

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: Public Hearing (Legislative Item) - Public hearing on 2023 initial comprehensive plan amendment docket.	
FISCAL IMPACT: None	
BACKGROUND: (File # CPA 2022-01 and CPA 2022-02): Public hearing on initial comprehensive plan amendment (CPA) docket and considerations for processing. Franklin County received two application to amend the 2018-2038 Comprehensive Plan land-use map. CPA 2022-01 seeks to change the comprehensive plan land-use designation of approximately 162.3 acres of land, bound to the east by Clark's Addition, to the west and south by the City of Pasco, and to the north, by Clark Road, from Agricultural to Rural Residential. CPA 2022-02 seeks to change the comprehensive plan land-use designation of approximately 44.58 acres of land, from Agricultural to Rural Shoreline Development, bound to the west by the Franklin County Rural Shoreline Development LAMIRD and Fraser Road, to the east by a 9-lot, Rural Residential-5 (5-acre minimum lot size) LAMIRD, to the north by Columbia River Road, and to the south by AP-20 zoned properties, with an Agricultural comprehensive plan land-use designation. Initial Review by the Board. In a public hearing, the board will consider all proposed amendments which were timely submitted for the current calendar year. This consideration will include all relevant facts including the application materials. The board will also consider: 1. Whether there have been substantial changes to the area of proposed amendment since the last adoption or amendment of the comprehensive plan, and 2. Whether assumptions inherent in the comprehensive plan remain valid. The board shall consider each application separately. After review of all the proposed amendments, the board shall decide which applications will be placed on the final docket for the current annual amendment process. The board will make and enter findings as to the applications that will not pass on to the final docket. No findings or conclusions are required for those applications that are forwarded to the planning commission for further processing during the current annual review. Therefore, each application should be acted upon separately, and requires a separate motion either to approve, or deny, each application. If denied, then findings of fact shall be adopted by the BoCC articulating why said application did not meet the requirements to be included on the docket. If approved, then the applications will be processed and forwarded on to the Planning Commission for at least one additional public hearing, and for its recommendation, and then brought back for final action by the BoCC, likely during the 4 th quarter of 2023. RECOMMENDATION: Building and Planning Department staff have reviewed the applications, relevant local and state regulations regarding the matter, and based on said review, recommend denial of said applications, as proposed, as provided for in the analysis summary attached to the front of each application. A motion regarding approval for each item, and/or denial of each item, is provided, as follows: <u>CPA 2022-01: Suggested Motion, Approval:</u> I move to approve CPA 2022-01 as part of the 2023 Comprehensive Plan Annual Amendment Docket.	

CPA 2022-01: Suggested Motion, Denial: I move to deny CPA 2022-01 as part of the 2023 Comprehensive Plan Amendment Docket, due to five (5) findings of fact, as provided for in the Staff Analysis Summary.

CPA 2022-02: Suggested Motion, Approval: I move to approve CPA 2022-02 as part of the 2023 Comprehensive Plan Annual Amendment Docket.

CPA 2022-02: Suggested Motion, Denial: I move to deny CPA 2022-02 as part of the 2023 Comprehensive Plan Amendment Docket, due to six (6) findings of fact, as provided for in the Staff Analysis Summary.

COORDINATION: Planning Department Staff reviewed the information provided in the application against local and state regulations and requirements.

ATTACHMENTS: (Documents you are submitting to the Board)

(1) CPA 2022-01 Staff Analysis, Application, and Supporting Documents (2) CPA 2022-02 Staff Analysis, Application, and Supporting Documents

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

To the Clerk of the Board:

To Planning: Copy of BoCC Meeting Minutes

I certify the above information is accurate and complete.

 Derrick Braaten

CPA 2022-01

Request to change 162.3 acres from Agriculture to Rural Residential



PLANNING AND BUILDING DEPARTMENT

CPA 2022-01 BRIEF DOCKET ANALYSIS

FOR: Franklin County Board of County Commissioners

April 14, 2023

TO: Daniel Stovern, Franklin County Risk Manager
Mike Gonzalez, County Administrator

FROM: Derrick Braaten, Director of Planning & Building Department

SUBJECT: CPA 2022-01 Brief Docket Analysis

REFERENCE(S):

RCW 36.70A.070 – Comprehensive Plans – Mandatory Elements
WAC 365-196-425 – Rural Elements
Transition 2045 – Benton-Franklin Council of Governments Metropolitan Transportation Plan
City of Pasco Transportation System Master Plan
2018-2038 Franklin County Comprehensive Plan
Title 17 – Zoning, Franklin County Code

APPLICATION OVERVIEW:

Applicant is seeking to amend the Franklin County Comprehensive Plan Land Use Map to change designation of land from Agricultural to Rural Residential. The amount of acreage proposed for conversion is approximately 162.3 acres. Applicant has stated that the main reason for the conversion is to provide for more housing in the rural areas. Parcel suitability based upon its location in-between the City of Pasco's Urban Growth Area (UGA) boundaries and Rural Residential (Clark's Addition) Comprehensive Plan Land Use designated area. Additionally, the applicant stated that the parcel does not have an agricultural resource lands designation, along with providing a buffer between both UGA/Clark's Addition and creating a clear delineating line between developed and agricultural lands on Clark Road.

STATE LAW/COMPREHENSIVE PLAN/DEVELOPMENT CODE ANALYSIS:

RCW 36.70A.070(5)(d) provides for the establishment of Limited Areas of More Intensive Rural Development (LAMIRD) which are areas where more intensive rural development can be conducted. Clark's Addition is a Type I LAMIRD with a Rural Residential Comprehensive Plan Land Use Designation. RCW 36.70A.070(5)(d)(C)(iv) states that LAMIRDs cannot extend beyond a Logical

Outer Boundary (LOB) and create a "...new pattern of low-density sprawl." Further, it lists the conditions that County's need to address when establishing/governing LOB's:

"(A) the need to preserve the character of existing natural neighborhoods and communities, (B) physical boundaries, such as bodies of water, streets and highways, and land forms and Contours, (C) the prevention of abnormally irregular boundaries, and (D) the ability to provide public facilities and public services in a manner that does not permit low-density sprawl."

Based upon this information, the application would seem to meet two out of the four conditions (B & C), due to the establishment of a road (Clark Rd.) as a clear line between agricultural and residential, along with removing the agricultural land buffer between the UGA and Clark's Addition residential areas. When it comes to Condition A, a case could be made either in support or in opposition depending upon how one views the interaction between the UGA and Clark's Addition. For instance, the addition of the land could be considered a density buffer between the UGA and Clark's Addition, but that it could also open up Clark's Addition to activity (traffic, people, animals, etc.) from the UGA and vice versa.

However, the inability to meet Condition D is why staff is recommending denial of the application. WAC 365-196-425(6)(a)(i) articulates one of the purposes of the LAMIRDs are "To recognize existing areas of more intensive rural development and to minimize and contain these areas to prevent low-density sprawl." The purpose section for the Rural Residential 1 (RR-1) zoning district governing Clark's Addition (Franklin County Code (FCC) 17.14.010), makes multiple references to the zone being low-density in nature. Thereby expanding the Clark's Addition LAMIRD in this case would violate both the RCW and WAC governing LAMIRD creation/conditions for expansion.

In the 2018-2038 Franklin County Comprehensive Plan, one of the policies governing the Rural Residential areas is "...Contain the size of the Rural Residential area without expanding the established LOB (Pg. 42)." Additionally, in the descriptor for Rural Residential it further states, "The LOB for these areas will not expand during the life of this plan (Pg. 42)."

WAC 365-196-425(6)(i)(D) states "...The fundamental purpose of the logical outer boundary [LOB] is to minimize and contain the LAMIRD." WAC 365-196-425(6)(i)(E) does give counties the ability to consider changes in future amendments. However, counties have to use the same criteria [RCW 36.70A.070(5)(d)] that was used to originally designate the boundaries and "...should avoid adding new undeveloped parcels as infill, especially if doing so would add to the capacity of the LAMIRD." Expanding the LOB would be counter to both the comprehensive plan for Rural Residential (Clark's Addition) and the WAC regulating LOBs.

TRANSPORTATION PLANS ANALYSIS:

City of Pasco's 2022 Transportation System Master Plan calls for three road expansions [Road 52, Road 60, and Future East-West Connection (Deseret Drive)] to cover the west, south, and southeast corner edges of the proposed area (Pg. 30, 33-34). The plan also calls for an expansion from two to three lanes for Clark Rd. from the intersection of Dent/Burns roads to Road 52 North (Pg. 30, 36).

The City of Pasco's 2022-2027 Transportation Improvement Plan (TIP) only has the Road 52 extension listed for the year 2027 line item expense for design work. There is no mention of the other road extensions or an expansion of Clark Rd. within the TIP. Furthermore, the Benton-Franklin Council of Governments Metropolitan Transportation Plan, Transition 2045, lists the road extensions for their 2026-2035 list of regional projects and the Clark Rd. expansion for their 2036-2045 list of regional projects (Pg. 101, 105).

In addition, there is no mention in either the 2018-2038 Franklin County Comprehensive Plan or the Franklin County 2022-2027 TIP on the road extensions or the Clark Rd. expansion. The closest mention of either projects within those plans is the Dent Rd. widening covering the intersection with Burns Rd. to MP 2.1, which is listed in both the Comprehensive Plan transportation project list for 2018-2023 and as a project for 2025-2027 year range within the TIP (Pg. 157, Priority #18).

SUMMARY:

The proposal while meeting three out of the four governing conditions for LOBs as laid out by RCW 36.70A.070(5)(d)(C)(iv) and would be the ideal candidate in the future to be included within the City of Pasco's UGA. However, it falls short when it comes to meeting the condition regarding "...the ability to provide public facilities and public services in a manner that does not permit low-density sprawl" and would not be eligible to be included as part of the Clark's Addition Rural Residential LAMIRD.

While staff acknowledges the difficulties associated maintaining agricultural lands in an increasingly urbanized area and the current housing crisis, State law and the Comprehensive Plan makes it clear that the LOB cannot be expanded at this time, based on the intent to expand the capacity of the LAMIRD for low-density development, in this area. Also, the determination regarding whether these lands are designated Agricultural Lands of Long-Term Commercial Significance (ALLTCS) or not, is still under judicial review, with a final determination 3-12-months away. Though this does not prohibit the item from being placed on the docket, if included, it may need to be removed at a later date, depending on the outcome of the judicial review.

Franklin County's next 10-year review and update to the Franklin County Comprehensive Plan is due by June 30, 2026, with work on the review and update to begin in mid, to late, 2024. As part of that review, a land-use analysis will be made to determine if changes need to be made to land-use designations, and requests for de-designations of lands can/will be done on a countywide basis.

If Denied: Suggested Findings of Fact:

1. As proposed, this request would effectively expand the existing LAMIRD LOB of Clarks Addition, or create a new LAMIRD adjacent to an existing one.
2. As proposed, changing the comprehensive plan land-use designation from Agricultural to Rural Residential would permit "low-density sprawl", in violation of RCW 36.70A.070(5)(d)(C)(iv).
3. Neither the City of Pasco nor Franklin County transportation plans show proposed improvements to this area's transportation network within the next 7-years.

4. The actual land-use designation of this property is unclear at this time, and currently under judicial review. Said final determination is expected within the next 3-12 months, depending on the courts. If determined to be an ALLTCS, then a de-designation process must be initiated in order to allow for a change to a residential use. The de-designation of any type of ALLTCS first requires a countywide land-use analysis.
5. The next Franklin County mandated 10-year review and update to its comprehensive plan is due June 30, 2026, with the review and update process initiating sometime in 2024. As part of the review and update, a countywide land-use analysis will be made.

If Approved: No Suggested Finding of Fact are required



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

COMPREHENSIVE PLAN MAP AMENDMENT (CPA) APPLICATION PACKET

FREQUENTLY ASKED QUESTIONS:

What is a County Comprehensive Plan?

