40% slope close to the shoreline

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.

The USDA Web Soil Survey indicates the following soils are found on the sites:

- **Chedehap fine sandy loam, 0 to 2 percent slopes**
- **Neppel fine sandy loam, 0 to 2 percent slopes**
- **Sagehill very fine sandy loam, gravelly substrate, 0 to 2 percent slopes**
- **Winchester loamy coarse sand, 2 to 5 percent slopes**
- **Xeric Torriorthents, very steep**

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

There is no known history of unstable soils, but the Xeric Torriorthents (very steep) area is most likely unstable. Future development would occur outside of the steep slopes.

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.

If the rezone is approved, any future soil work will be limited and typical of residential construction.

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

Future development would occur outside the area of steep slopes, so the risk of erosion is negligible.

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

The proposed development will not exceed the maximum percentage allowed by the Franklin County Code.

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

None proposed at this time, as this is a rezone application. At the time of construction, standard erosion control methods will be used, such as silt fencing and dust control, as necessary.

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.

If the rezone is approved, emissions will be minimal and will generally be limited to trips to and from the future residences.

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

None known.

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

None proposed.

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.

According to the National Wetland Inventory and Forest Practices Application Review System websites, there are two mapped areas of surface water that are most likely irrigation collection areas. Wetland information to-be field-verified dependent on future biologist reports. The Columbia River forms the western border of *parcel 124300116*.

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

No, the future development will fall outside of the bodies of water and their buffers.

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.

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

No.

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

According to FIRM Panel number 5300440680B effective 5/1/21980, a very small portion of *parcel 124300116* lies within the 100-year floodplain. This is located between Selph Landing Rd and the

Columbia River, which is beyond the area of any potential development.

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.

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.

There will be septic for residential use. The number of houses to be served is to be determined at a later phase.

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.

Runoff will be limited to that typical of residential development (roofs, driveways) and the stormwater will infiltrate on site.

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

No waste material from potential future development will be discharged to the groundwater.

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

Drainage patterns within the vicinity of the site will remain unchanged.

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

None proposed.

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, bulrush, 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?

Some existing vegetation on the site, including crops, orchard trees may be cleared for development purposes in the future.

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

No known threatened or endangered plant species are located on the proposal site.

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

Future development will include any landscaping required by the Franklin County Code for residential development.

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

None are known.

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: waterfowl**

mammals: **deer**, bear, elk, beaver, other:

fish: bass, **salmon, trout**, herring, shellfish, **other: white sturgeon**

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

None known.

FCP: Ferruginous Hawk is listed as threatened by the Washington State Department of Fish and Wildlife (1/26/2022).

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:

No mitigation is proposed.

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

None known.

6. Energy and Natural Resources

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

Electricity will be utilized to meet the energy needs of the proposed development.

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

The proposed development will not affect the potential uses of solar energy by adjacent properties.

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:

The proposed development will meet applicable state and local energy codes.

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.

No, the proposed development will not pose any environmental health hazards.

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

No known contamination is present 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.

No known hazardous chemicals/conditions are present at the proposed development site.

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.

No known toxic or hazardous chemicals will be stored, used, or produced during the project's development or construction.

4) Describe special emergency services that might be required.

None are known.

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

No measures are proposed.

b. Noise

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

The predominant noise in the area is from traffic on nearby streets.

The noise generated by these roads is not anticipated to have an impact on the proposed development.

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.

Short-term noise will be generated during the construction phase of the development. Long-term noise will be typical of residential uses.

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

Noise impacts produced during the any future construction will be limited to working hours. Compliance with the Franklin County code with regards to noise will be followed.

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.

Agricultural and residential uses.

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?

Yes, it has been used as working farmlands. The area to be developed is designated as Rural Shoreline Development in Franklin County's most recent Comprehensive Plan, adopted in June 2021. In addition, no agricultural land of long-term commercial significance will be converted to other uses as a part of 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:

The proposal will not affect surrounding farm/forest work.

c. Describe any structures on the site.

According to the Franklin County Assessor site, parcel 124300116 contains a residence and multiple buildings related to the previous agricultural use. This includes a utility storage shed and utility building.

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

Demolition is not required for this phase.

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

Parcel 124300478: AP-20

Parcel 124300116: The Parcel has split zoning: AP-20 and RC-1

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?

Some of Parcel number 124300116 is located within the shoreline master program jurisdiction Shoreline Residential.

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

The western portion of contains steep slopes.