The Comprehensive Plan is the adopted land use plan for Franklin County. This plan guides the future growth and development of the county. The state definition of a "comprehensive plan" is: a generalized, coordinated land use map and policy statement of the governing body of a local government that interrelates all functional and natural systems and activities relating to the use of lands, including but not limited to sewer and water systems, transportation systems, educational facilities, recreational facilities, and natural resources and air and water quality management programs. The Comprehensive Plan covers a 20-year planning horizon, with periodic updates mandated by RCW 36.70a.

What is Comprehensive Plan -Map Amendment Application?

A map amendment is a procedure that changes the Comprehensive Land Use Map (to include Urban Growth Areas) or another map of the adopted county Comprehensive Plan. From time to time, land use designations or boundaries in the Plan may need to be changed in order to better serve the needs of the County and its citizens. In those cases, the Comprehensive Land Use Plan Map may be changed. In most cases the County is the initiator of this process, but occasionally a resident/landowner/representative or a municipality initiates the process for the change in the Land Use Map. If approved, the result of the process is for the Board of County Commissioners to pass an ordinance amending the Comprehensive Land Use Plan Map. The procedure for a map amendment is outlined in Franklin County Code, Chapter 17.84.

Who can apply?

Generally, applications may be initiated by a property owner/representative, Municipality, or Franklin County. However, expansions or modifications to Urban Growth Areas must be forwarded to the County by the affected City.

Is there a specific time to apply for a map amendment to the Franklin County Comprehensive Plan?

Yes. In compliance with State RCW 36.70A, the County accepts applications to amend the comprehensive plan no more than one (1) time per year. With this, the County has established an annual application deadline for applications to review. This deadline is generally around the 3rd week of March. Complete applications typically appear on the Planning Commission Agenda for review in May or June of that year.

How do I initiate a Comprehensive Plan map amendment with the County?

Planning and Building Department staff will assist you through the process of applying for a map amendment to the County Comprehensive Plan. The County Planning Commission will review and make a recommendation regarding the request. The Board of County Commissioners make the final decision. In this decision-making process, all established standards, criteria, and policies regarding the map change will be reviewed.

How do I apply for a map amendment?

A pre-application meeting with the Planning and Building Department staff is encouraged for all map amendment applications. Please call the Planning and Building Department at 509-545-3521 or visit our office. Complete applications are to be submitted to the Planning and Building Department. The following minimum application requirements shall be submitted:

1. General Land Development Application;
2. Application for Comprehensive Plan Map Amendment;
3. Petition information for a map amendment; and
4. Fees (see application checklist).

What happens after I apply?

During the time prior to the public hearing, the Planning and Building Department staff will notify in writing (copy of Public Hearing Notice) the applicant of the map amendment. Additionally, the staff will conduct a review of your request and will do the following:

1. Establish a hearing date for the request;
2. Send notification of the hearing to local newspapers;
3. Send notification of the request to applicable technical agencies for comments;
4. Send notification of the request to neighboring landowners (if applicable); and
5. Compile public and agency comments to help develop a staff Report for the hearing.

What happens at the public hearing?

A public hearing is held to review your request and any other requests that are submitted for the annual docket. The applicant or representative is encouraged to be present to discuss and answer any questions the Planning Commission or public may have. Anyone who wants to testify for or against your request will be allowed to do so. Changes to the Comprehensive Plan are legislative in nature, and there may be multiple hearing and/or workshops held by the Planning Commission and Board of County Commissioners.

When do I find out if my amendment request was approved or denied?

At conclusion of their review, the Planning Commission will make a recommendation to the County Commissioners to approve, approve with modifications, or deny the amendment request. The recommendation is sent to the State of Washington for review and comment during what is known as a 60-day review period with the State. Once the 60-days review is completed with the State, the amendment will appear before the Board of County Commissioners for a final decision. For additional information regarding the timely filing of an appeal, and Commissioners review and decision, please see Chapter 17.84 of the Franklin County Code or contact the Planning and Building Department for details and specifications.



FRANKLIN COUNTY COMPREHENSIVE PLAN MAP AMENDEMENT (CPA) APPLICATION SUPPLEMENT

Submittal Checklist:

<input checked="" type="checkbox"/>	General Land Development Application
<input checked="" type="checkbox"/>	\$800.00 Comprehensive Plan Amendment Fee: Check made payable to the Franklin County Planning and Building Department.
<input checked="" type="checkbox"/>	\$150.00 SEPA Fee: Check made payable to the Franklin County Planning and Building Department.
<input checked="" type="checkbox"/>	SEPA Checklist: A completed State Environmental Policy Checklist shall be completed and submitted with this application, <i>including the supplemental sheet for Non-Project Actions</i> .
<input checked="" type="checkbox"/>	\$80.00 Variance Report Fee: Check made payable to the Franklin County Assessor's Office. An applicant <u>does not</u> need to contact the Assessor's Office to obtain this report. At the time of application, the Planning Division will request the report from the Assessor's Office. The report includes the Adjoining Property Owners Names and Addresses (500 feet within an Urban Growth Area or one (1) mile outside an Urban Growth Boundary). As an alternative to the Assessor's Office, an applicant may also obtain this report from a licensed title company.
<input checked="" type="checkbox"/>	Written narrative addressing the following: <ul style="list-style-type: none"> Existing and historic land use; Soil types (general description); Any known cultural, archaeological or historic resources; Any previous or pending land use permit activity; The availability of public facilities, such as roads, sewer, water, and other required public services; State how the proposed amendment is consistent with the Growth Management Act goals and requirements (RCW 36.70A), the latest adopted Franklin County Comprehensive Plan, applicable capital facilities plans, and official population growth forecasts and allocations; Describe how the site is more consistent with the criteria for the proposed map designation, as compared to the criteria for the existing map designation; Describe how the site is suitable for the proposed designation and describe if there is a lack of appropriately designated alternative sites within the vicinity; Detail how a full range of necessary public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such services may include water, sewage, storm drainage, transportation, fire protection and schools; Describe how the proposed future land use map amendment will not prematurely cause the need for nor increase the pressure for additional plan map amendments in the surrounding area; If the request is to change a resource designation (i.e. Agricultural Resource Land, Mining Resource Land), provide the following justification: <ul style="list-style-type: none"> Respond to a substantial change in conditions beyond the property owner's control applicable to the area within which the subject property lies; or Better implement applicable comprehensive plan policies than the current map designation; or

	<ul style="list-style-type: none"> ○ Correct an obvious mapping error; or ○ Address an identified deficiency in the plan. In the case of resource lands, the applicable designation criteria in the "Agricultural Resource Lands" or "Mining Resources Lands" section of the Resource Lands Sub-Element of the Land Use Element shall be followed. • Address the seven items listed in FCC 17.84.030: <ul style="list-style-type: none"> A. The date the existing zone or comprehensive plan designation became effective; B. The changed conditions which are alleged to warrant other or additional zoning or comprehensive plan designations; C. Facts to justify the change on the basis of advancing the public health, safety and general welfare; D. The effect it will have on the value and character of the adjacent property and the comprehensive plan; E. The effect on the property owner or owners if the request is not granted; F. The current comprehensive plan land use designation for the property; G. Such other information as the planning commission requires.
<input checked="" type="checkbox"/>	<p>Map: Provide a map on 8.5" x 11" or 11" x 17" paper, drawn neatly and to scale, that includes:</p> <ul style="list-style-type: none"> • North arrow, Legend stating the Owner/Applicant name, date the map was prepared, tax parcel number (if applicable), and scale; • Current and proposed Comprehensive Plan Land Use designations; • Features such as: roads, existing structures, and infrastructure (i.e. driveways, wells, septic drain fields, etc.); • Vegetation (include general types and areas); • Known critical areas (wetlands, streams, rivers, lakes, drainages, steep slopes, wildlife habitat areas, floodplains) on the area proposed to be changed, and within 300 feet; • Shorelines and shoreline environmental designations (per the Franklin County Shoreline Master Program) on the area proposed to be changed, and within 300 feet; • Land use and zoning designations of adjacent properties; • Water (Location of well or water systems within 100 feet of the subject property or within a 100 foot well control zone and the distance from any structures within the well control zone) and sewerage facilities (Location of proposed or existing drain field area, extension area, and tank area as well as replacement areas and distances to structures and property lines); and • All major man-made and natural physical features such as railroads, canals, streams, creeks, drainage ditches, hills, depressions, steep slopes, lakes, shorelines, floodplains*, floodways, the 100-year base flood elevations etc. on-site or adjacent to the site.
<input type="checkbox"/>	<p>If the application is for a UGA expansion, include an analysis and address the County-Wide Planning Policies as separate attachments.</p>

COMPREHENSIVE PLAN MAP AMENDMENT INFORMATION**PARCEL NUMBER(S) AND/OR LEGAL DESCRIPTION OF THE PROPERTY:**

Parcel Number: 114330049

WHAT IS THE CURRENT USE OF THE PROPERTY:

The property is currently being used as commercial farmland.

EXISTING COMPREHENSIVE PLAN DESIGNATION:

Agricultural

EXISTING ZONING:

AP-20 (Agricultural Production Zone)

REQUESTED COMPREHENSIVE PLAN DESIGNATION:

Rural Residential

LOT/PARCEL SIZE:

Parcel size is 162.3 acres

DETAILED DESCRIPTION OF THE PROPOSED USE / DEVELOPMENT PROPOSAL (ATTACH ADDITIONAL SHEETS IF NEEDED):

Proposed designation change from Agricultural to Rural Residential

WHAT ARE THE REASONS FOR THE REQUESTED AMENDMENT? INCLUDE SUBSTANTIAL INFORMATION AND JUSTIFICATION ON WHY THE CURRENT MAP DESIGNATIONS ARE NOT SUFFICIENT OR APPROPRIATE:

1. Please refer to attached document "Supporting Information".

DESCRIBE HOW THE SUBJECT PROPERTY IS SUITABLE FOR THE PROPOSED DESIGNATION, AND INCLUDE INFORMATION ON THE AVAILABILITY AND LOCATION OF UTILITIES, ROADS, WATER AVAILABILITY, WASTE DISPOSAL, SCHOOLS, PARKS, AND SHERIFF/FIRE PROTECTION:

2. Please refer to attached document "Supporting Information".

INCLUDE ANY OTHER INFORMATION YOU FEEL IS NECESSARY OR RELEVANT FOR CONSIDERATION:

3. Please refer to attached document "Supporting Information".

IRRIGATION SOURCE:☐ NONE ☐ PRIVATE ☒ SCBID ☐ FCID**DOMESTIC WATER SUPPLY:**☐ ON-SITE WELL ☐ COMMUNITY WELL (Well ID # and location):

☒ OTHER (SPECIFY): There is no well located on the property.

SEWAGE DISPOSAL:

☐ ON-SITE SEPTIC ☒ OTHER (SPECIFY): There is currently no sewage disposal on the property.

LIST UTILITY PROVIDERS:

Power — Franklin PUD

Telephone — None currently

Natural Gas — None currently

Cable / Broadband — None currently

Sanitary waste disposal — None currently

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application (other than interests exclusively limited to ownership of the parcel's mineral rights). Use additional pages if necessary.

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.

Fred Olberding 4/11/22
Owner Date

Caleb Stromstad 4/11/2022
Applicant/Representative Date

Print Name: Fred Olberding, J-11, LLCPrint Name: Caleb Stromstad/Aqtera Engineering



FRANKLIN COUNTY COMPREHENSIVE PLAN MAP AMENDMENT (CPA) APPLICATION SUPPLEMENT

SIGNATURE PAGE – CORPORATION/PARTNERSHIP/LLC

If the applicant/legal owner is a corporation/partnership/LLC etc. please use the following signature block. Please make a copy of this page if more than one corporation/partnership/LLC signature is required.

Applicant/legal owner: J-11, LLC

By: Fred Olberding
Print Name

Owner
Title

Signature: 
Signature

Owner
Title

The above signed officer of J-11, LLC (name of entity) warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Aqtera Engineering to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

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

CHECK ALL THAT APPLY AND ATTACH THE SUPPLEMENTAL FORM(S):	<input checked="" 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 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
<input type="checkbox"/>	Property Owner Name: J-11, LLC Mailing Address: 911 Birch Rd. Pasco, WA 99301 Phone: (509) 727-2505 Email:
<input type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: same as property owner Name: same as property owner Address: same as property owner Phone: same as property owner Email:
<input checked="" type="checkbox"/>	Surveyor / Engineer Company: Aqtera Engineering Name: Caleb Stromstad Address: 2705 Saint Andrews Loop, Suite C, Pasco, WA 99301 Phone: (509) 845-0208 Email: caleb@aqtera.com

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

Proposed designation change from Agricultural to Rural Residential

PROPERTY INFORMATION:

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

114330049

Legal Description of Property:

See attached document "Supporting Info"

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


No address available. Location is in Franklin County, south of Clark Rd, west of Rd 52.

- 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.

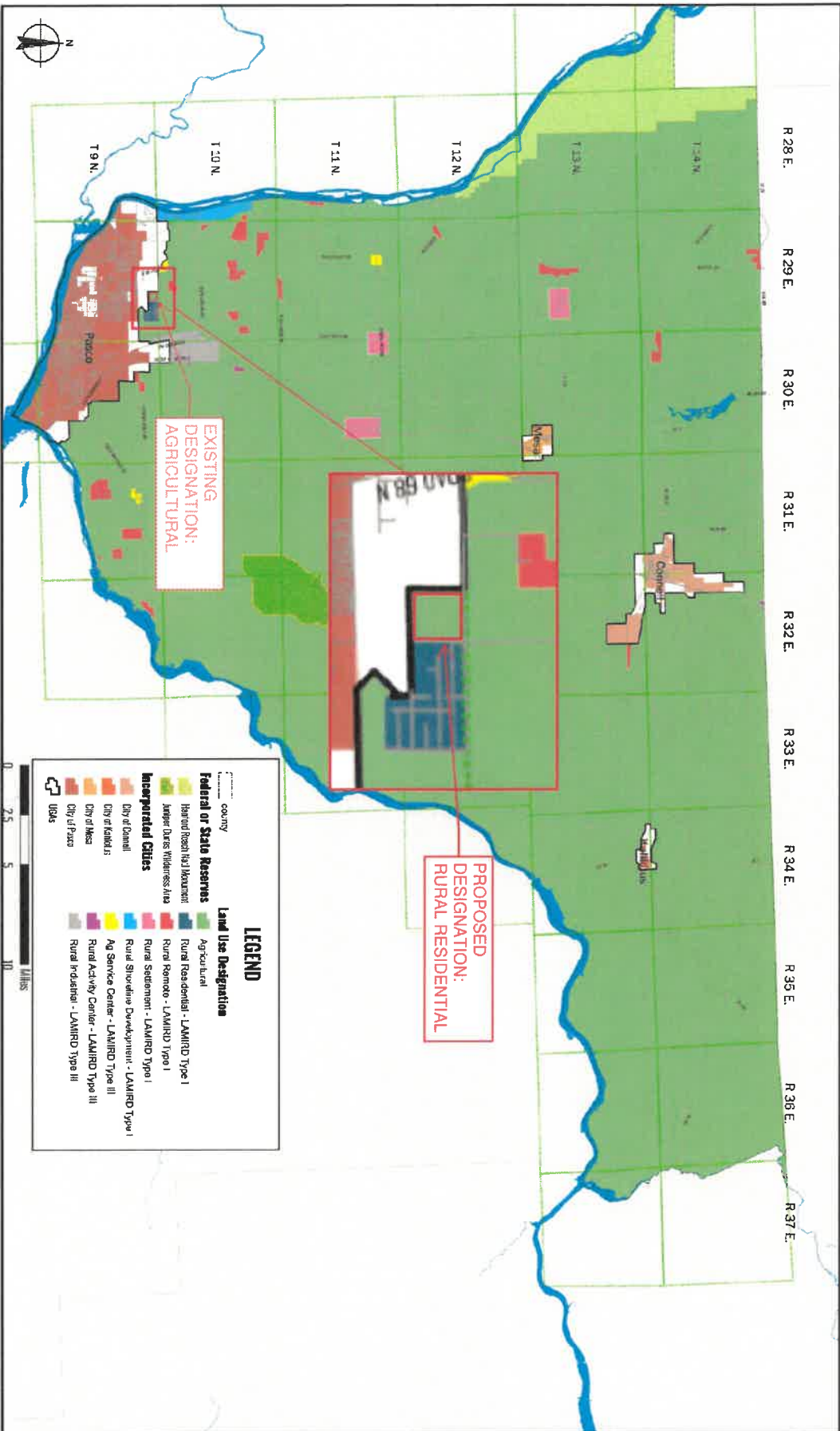
I understand that any information submitted to the Franklin County Planning/Building Department is subject to public records disclosure laws for the State of Washington (RCW Chapter 42.17) and all other applicable laws that may require the release of the documents to the public.

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

	4/11/22	Caleb Stromstad	4/11/2022
Owner	Date	Applicant/Representative	Date

Print Name: J-11, LLC

Print Name: Caleb Stromstad/Aqtera Engineering



COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION WRITTEN NARRATIVE

1. Existing and historic land use.

The property is currently being used as commercial farmland and has been farmed since at least 1985, any other historical uses are unknown.

2. Soil types (general description).

The site consists of Quincy loamy fine sand, per NRCS soils data.

3. Any known cultural, archaeological, or historic resources.

None are known to exist on the subject property.

4. Any previous or pending land use permit activity.

None.

5. The availability of public facilities, such as roads, sewer, water, and other required public services.

The subject property is within the jurisdiction of the Franklin County Sheriff's Office and is located 1 mile from the Franklin County Fire District 3 station. Future development would likely include road access to collector arterials. It is likely that sewer, water, and other utilities will be available due to the proximity of residential developments to the south and east. The nearest public school is Rosalind Franklin STEM Elementary which is located a half-mile to the south of the subject property. The nearest public park is Mariposa Park which is located three-quarters of a mile south of the subject property.

6. State how the proposed amendment is consistent with the Growth Management Act goals and requirements (RCW 36.70A), the latest adopted Franklin County Comprehensive Plan, applicable capital facilities plans, and official population growth forecast and allocations.

Growth Management Acts goals and requirements:

The proposed designation is consistent with several goals and requirements listed in the Growth Management Act including:

RCW 36.70A.020 Planning Goals:

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.



(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

RCW 36.70A.130 Comprehensive Plans – Review procedures and schedules – Amendments

(1)(a) Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them. Except as otherwise provided, a county or city shall take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of this chapter according to the deadlines in subsections (4) and (5) of this section.

Franklin County Comprehensive Plan:

The proposed designation is consistent with multiple goals and policies of the Franklin County Comprehensive Plan. Please refer to the attached supplemental document “Supporting Information” for a detailed list of specific goals and policies.

Official Population Growth Forecast and Allocations:

The table below shows the High, Medium, and Low population projections for Franklin County, as established by the Washington State Office of Financial Management (OFM in 2017.

YEAR	2020	2025	2030	2035	2038	2040
HIGH	116,386	141,169	165,616	192,131	207,565	218,538
MEDIUM	99,712	113,781	127,443	143,087	152,285	158,574
LOW	87,642	95,607	103,082	112,462	117,882	121,639

Source: OFM, December 2017

The proposed designation helps ensure Franklin County can provide adequate and plentiful housing options to account for the projected growth of the County.



7. Describe how the site is more consistent with the criteria for the proposed map designation, as compared to the criteria for the existing map designation.

The proposed map designation of Rural Residential will allow for future development to create more housing options. Currently, only 0.1% of the County is designated as Rural Residential while 89.4% of the County is designated as Agricultural. The proposed designation will decrease the amount of Agricultural designated land by only 0.02% but will increase the amount of Rural Residential land by 28.4% while helping to achieve several Goals and Policies of the County. The site is conveniently located near land that is already designated as Rural Residential. The site abuts the Urban Growth Area Boundary for the City of Pasco; a designation of Rural Residential instead of Agricultural will help to create an orderly transition between the City of Pasco and Franklin County.

8. Describe how the site is suitable for the proposed designation and describe if there is a lack of appropriately designated alternative sites within the vicinity.

The proposed designation of Rural Residential is suitable for the subject property due to its proximity to Clark's Addition Area immediately to the east which is already designated as Rural Residential and acts as a transitional area between the Pasco Urban Area and agricultural lands. The subject property sits just outside of the Urban Growth Area boundary line and future development would help achieve the County's policy to "Provide for the orderly transition between urban and agricultural land uses".

There are only 409 acres of land in Franklin County that are designated as Rural Residential. There are only 7 other parcels, besides the subject property, in Franklin County that are designated as Agricultural and that are adjacent to land that is designated as Rural Residential. However, none of those 7 parcels are also adjacent to the City of Pasco's UGA boundary lines and not within the boundaries of the Airport Safety Compatibility Zone. The subject property is the only parcel in Franklin County that borders the City of Pasco's UGA, is not within the Airport Safety Zone, and borders land already designated as Rural Residential.

9. Detail how a full range of necessary public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such



services may include water, sewage, storm drainage, transportation, fire protection and schools.

The subject property is within the jurisdiction of the Franklin County Sheriff's Office and is located 1 mile from the Franklin County Fire District 3 station. Future development would likely include road access to collector arterials. It is likely that utilities, water, and waste disposal will be available due to the proximity of other residential developments to the south and east. Storm drainage and sewage will be a planned component of any future development. The nearest public school is Rosalind Franklin STEM Elementary which is located a half-mile to the south of the subject property. The nearest public park is Mariposa Park which is located three-quarters of a mile south of the subject property.

10. Describe how the proposed future land use map amendment will not prematurely cause the need for nor increase the pressure for additional map amendments in the surrounding area.

The proposed map amendment from a designation of Agricultural to Rural Residential simply allows for future development which will create a better "buffer zone" between rural living and urban living. No additional map amendments will be needed to account for this amendment.

ADDRESS THE SEVEN ITEMS LISTED IN FCC 17.84.030

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

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

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

The inclusion of land in the City of Pasco's Urban Growth Area directly to the south and to the west of the subject property will likely lead to an increase in nearby residential development as those specific areas are zoned for Low Density Residential. With the increase in residential development adjacent to the subject property comes a potential for complaints by nearby residents who find pesticide applications for farming disagreeable. The existing residential development to the east combined with the likely future development of land to the south and west gives reason to believe that the best future use



of this site is to allow for similar residential development through a Rural Residential designation.

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

The proposed designation of Rural Residential follows the County's Comprehensive Plan which is adopted with the intent of advancing the public health, safety, and general welfare. The proposed designation matches the designation of several dozen parcels immediately to the east of the subject property.

D. The effect it will have on the value and character of adjacent property and the comprehensive plan.

The proposed designation of Rural Residential is consistent with the Comprehensive Plan. It is unlikely that the proposed designation would affect the value and character of the adjacent property as this is a non-project action. Future development of the property after designation to Rural Residential would enhance the site as a transitional area between the Pasco Urban Area and agricultural lands. A demand for rural living means it is likely that the value of other adjacent properties would increase once development occurs on the subject site. The character of the adjacent properties would remain consistent with the character and intent of the Comprehensive Plan land use designations.

E. The effect on the property owner or owners of the request is not granted.

The proposed designation would allow for residential development which most likely increase the monetary value of the land. If the current designation of Agricultural were to remain then residential development would be prohibited and the property owner would suffer a significant economic loss on the potential sale and/or development of this property.

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

Agricultural

G. Such other information as the planning commission requires.

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



Comprehensive Plan Amendment Application – Supplemental Questions

1. What are the reasons for the requested amendment? Include substantial information and justification on why the current map designations are not sufficient or appropriate:

The existing agricultural designation is no longer appropriate for the site for the following reasons:

Conflicting Land Uses Make Farming in the Long Term Unsustainable

The site is currently bordered by agricultural use to the west, south and north. However, this situation is temporary. Properties to the south and to the west are included in Pasco's Urban Growth Area and will be developed with urban uses within the 20 year planning period. In fact, development plans for property southwest of the site are already underway. Property directly southwest of the site is owned by the Pasco School District and will likely be the location of future school facilities.

Land to the east is zoned rural residential and is part of an existing LAMIRD. The result is that the site is bordered by or will be bordered by residential development on three sides. Despite the right to farm laws that Franklin County has adopted, the proximity of residential development renders the site ill-suited for farming. Crop dusting, an important and necessary modern farming practice, is no longer practicable. Due to liability concerns, crop dusters will not work fields that are in close proximity to residential development. The FAA regulates the height that crop dusters may fly in "congested areas". Farmers and pilots who violate these rules may be subject to civil penalties. (C.F.R. sec 91.119).

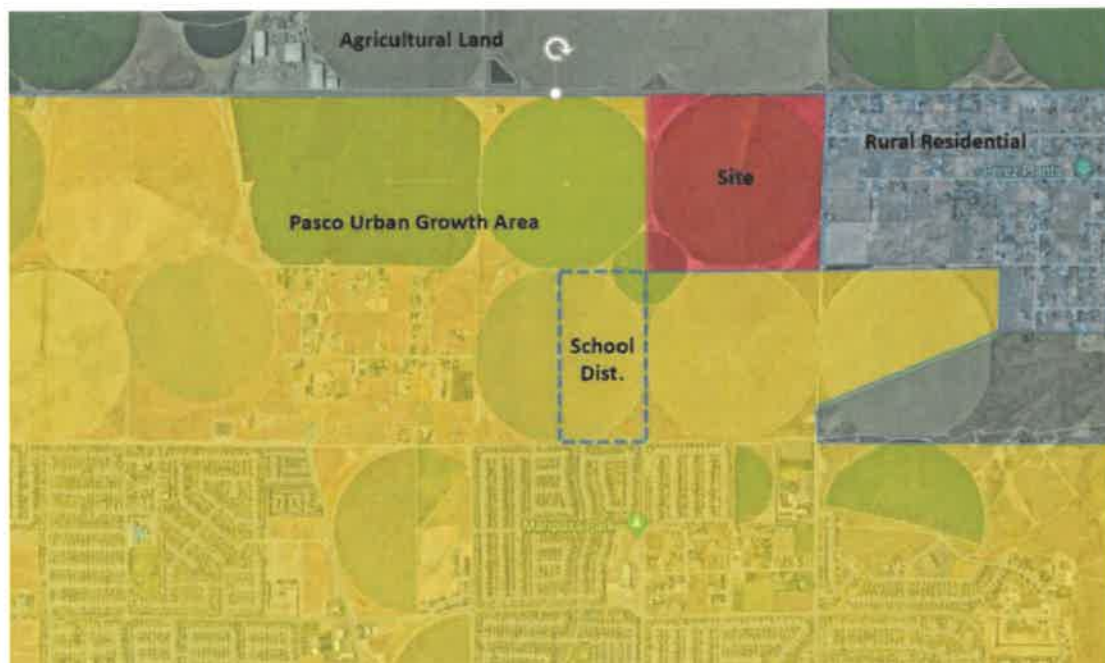


Figure 1: Olberding Site – Plan Amendment – Agricultural Land to Rural Residential

The right to farm law (Franklin County Code Chapter 5.12) provides protections for farmers from nuisance lawsuits, allowing a farmer to recoup costs associated with defending against such lawsuits. Even so, the farmer must withstand the time, effort and money required to defend such a lawsuit, with an



unknown outcome to such a suit, which can be a discouragement to continue farming land that is adjacent to residential uses.

The Site's Current Designation as Agricultural Land Allows for its Reclassification

The site is designated as “Agricultural Land” but not as “Agricultural Resource Land” under the comprehensive plan. The County plan identifies three categories of “Agricultural Resource Lands” or “Agricultural Lands of Long Term Commercial Significance” (see discussion beginning on page 58 of the plan document). The site is not within the boundaries of any of these three categories. (Refer to Figures 2 and 3 below.) The plan makes a clear distinction between “Agricultural Resource Lands” and “Agricultural Lands”, affording a higher level of the protection and conservation to “Agricultural Resource Lands”.

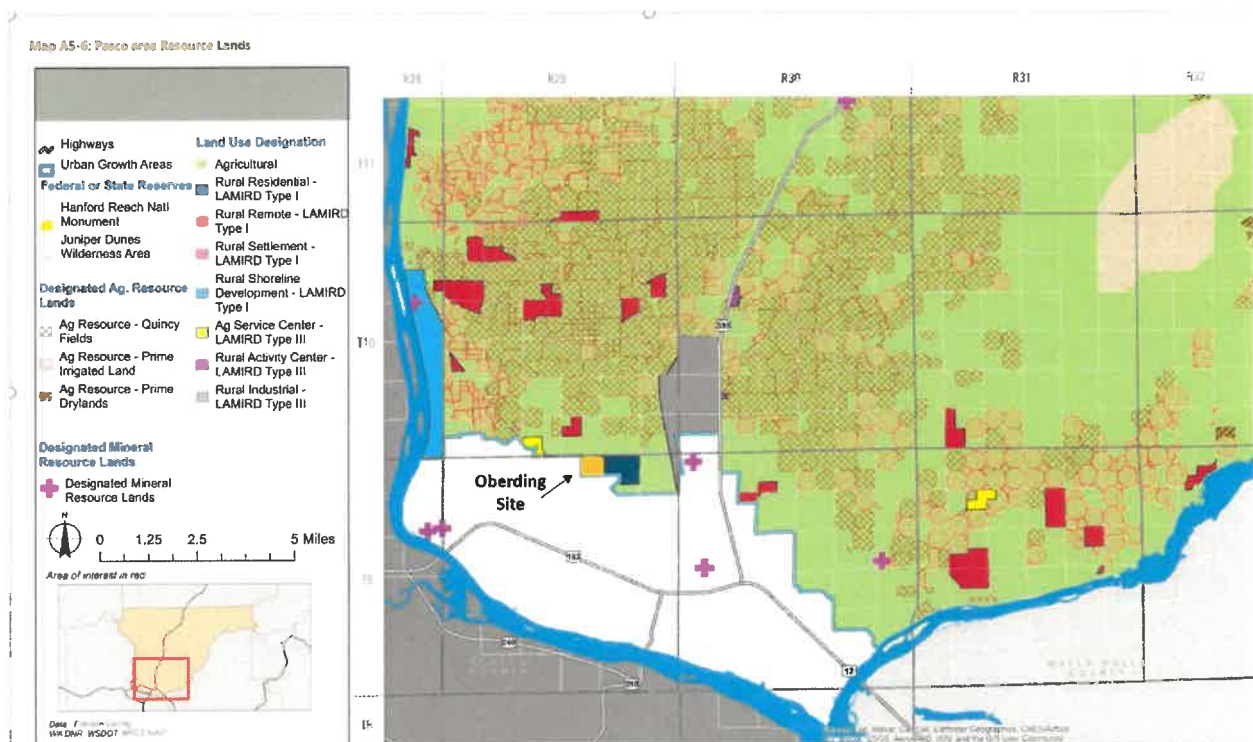


Figure 2: Excerpt from Comprehensive Plan – Pasco Area Resource Lands

This is noted in the language found on page 58 of the plan document, which states:

The GMA provides that cities and counties should "assure conservation of agricultural lands of long-term significance." The Act also requires local government to assure that land uses adjacent to designated resource lands not interfere with the continued resource use.

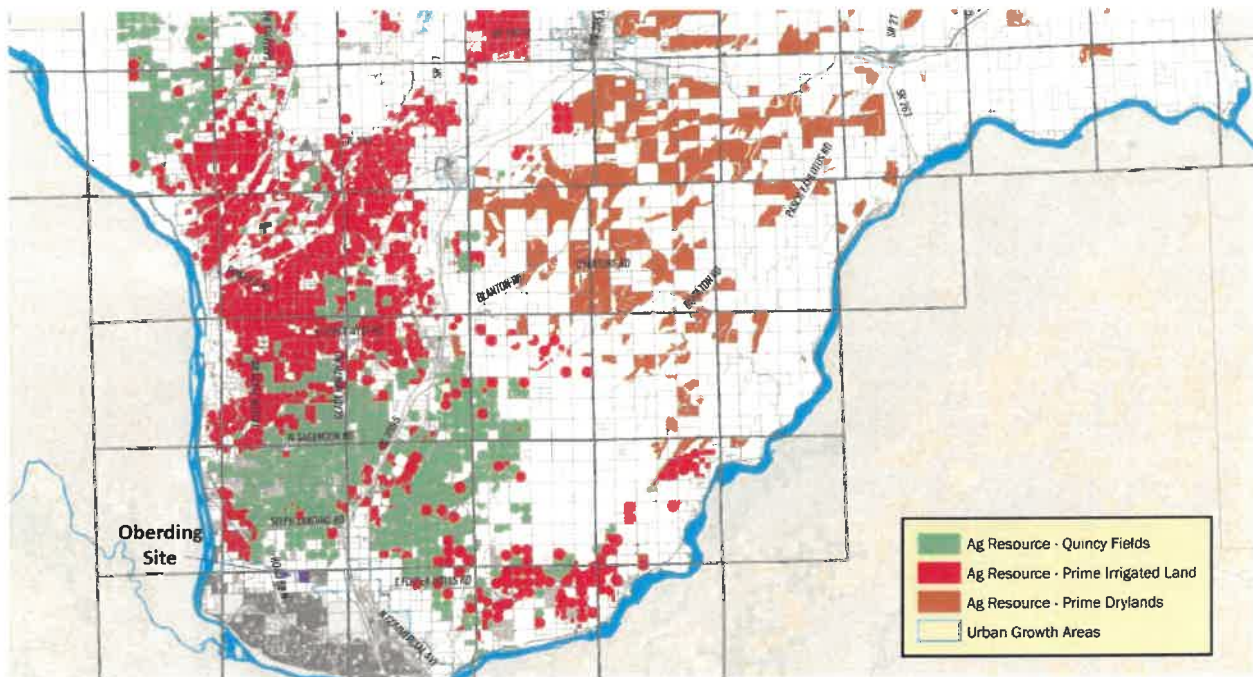


Figure 3: Designated Agricultural Resource Lands (Map 17 of the Comprehensive Plan)

The site is nearby lands designated as “agricultural lands of long-term significance” and so the standard that should be imposed on the site is to ensure that the site will not interfere with the continued use of agricultural resource lands, not to ensure the conservation of this agricultural land.

As the site is bordered by non-agricultural uses on three sides, the only adjacent lands that should be protected are located to the north of the site, across Clark Road. Even that land falls under the same land use designation of “Agricultural Land”, rather than “Agricultural Resource Land”. The protection of the adjacent farm land is addressed within the General Comprehensive Goal #5, which states:

Goal 5. Recognize the right to farm and farm use as a legitimate activity within the UGA prior to conversion of property to urban use. This goal seeks to ease the pressure on farmers to convert farms until they are ready. It also recognizes the conflicts that may arise between farmers and their non-farm neighbors, and seeks to protect farmers from nuisance lawsuits that may result from these conflicts.

Goal 5 Policies:

2. To ensure compatibility and reduce conflicts between farm uses and new urban uses, establish site plan requirements including special siting criteria, setbacks, or **review procedures for new or expanded land uses, which by their nature are especially sensitive to farm operations.** Such uses Franklin County Comprehensive Plan may include urban residential development, schools, day care facilities, hospitals or medical clinics, outdoor recreational facilities and similar uses.

Comment: While intended to address conflicts between urban and agricultural uses, the County could rely upon this language to ensure that appropriate buffers are provided along the northern boundary of the site to buffer the proposed rural development from the adjoining agricultural use.



Resource Land Goal and Policy Statements in the Plan Support the Proposed Change

Further support for removing the agricultural designation from the site can be found in the following Resource Lands Goals and Policies:

Goal 1. Recognize agriculture as an important economic activity within designated rural areas, protect the right to farm and conserve existing agricultural lands.

Goal 1 Policies:

1. Define agricultural lands that have a **long-term commercial significance** to the County and identify the purpose behind its conservation.

Comment: The intent of this policy is clearly targeted towards lands of long terms commercial significance, not agricultural land, which is the designation that has been applied to the site.

2. Encourage resource-based, nonagricultural uses to be limited to lands with poor soils or lands otherwise not suitable for agricultural purposes. **Non-agricultural uses will not be allowed in agricultural resource areas** without site-specific review subject to standards related to protections needed for agricultural uses, and the nature of the proposed non-agricultural use. Discourage land uses that are incompatible with farming activities.

Comment: This policy prohibits non-agricultural uses within agricultural resource areas. Again, the site has not been included in this designation.

3. Establish a **special permit review process for non-agricultural uses, which, by their respective nature, are especially sensitive to farm operations. Such uses may include schools, daycare facilities, churches, outdoor recreational facilities, and similar uses. Include siting criteria, setbacks and review procedures to ensure that the nonfarm use is located on the least productive portion of the property and does not adversely impact or significantly interfere with adjacent or nearby farming operations.**

Comment: The Pasco School District owns property immediately southwest of and adjacent to the site. This policy recognizes the inherent land use conflicts between agricultural use and public gathering places such as a school. The school district owned land is within the Urban Growth Area boundaries and would likely be developed under City zoning regulations, which do not include provisions for protection of adjacent agricultural lands. This policy in recognizing the conflict between these two types of land uses supports the notion of the site being taken out of its current agricultural designation.

The Site Meets the Criteria Contained in the Plan for Designating the Site for Other Uses

The plan contains the following language concerning criteria to be used in the designation of agricultural land (page 41 of the plan):

Consistent with WAC 365-190-050 the following criteria will be used when determining whether an area will be designated as Agricultural Resource Lands or whether it should be considered for an alternative use (dedesignated) and may only be used during a county- or area-wide process (and not on a parcel-by-parcel basis).

Again, it should be pointed out that the site is not “Agricultural Resource Lands” and so is not technically subject to this criteria. However, even if the criteria is applied to the site, it qualifies for a re-designation.



The provisions of WAC 365-190-050(3)(C) which identify the criteria to be used are reprinted below, with added comments:

(c) The land has long-term commercial significance for agriculture. In determining this factor, counties and cities should consider the following nonexclusive criteria, as applicable:

(i) The classification of prime and unique farmland soils as mapped by the Natural Resources Conservation Service;

Comment: The existing comprehensive plan document has mapped prime soils (Quincy Fields) throughout Franklin County. The site is not identified as prime soil.

(ii) The availability of public facilities, including roads used in transporting agricultural products;

Comment: Clark Road, which is classified as an arterial road under the County's Transportation Plan runs adjacent to the site. While it provides good access for transporting agricultural products, it also would serve the same function in providing access to rural development. The Pasco School District owns property immediately adjacent to and south of the site and will provide future schools for the area that would benefit the future rural development of the site. Other facilities such as water systems, access streets, and parks are not presently found in the immediate vicinity but would be extended when rural development occurs in the future.

(iii) Tax status, including whether lands are enrolled under the current use tax assessment under chapter 84.34 RCW and whether the optional public benefit rating system is used locally, and whether there is the ability to purchase or transfer land development rights;

Comment: The site is currently taxed as "Resource – Agriculture Current Use".

(iv) The availability of public services;

Comment: The site being adjacent to Pasco's Urban Growth Area is or will be in close proximity to a full range of public services.

(v) Relationship or proximity to urban growth areas;

Comment: The site is bounded by urban growth areas on two sides – the west and the south.

(vi) Predominant parcel size;

Comment: The Clark's Addition LAMIRD, which is located adjacent to and east of the site generally consists of one-acre lots, although there are several five-acre lots within the neighborhood as well.

(vii) Land use settlement patterns and their compatibility with agricultural practices;

Comment: Lands to the west and south are located within the Pasco Urban Growth Area boundary but have not yet been developed. The City's plan calls for low-density residential development, which will result in single-family residential neighborhoods, with lot sizes in the range of 7,200 square feet. Property to the east within Clark's Addition consists of mostly one-acre lots, with a few larger lots, up to five acres in size. Property to the north is in agricultural use and is undivided. Existing rural development and planned urban development on three sides of the site is not compatible with agricultural uses, despite the County's Right to Farm regulations.

(viii) Intensity of nearby land uses;

Comment: Present uses include a large rural neighborhood of lots ranging in size from one to five acres. Nearby uses to the south consist of urban residential development that is located



within the City of Pasco. Immediately adjacent properties to the west and south are presently undeveloped lands that are designated as a part of Pasco's Urban Growth Area.

(ix) *History of land development permits issued nearby;*

Comment: Much of the development that has occurred within the adjacent Clark's Addition neighborhood occurred years ago. Development within the City of Pasco has steadily marched northward towards the site in recent years and is comprised generally of single-family residential land uses.

(x) *Land values under alternative uses; and*

Comment: Pasco and the entire Tri-Cities market is rapidly growing and the availability of residential land is limited. Consequently, residential land prices have escalated rapidly. The value of the site as rural residential property far exceeds the market value of the site as agricultural land.

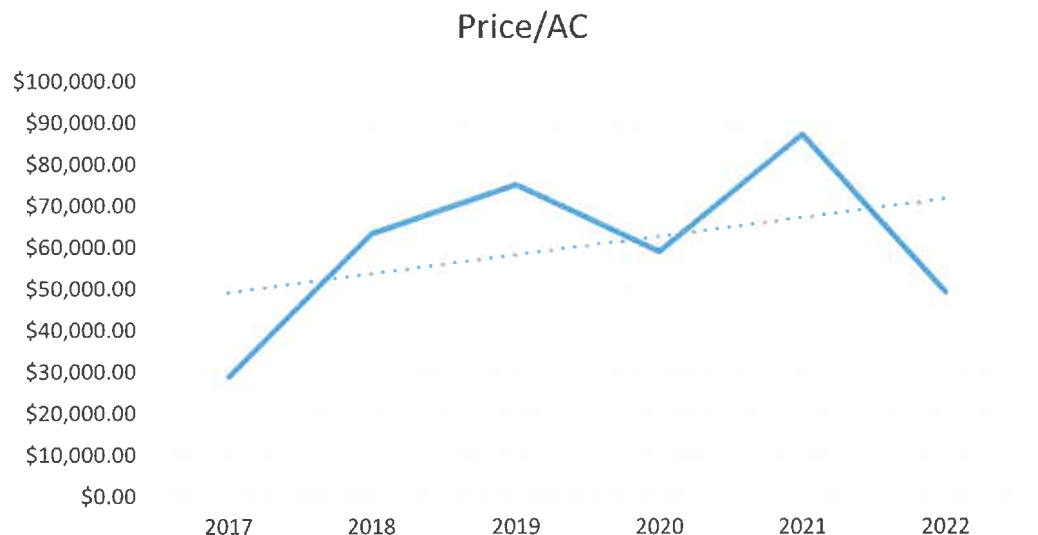


Figure 4: Average Price Per Acre for undeveloped land in Franklin County from 2017 to 2022, a 45% increase.

(xi) *Proximity to markets.*

Comment: The Pasco region includes a wide variety of agricultural processing facilities. Several are located within a few miles of the site. The proximity of the site to urban development, including retail uses, offices and other employment centers, schools and access to the freeway make the site a desirable choice for rural residential development as well.

In summary, evaluation of the criteria for designating resource lands supports the re-designation of the site from "Agricultural Lands" to a "Rural Residential" land use designation. The plan classifies the adjacent Clark's Addition as a Limited Area of More Intensive Rural Development (LAMIRD). Part of the process used by the County in defining LAMIRDs was to draw a Logical Outer Boundary (LOB) around the LAMIRD. The plan (page 41) specifically states that:



Generally, expansion of LAMIRDs and their associated LOB is not permitted by the GMA but in rare cases it may be appropriate.

Given the circumstances surrounding the site being encompassed by non-agricultural uses and the detrimental impact that has on the site for its long-term agricultural use; its close proximity to the City of Pasco and public services; its compliance with the criteria used in the plan and in the Growth Management Act to provide for its classification away from agricultural use and its general compliance with the goals and policies of the comprehensive plan, the site qualifies as a rare case permitting the expansion of an existing LAMIRD and its LOB.

2. Describe how the subject property is suitable for the proposed designation and include information on the availability and location of utilities, roads, water availability, waste disposal, schools, parks and sheriff/fire protection.

The Site is Well-Suited to the Rural Residential Land Use Designation

The Rural Residential land use designation is suitable to be applied to the site for the following reasons:

- The site itself is free from environmental constraints that would limit development. There are no known wetlands, steep slopes, wildlife habitat, floodplains or geological hazards that would prohibit or limit the rural residential development of the site, as evidenced by the map below:

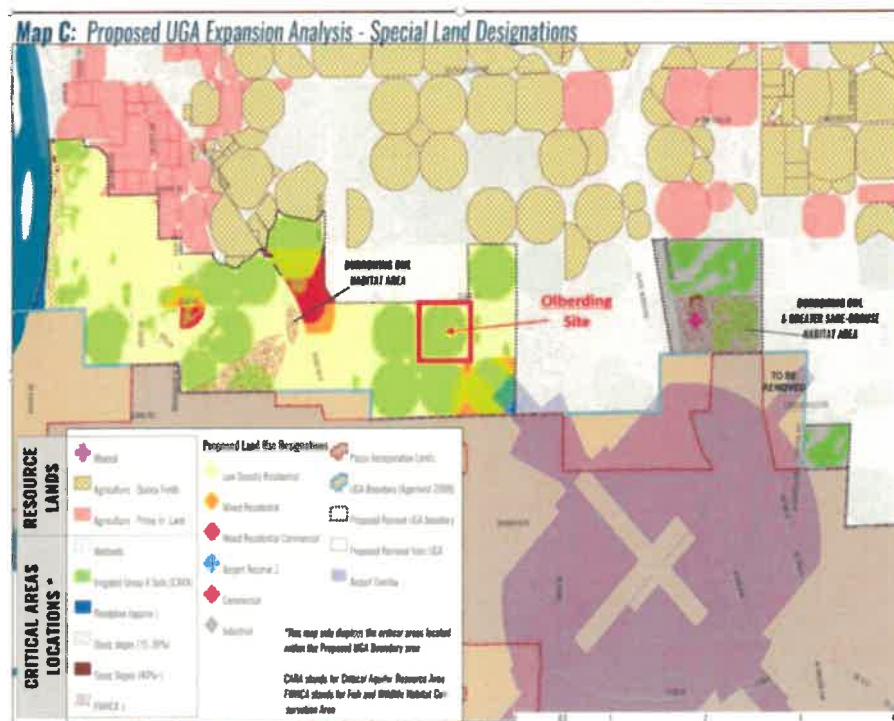


Figure 5: Special Lands Designations – From Comp Plan Appendix



- Figure 5 also indicates that the airport overlay zone does not extend into the site. The Franklin County zoning map, in contradiction to the above referenced comprehensive plan map does show that a portion of the site is impacted by the airport zoning overlay. The impact of this zoning designation will need to be determined at the time development plans for the site are brought forward for County review;
- Clark Road, an arterial road as identified in the comprehensive plan runs adjacent to and north of the site and provides excellent access for future development. Road 36 also extends along the eastern boundary of the site and provides another available right-of-way to serve future development;
- The site is located one mile from the Franklin County Fire District #3 station;
- Mariposa Park is located $\frac{3}{4}$ mile to the south of the site;
- Rosalind Franklin STEM Elementary School is located $\frac{1}{2}$ mile south of the property. Additionally, Pasco School District owns land that abuts the site to the south, which may be developed with additional school facilities in the future;
- Given its proximity to the Pasco Urban Growth Boundary, the site is well situated to take advantage of existing and future public services and facilities in close proximity to the site as urban development inside the growth boundary occurs; and
- Specific information on utilities and water availability is not presently known. Evaluations of these issues would be made at the time that development applications are brought forward for County review. Utility systems will be designed to conform to County requirements and will not be dependent upon the extension of urban services from the Pasco Urban Growth Area.

A Rural Residential Land Use Designation Satisfies a Need for Rural Housing

According to the Comprehensive Plan, the County will grow by an estimated 2,305 housing units over the 20 year planning period, as stated on page 102 of the plan and as shown in the figure below:

FUTURE HOUSING NEEDS

To accommodate future population, the unincorporated areas of Franklin County will need to add additional housing units. Based on population projections for this planning period as discussed in the Land Use Element, approximately 2,305 additional dwelling units will be required to house the 2038 population in unincorporated Franklin County:

Estimated Franklin County 2017 Population (unincorporated):	12,540 people
Unincorporated Franklin County Allocation:	13.2 percent
Medium Series County-wide Population Projection for 2038:	152,285 people
Estimated Franklin County 2038 Population (unincorporated):	20,102 people
Anticipated 20-year Growth (unincorporated):	7,562 people
Average Household Size:	3.28 people per dwelling unit

Number of additional housing units that will be needed: **2,305**

Figure 6: Future Housing Needs

Logically, the majority of lands within designated urban growth areas will be annexed into their associated cities over time and so will no longer be part of the unincorporated



county population. As the City of Pasco is by far the largest city within Franklin County, the largest demand for rural lots near Pasco is higher than it is for the other incorporated cities within the county. Yet, there are few lots available at the present time. A review of the County Assessor's maps indicates that there are fewer than 50 vacant parcels (5 acres in size or less) within 3 miles of the site that are located north of and outside of the Pasco Urban Growth Area. There is little possibility of the County reaching its estimated population levels without the conversion of additional lands for residential use. Conversion of the site to a rural residential land use designation would help the County in reaching its anticipated population levels.

A Rural Residential Land Use Designation Help Satisfies Demand for Housing

Housing costs within the Tri-Cities region are rapidly increasing and presently are beyond the reach of many Franklin County families.



Figure 7: Snapshot of Current Home Prices

The City of Pasco's median home sale price is \$430,200. According to the State Office of Financial Management, the estimated median household income in Franklin County was \$47,982 in 2021. Page 102 of the plan document states that:

According to the GMA, housing can be considered "affordable housing" when the total housing costs, including basic utilities, does not exceed 30 percent of the income limit.

If a household with a median family income were to purchase a median price home today, even with a 20% down payment at a 5.1% interest rate over a 30 year loan, the monthly mortgage payment would be \$2,020, or 50% of the total household income. (See Figure 7 below.) Clearly, this current situation puts the purchase of a home beyond the reach of many Franklin County families.



An increase in the supply of residential land is a significant step for the County to take in the direction on bringing housing costs down for its working families. Further, it is one that is in keeping with both the stated goals of the comprehensive plan and the Growth Management Act.

Home Value: <input type="text" value="430000"/> \$	Mortgage Repayment Summary	
Down payment: <input type="text" value="20"/> <input type="radio"/> \$ <input checked="" type="radio"/> %	\$2,020.77	PMI
Loan Amount: <input type="text" value="344000.00"/> \$	Total Monthly Payment	not required
Interest Rate: <input type="text" value="5.1"/> %	\$80,000.00	20.00%
See Los Angeles's Best Rates	Down payment amount	Down payment %
	Veterans & Military: Check Your Eligibility for 0% Down	
Loan Term: <input type="text" value="30"/> years	May, 2052	\$305,478.14
Start Date: <input type="text" value="Jun"/> <input type="text" value="2022"/>	Loan pay-off date	Total Interest Paid
Property Tax: <input type="text" value="2400"/> \$/yr	\$200.00	\$72,000.00
PMI: <input type="text" value="0.5"/> %	Monthly Tax Paid	Total Tax Paid
Home Ins: <input type="text" value="1000"/> \$/yr	\$83.33	\$30,000.00
Monthly HOA: <input type="text" value="0"/> \$	Monthly Home Insurance	Total Home Insurance
Loan Type: <input type="text" value="Conventional"/>	\$24,249.27	\$727,478.14
Compare Loan Types	Annual Payment Amount	Total of 360 Payments

Figure 8: Monthly Cost of Purchasing a Median Price Home

County Wide Planning Policies 1(D) states:

Housing: Encourage the availability of affordable housing to all economic segments of the Franklin County population and promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Designating the site as Rural Residential land would help the County meet this policy.



3. Include any other information you feel is necessary or relevant for consideration:

The following factors provide further support for the proposed plan change to change the designation on the site from Agricultural Land to Rural Residential Land:

Site Provides for an Orderly Transition between Urban and Agricultural Lands

On page 42 of the plan, policy #1 for Rural Residential lands states:

Provide for the orderly transition between urban and agricultural land uses.

The proposed plan change would help to implement this policy. The current boundary places residential development on three sides of the site, making continued agricultural use of the site problematic. Conversion of the site to Rural Residential land would provide for a uniform boundary separating urban and rural development from agricultural land. The effect of the proposed change would make Clark Road a clear dividing line between agricultural lands and non-agricultural lands.

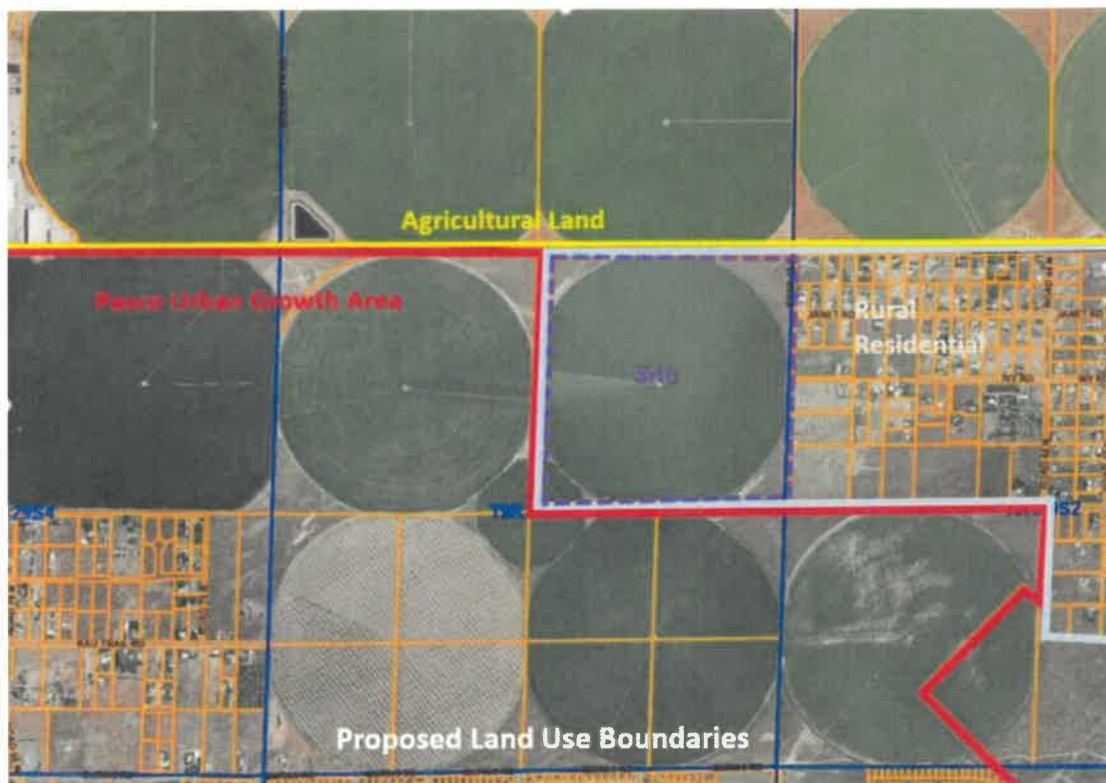


Figure 9: Transition between Urban and Agricultural Land Uses

Further support for the proposal can be found in the Resource Lands Goals and Policy statements. Policy 4 under Goal 1 states:

Land use activities adjacent to commercial farming operations should be located and designed to minimize conflicts with farm-related activities.



The designation of the site to Rural Residential lands eliminates the conflicts that would exist if the agricultural land designation were left in place.

Site Would Provide for High Quality of Life

Goal 6 of the plan reads as follows:

Encourage development of neighborhoods that support a high quality of life.

The proposal would provide for a high quality of life for future residents of the Rural Residential area in the following ways;

- It provides for rural neighborhood character in a location that is adjacent to other rural residential lands and between urban lands to the south and agricultural lands to the north;
- It is located near urban uses, providing future residents with easy access to employment centers, shopping, schools and other amenities while still located in a rural setting;
- It is located near public facilities and services that can provide services to this future neighborhood more efficiently than if rural residents were located in more remote locations;
- It is close enough to the Pasco urban area to be served with bicycle routes and pedestrian walkways allowing residents to access some urban services without adding to existing vehicle traffic;
- It provides an additional area to help satisfy the demand for housing within the unincorporated county, increasing the supply of residential land and thereby helping to limit the escalation of housing costs; and
- It is located in an area that is devoid of natural environmental hazards and critical areas, such as wildlife habitat. By directing residential development in such locations, it helps to implement the county's goals of protecting and conserving the natural environment.

Re-designation of the Site Would Result in Compatible Adjacent Uses

Goal 7 of the plan states:

Achieve the maximum degree of compatibility between adjacent uses.

The proposal would eliminate the conflict that exists between agricultural use and adjacent residential use and place future rural residential uses adjacent to existing rural residential uses or urban residential uses.

If land use conflicts would exist between the proposed rural residential use and the existing agricultural use located north of Clark Road, then existing county policies and regulations exist to protect the agricultural area. County regulations include provisions for planned unit development that could include appropriate buffers along the Clark Road boundary to protect the agricultural land and provide an aesthetic buffer along Clark Road.

If the site is impacted by airport zoning, then development plans could utilize the planned unit development or planned density development to include open spaces within any airport safety compatibility zone. This not only would protect future airport functions but would also provide for



open space within a future development site and provide for a variety of lot sizes. Both of which are stated goals in the comprehensive plan.

The Proposed Designation is Consistent with the County Plan

As detailed in the discussion above, the application is consistent with the County's plan. Approval of the request would result in the following:

- Elimination of a conflict between agricultural uses and adjacent urban and rural residential uses;
- A re-designation of the site in a manner that is consistent with the criteria contained in the plan;
- A rural residential land use designation on a site that is well suited for that purpose;
- An addition to the County's rural residential land base, helping to provide adequate land area for future county housing;
- Residential land area that is in close proximity to urban services, enabling service providers to provide services more efficiently;
- An expansion of the residential land base helps the County take a positive step in meeting its goal of encouraging affordable housing;
- A regularized boundary along Clark road to separate residential and agricultural land uses;
- Ensuring that adjacent land uses remain compatible;
- A rural residential area that due to its proximity to the Pasco urban area would provide convenient urban services in a rural setting, thereby providing the high quality of life that the plan encourages; and
- Implementation of a wide variety of planning goals.



COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION WRITTEN NARRATIVE

1. Existing and historic land use.

The property is currently being used as commercial farmland and has been farmed since at least 1985, any other historical uses are unknown.

2. Soil types (general description).

The site consists of Quincy loamy fine sand, per NRCS soils data.

3. Any known cultural, archaeological, or historic resources.

None are known to exist on the subject property.

4. Any previous or pending land use permit activity.

None.

5. The availability of public facilities, such as roads, sewer, water, and other required public services.

The subject property is within the jurisdiction of the Franklin County Sheriff's Office and is located 1 mile from the Franklin County Fire District 3 station. Future development would likely include road access to collector arterials. It is likely that sewer, water, and other utilities will be available due to the proximity of residential developments to the south and east. The nearest public school is Rosalind Franklin STEM Elementary which is located a half-mile to the south of the subject property. The nearest public park is Mariposa Park which is located three-quarters of a mile south of the subject property.

6. State how the proposed amendment is consistent with the Growth Management Act goals and requirements (RCW 36.70A), the latest adopted Franklin County Comprehensive Plan, applicable capital facilities plans, and official population growth forecast and allocations.

Growth Management Act Goals:

The proposed designation is consistent with several goals and requirements listed in the Growth Management Act including: RCW 36.70A.020 Planning Goals:

- 4. Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.*



Comment: The proposed amendment would expand the land area within the County available for rural residential development. Any increase in land supply will have impact in keeping residential land prices from further escalation. The one acre lot sizes allowed within the Rural Residential designation will provide for a residential density that is not available within urban growth areas or agricultural areas.

9. *Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.*

Comment: Development of this site that does not contain any fish and wildlife habitat will help to alleviate the demand for future housing without eliminating or threatening any existing habitat or other critical natural areas. Development of the site will likely require the preservation of some open space due to airport safety compatibility zone issues and so would provide opportunities for parks and recreation.

10. *Environment. Protect the environment and enhance the state's high quality of life, including air and water quality and the availability of water.*

Comment: A rural residential land use designation on a site that has been previously developed with commercial agricultural activities would have limited impact on the environment. Agricultural use, including the tilling of crops can result in impacts to air quality. The application of fertilizers and pesticides can over the long term impact water quality. The water used to support irrigated commercial agriculture is not necessarily increased through the conversion of the land to rural residential uses.

11. *Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.*

Comment: The County has a public process established through which this amendment application will be reviewed. The property owner has provided direct input to the County concerning his future desires for the site.

12. *Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.*

Comment: The site's proximity to the Pasco Urban Growth Area means that public facilities and services needed to support an urban population will also be in close proximity to the future rural residents that would live on site. The specific questions of adequate service levels cannot be answered in detail at this point in the process. Rather, those issues will be resolved when development plans are brought forward for county review.



RCW 36.70A.130 Comprehensive Plans – Review procedures and schedules –Amendments

1)(a) Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them. Except as otherwise provided, a county or city shall take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of this chapter according to the deadlines in subsections (4) and (5) of this section.

Comment: The proposed amendment as part of the County’s regular procedure for reviewing its plan, is a desirable and needed amendment, given the specific circumstances outlined in this application.

Franklin County Comprehensive Plan

Comment: The proposed plan amendment is consistent with multiple goals and policies of the comprehensive plan as detailed in the supplemental questions portion of the application.

Official Population Growth Forecast and Allocations

Comment: The proposed plan amendment is consistent with the County’s population forecasts contained in its comprehensive plan as detailed in the supplemental questions portion of this application.

Capital Facilities Plans

Comment: The County’s capital facilities plans do not require concurrency for county operated facilities except in the case of major arterials and state highways. In this case, Clark Road is not considered a major arterial, although it serves an important collector road function. Other agencies providing public services have also not adopted level of service standards as seen from the figure below that is taken directly from the County’s Capital Facilities Plan. The questions of adequacy of services will need to be determined at the time that development plans are brought forward for County review.



Table 32: Level of Service Standards

CATEGORY	CONCURRENCY REQUIRED?	LOS STANDARD
FRANKLIN COUNTY SERVICES AND FACILITIES		
County Buildings	No	Provide facilities that have adequate space for the provision of county services, community interaction, or fellowship; provide security for those county services requiring such (i.e. courts)
Public Safety and police protection	No	Adequate facilities and equipment to meet local demand for sheriff's office services
Traffic Circulation	Yes	Major Arterial: LOS C during peak hour traffic State Highway: LOS C
Design Standards	No	County accepted design standards for Collectors and Local Streets
SERVICES AND FACILITIES OF SPECIAL DISTRICTS & PARTNER AGENCIES		
Parks	No	Parks: 5 acres of regional parkland per 1,000 residents; City, state and federal regional parklands within the county are included in the LOS standard.
Drainage Control Devices	No	25-year, 24-hour event.
Stormwater Management Systems	No	Retain on-site the runoff from 25-year, 24-hour storm at peak discharge rates. Development will be regulated to ensure that its post development runoff to county systems does not exceed the predevelopment discharge value or rate. This limitation will ensure the LOS of the existing stormwater system is not comprised.
Fire Protection and Fire District Services	No	Level of Service standards are set by the local servicing districts
Water	No	Each servicing district (or City) establishes the local LOS
Irrigation water	No	LOS standards are as established by the servicing district (i.e. Franklin County Irrigation District, South Columbia Basin Irrigation district, etc.)
Electric	No	LOS standards are as established by BBEC or Franklin County PUD
Natural Gas	No	LOS standards are as established by Cascade Natural Gas or Avista, where their services are available
Library and Information Services	No	The LOS is as established by the Mid-Columbia Libraries
Solid Waste	No	Consistent with Franklin County Integrated Solid Waste Management Plan
Schools	No	Ensure that adequate space is available for future school sites in the county

Figure 10: Franklin County Level of Service Standards

As the proposed Rural Residential land use designation falls outside of Pasco's Urban Growth Area, there is no opportunity for the development of the site to depend upon City urban services, such as water and sewer. These urban services cannot be extended past the growth boundary. Therefore, the future development of the site must depend upon individual



or community systems for domestic water and sewage disposal. Other services provided within the urban area, such as parks, schools and libraries are available to county and city residents alike, regardless of how far they reside from such facilities. Since the proposed rural residential land use designation is a part of the county population allocation, the demands placed on public services by the future development of the site are already accounted for in the various service provider's plans. Some services, like natural gas will likely not be available in rural areas. Rural development will need to implement its own storm water management systems to retain storm water on-site. Ultimately, the specific questions regarding what services are extended to the site and what services are provided for on-site will be determined at the time that development plans are brought forward for County review.

7. Describe how the site is more consistent with the criteria for the proposed map designation, as compared to the criteria for the existing map designation.

The continued agricultural use of the site is incompatible with the urban residential use that is developing to the west and south of the site and the existing rural residential use east of the site. The site's suitability for rural residential development is based upon the fact that the site contains no natural hazards or constraints to development and its proximity to existing services. Detailed information on both these points is provided in the supplemental questionnaire.

It is also worthwhile to point out the very minor nature of the proposed amendment. The proposed map designation of Rural Residential will allow for future development to create more housing options. Currently, only 0.1% of the County is designated as Rural Residential while 89.4% of the County is designated as Agricultural. The proposed designation will decrease the amount of Agricultural designated land by only 0.02% but will increase the amount of Rural Residential land by 28.4% while helping to achieve several Goals and Policies of the County.

8. Describe how the site is suitable for the proposed designation and describe if there is a lack of appropriately designated alternative sites within the vicinity.

The proposed designation of Rural Residential is suitable for the subject property due to its proximity to Clark's Addition Area immediately to the east which is already designated as Rural Residential and acts as a transitional area between the Pasco Urban Area and agricultural lands. The subject property sits just outside of the Urban Growth Area boundary line and future development would help achieve the County's policy to "Provide for the orderly transition between urban and agricultural land uses".



The proposed amendment would help to implement this policy. The current boundary places residential development on three sides of the site, making continued agricultural use of the site problematic. Conversion of the site to Rural Residential land would provide for a uniform boundary separating urban and rural development from agricultural land. The effect of the proposed change would make Clark Road a clear dividing line between agricultural lands and non-agricultural lands.

There are only 409 acres of land in Franklin County that are designated as Rural Residential. There are only 7 other parcels, besides the subject property, in Franklin County that are designated as Agricultural and that are adjacent to land that is designated as Rural Residential.

9. **Detail how a full range of necessary public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such services may include water, sewage, storm drainage, transportation, fire protection and schools.**

As the proposed Rural Residential land use designation falls outside of Pasco's Urban Growth Area, there is no opportunity for the development of the site to depend upon City urban services, such as water and sewer. These urban services cannot be extended past the growth boundary. Therefore, the future development of the site must depend upon individual or community systems for domestic water and sewage disposal.

The subject property is already within the jurisdiction of the Franklin County Sheriff's Office and is located 1 mile from the Franklin County Fire District 3 station which would likely be the fire station that responds to any potential emergencies requiring fire support. Future development would likely include road access to collector arterials which would benefit emergency services in helping them reduce response times.

Other services provided within the urban area, such as parks, schools and libraries are available to county and city residents alike, regardless of how far they reside from such facilities. Since the proposed rural residential land use designation is a part of the county population allocation, the demands placed on public services by the future development of the site are already accounted for in the various service provider's plans. Some services, like natural gas, will likely not be available in rural areas. Rural development will need to implement its own storm water management systems to retain storm water on-site.

Ultimately, the specific question regarding what services are extended to the site and how those services will be provided on-site in an efficient and timely manner will be determined at the time that development plans are brought forward for County review.



10. Describe how the proposed future land use map amendment will not prematurely cause the need for nor increase the pressure for additional map amendments in the surrounding area.

The proposed map amendment from a designation of Agricultural to Rural Residential would allow for future development of the site which will help provide for the orderly transition between urban and agricultural land uses. No additional map amendments will be needed to account for this amendment.

Page 42 of the Comprehensive Plan, policy #1 for Rural Residential lands states:

“Provide for the orderly transition between urban and agricultural land uses.”

The proposed amendment would help to implement this policy. The current boundary places residential development on three sides of the site, making continued agricultural use of the site problematic. Conversion of the site to Rural Residential land would provide for a uniform boundary separating urban and rural development from agricultural land. The effect of the proposed change would make Clark Road a clear dividing line between agricultural lands and non-agricultural lands.

ADDRESS THE SEVEN ITEMS LISTED IN FCC 17.84.030

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

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

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

The inclusion of land in the City of Pasco’s Urban Growth Area directly to the south and to the west of the subject property will likely lead to an increase in nearby residential development as those specific areas are zoned for Low Density Residential. With the increase in residential development adjacent to the subject property comes a potential for complaints by nearby residents who find pesticide applications for farming disagreeable. The existing residential development to the east combined with the likely future development of land to the south and west gives reason to believe that the best future use of this site is to allow for similar residential development through a Rural Residential designation.



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

- It provides for rural neighborhood character in a location that is adjacent to other rural residential lands and between urban lands to the south and agricultural lands to the north;
- It is located near urban uses, providing future residents with easy access to employment centers, shopping, schools and other amenities while still located in a rural setting;
- It is located near public facilities and services that can provide services to a future neighborhood more efficiently than if rural residents were located in more remote locations;
- It is close enough to the Pasco urban area to be served with bicycle routes and pedestrian walkways allowing residents to access some urban services without adding to existing vehicle traffic;
- It provides an additional area to help satisfy the demand for housing within the unincorporated county, increasing the supply of residential land and thereby helping to limit the escalation of housing costs; and
- It is located in an area that is devoid of natural environmental hazards and critical areas, such as wildlife habitats. Directing residential development in such locations helps to implement the county's goals of protecting and conserving the natural environment.
- It follows the County's Comprehensive Plan which is adopted with the intent of advancing the public health, safety, and general welfare.

D. The effect it will have on the value and character of adjacent property and the comprehensive plan.

The proposed designation of Rural Residential is consistent with the Comprehensive Plan and it is highly likely that the proposed designation would affect the value and character of the adjacent property due to the substantial increase in undeveloped residential land value that Franklin County has experienced in recent years (Figure 1).

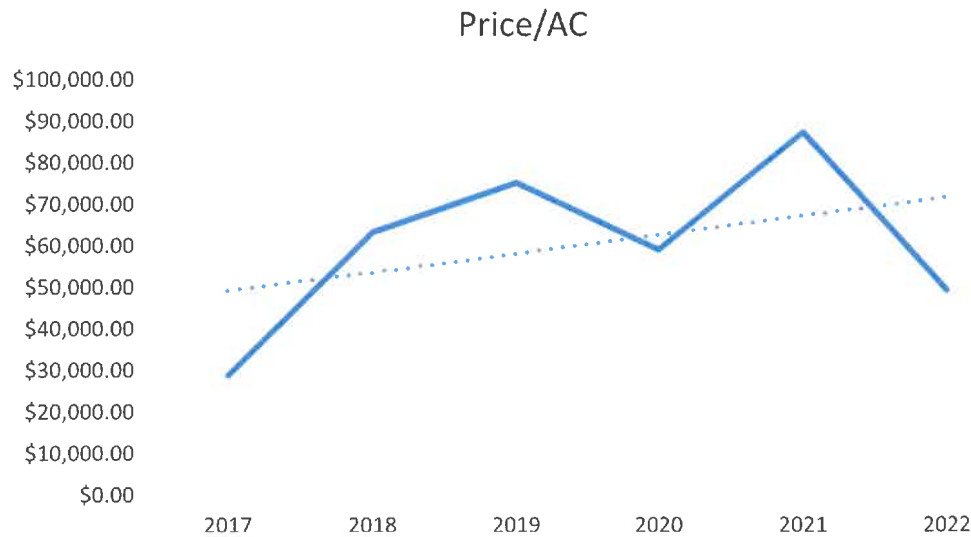


Figure 4: Average Price Per Acre for residential undeveloped land in Franklin County from 2017 to 2022, a 45% increase.

Any future development of the property after designation to Rural Residential would enhance the site as a transitional area between the Pasco Urban Area and agricultural lands. A demand for rural living means it is likely that the value of other adjacent properties would increase once development occurs on the subject site. The character of the adjacent properties would remain consistent with the character and intent of the Comprehensive Plan land use designations.

E. The effect on the property owner or owners of the request is not granted.

The proposed designation would allow for residential development which most likely increase the monetary value of the land. If the current designation of Agricultural were to remain then residential development would be prohibited and the property owner would suffer a significant economic loss on the potential sale and/or development of this property.

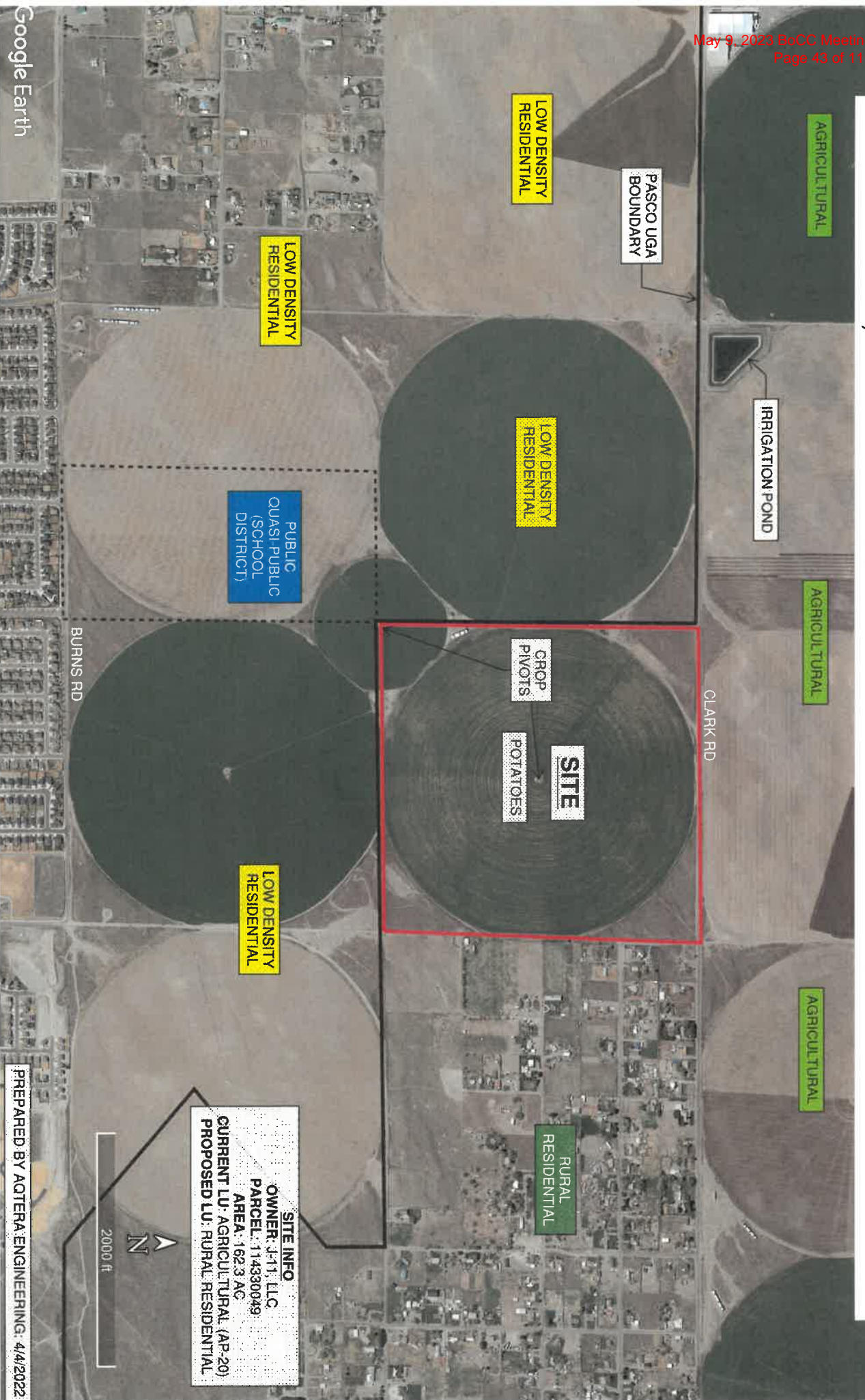
F. The current comprehensive plan land use designation for the property.

Agricultural

G. Such other information as the planning commission requires.

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

J-11, LLC COMP PLAN AMENDMENT APPLICATION SITE MAP



SITE INFO
OWNER: J-11, LLC
PARCEL: 114330049
AREA: 162.3 AC
CURRENT LU: AGRICULTURAL (AP-20)
PROPOSED LU: RURAL RESIDENTIAL

SEPA ENVIRONMENTAL CHECKLIST FRANKLIN COUNTY, WASHINGTON

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

To Be Completed by Applicant:

May 9, 2023 BoCC Meeting
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***Evaluation for
Agency Use
Only:***

To Be Completed by Applicant:**Evaluation for
Agency Use
Only:****A. Background****1. Name of proposed project, if applicable:**

J-11, LLC Map Amendment – Agricultural to Rural Residential

2. Name of applicant:

Fred Olberding

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

Fred Olberding

911 Birch Rd

Pasco, WA 99301

(509) 727-2505

Applicant Representative:

Aqtera Engineering

c/o Caleb Stromstad

2705 St Andrews Lp, Ste C

Pasco, WA 99301

(509) 845-0208

caleb@aqtera.com

4. Date checklist prepared:

03/28/2022

5. Agency requesting checklist:

Franklin County.

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

Approximate Planning Commission review: June/July 2022.

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

No immediate plans, but following the map amendment approval of Rural Residential designation, the applicant would be able to proceed with residential development of the property.

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

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

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

No.

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

Franklin County Comprehensive Plan Map Amendment approval.

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

This proposal is to redesignate parcel 114330049 from Agricultural to Rural Residential. The total area to be redesignated is approximately 162.3 acres.

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

No address available. Location is in Franklin County, south of Clark Rd, west of Rd 52. The parcel is location in a portion of Section 3, Township 9 north, Range 29 east, W.M. Franklin County, Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

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

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

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

The site consists of Quincy loamy fine sand, per NRCS soils data.

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

No, there is no history or indication of unstable soils on the site, surrounding developments were built on like soil.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

To Be Completed by Applicant:**Evaluation for
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- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable for non-project action.

2. Air

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

3. Water

- a. Surface Water:

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

There is a small pond located less than a half-mile to the northwest of the property.

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

Not applicable for non-project action.

- 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.

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Not applicable for non-project action.

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

Not applicable for non-project action.

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

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

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

Not applicable for non-project action.

b. Ground Water:

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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None known.

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

Not applicable for non-project action.

- 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:

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

fish: bass, salmon, trout, herring, shellfish, other _____

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

There is a potential for small rodents on site.

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

None are known.

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

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

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

None proposed.

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

None are known.

To Be Completed by Applicant:**Evaluation for
Agency Use
Only:****6. Energy and Natural Resources**

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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. Not applicable for non-project action.

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

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

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

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

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

None. Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

b. Noise

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

8. Land and Shoreline Use

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

The subject site is presently used for agricultural farming. There is residential development directly to the east. Current land uses on nearby or adjacent properties will not be affected.

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

The site is presently used as working farmland. This proposal does not convert any agricultural lands of long-term commercial significance.

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

Not applicable for non-project action.

- c. Describe any structures on the site.

None.

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

Not applicable for non-project action.

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

AP-20 (Agricultural Production Zone)

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

Agricultural.

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

Not applicable.

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

None known.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

The proposed designation is compatible with existing uses. The property to the east is designated as Rural Residential. The property to the west and southwest is within the City of Pasco's Urban Growth Area boundary. The property to the north is designated as Agricultural. Future development of the subject property would enhance the site as a transitional area between the Pasco Urban Area and agricultural lands which would help further the County's policy to "Provide for the orderly transition between urban and agricultural land uses".

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

Not applicable. There are no agricultural lands of long-term significance affected by this proposal.

9. Housing

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

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Not applicable for non-project action.

10. Aesthetics

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

11. Light and Glare

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

None. Not applicable for non-project action.

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

None. Not applicable for non-project action.

12. Recreation

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

None presently exist. The two undeveloped parcels to the southwest of the subject site are owned by the Pasco School District. Future improvements of school construction will likely include fields for sports and other recreational opportunities.

To Be Completed by Applicant:**Evaluation for
Agency Use
Only:**

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

No. Not applicable for non-project action.

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

None. Not applicable for non-project action.

13. Historic and cultural preservation

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

None are known.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None are known to exist on the subject property.

- 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.

No potential impacts with non-project action. Further analysis would be conducted in the future with development plan submittals.

- 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. Not applicable for non-project action.

To Be Completed by Applicant:**Evaluation for
Agency Use
Only:****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 currently accessible by Clark Rd. Future development would likely include access to collector arterial.

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

No. The nearest public transit route is located along Burden Boulevard in Pasco, approximately 1.5 miles south of the subject site.

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

None. Not applicable for non-project action.

- 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. Not applicable for non-project action.

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

No. Not applicable for non-project action.

- 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?

None. Not applicable for non-project action.

To Be Completed by Applicant:**Evaluation for
Agency Use
Only:**

- 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.

No. Not applicable for non-project action.

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

None. Not applicable for non-project action.

15. Public Services

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

No. Not applicable for non-project action.

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

None. Not applicable for non-project action.

16. Utilities

- a. Circle utilities currently available at the site:

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

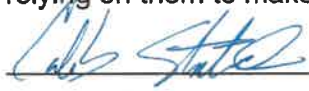
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not applicable for non-project action.

C. Signature

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

Signature: _____



Name of signee: Caleb Stromstad, PE

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

Date Submitted: 4/11/22

D. supplemental sheet for nonproject actions

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

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

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

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

The proposed designation of Rural Residential will increase the likelihood of development to single-family residential use. Compared with agricultural use, residential use is more likely to reduce the potential to discharge water; emissions to air; production, storage, or release of toxic or hazardous substances; and the production of noise. Typical emissions to air from vehicle exhaust and noise from traffic are inherent with all types of residential development. This proposal has the likelihood to to increase these impacts in the immediate vicinity.

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

The proposed designation will not significantly affect native plants and animals. Stormwater runoff controls will be required with future development.

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

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

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

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

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

Future development would require compliance with the County's Comprehensive Plan, zoning and subdivision code. The proposed designation would encourage land development. The location of the property is not within the boundaries of the Shoreline Master Program.

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

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

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

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

CPA 2022-02

Request to change 44.58 acres from Agriculture to Rural Shoreline Development



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

CPA 2022-02 BRIEF DOCKET