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

The proposed use of the rezone areas will be residential. The exact number of units has yet to be determined.

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

No individuals 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:
The proposed change is consistent with the County's Comprehensive Plan in many regards, and the rezoning will implement the assigned land use designation for the properties, as shown on the County's Land Use map.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None proposed.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
Future development will likely be market rate housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing units will be eliminated during this phase.

c. Proposed measures to reduce or control housing impacts, if any:
None proposed.

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?
The height of structures will not exceed the maximum height allowed in the Franklin County zoning standards.

b. What views in the immediate vicinity would be altered or obstructed?
The construction of future development would alter the site's appearance.

c. Proposed measures to reduce or control aesthetic impacts, if any:
None proposed.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The site will include safety and security lighting typical of residential use.

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

Minimal impacts would result from lighting or glare.

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

None noted.

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

None proposed.

12. Recreation

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

There is an informal boat landing located at the end of Selph Landing Rd to the west of the parcels. There is also a paved riverfront trail located across the Columbia River in Benton County. There are also parks, trails, and other recreational opportunities in the City of Pasco, located about three miles to the south.

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

The proposed development will not displace existing recreational uses.

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

None.

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.

The structures are ineligible for listing in national, state, or local preservation registers.

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 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.

The Department of Archaeology and Historic Preservation's WISAARD site was used.

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 and no impacts are anticipated.

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.

The site is served by Selph Landing Rd to the north and Richview Dr to the east. The exact access(es) for future development is to be determined.

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?

Fixed route public transit does not currently serve the site. The nearest transit stop is at the intersection of Sandifur Pkwy and Broadmoor Blvd in the City of Pasco, about 3.5 miles away to the south.

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

Any future residential development would have off-street parking spaces as required by code.

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).

No improvements required at this time.

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

Not applicable.

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?

The number of vehicular trips generated per day is unknown at this point. Future development may require a traffic study.

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.

The proposed development will not affect the movement of agricultural or forest products.

h. Proposed measures to reduce or control transportation impacts, if any:
Any potential transportation impact fees will be addressed in the future at the time of the building permits.

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.

The proposed development is not expected to result in an increased need for public safety services, beyond what is typical of residential development.

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

None proposed.

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.

Water and Sewer: Water will eventually be provided by a community well water system.

Irrigation: SCBID Irrigation District

Electricity: Big Bend Electric Cooperative West

Refuse Service: Basin Disposal

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: Nicole Stickney

Name of signee: Nicole Stickney

Position and Agency/Organization: AHBL Inc.

Date Submitted: January 26, 2023

D. supplemental sheet for nonproject actions

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

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N/A

FCP: Future development associated with the higher density could increase emissions and noise in the area due to increased household emissions and on-site septic discharges (1/26/2023).

Proposed measures to avoid or reduce such increases are:

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

N/A

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

N/A

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

N/A

FCP: Future development associated with higher density could lead to increased energy consumption due to increased residential activity (1/26/2022).

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

N/A

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?

N/A

FCP: Future development associated with higher density could impact Ferruginous Hawk habitat, which was listed as threatened by WDFW (1/26/2022).

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

N/A

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?

N/A

FCP: Future development associated with higher density could affect current land and shoreline use due to increased residential activity (1/26/2023)

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

N/A

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

None

FCP: Future development associated with higher density could increase demands on transportation and/or public services due to increased residential activity (1/26/2023).

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

None

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

No

FCP: The proposed zoning of Rural Community 1 (RC-1) complies with the one acre minimum lot size requirement for the Rural Shoreline Development Comprehensive Plan Land Use Designation, as expressed in the 2018 Franklin County Comprehensive Plan (Pg. 49 and Pg. 55 (Goal 1, Policy 2d) (1/26/2023).

Agenda Item #1

MAPS & SITE PHOTOS

ZC 2021-02

Mullen – Site-Specific Zone Change



STYLING AND BINDING

12430119
SELPHI LANDING RANCH LLC
89 JOHN MUILEN TRAIL, PMS60 99101
20167 Barre

124300120
SEPHM AND
1998 ACRES

124300124
SELTHLAND
10.98 acres

12450015
SELMA LANDING RANCH LLC
35.93 acres

12-4300428
MUIJEN, RANDY R
202/4 3335

124300479
MUNLEY, RANDY R
2678 acres

124300078
FLOREYER, UFA
7843 acres

Area of Proposed Zone Change from AP-20 to RC-1:



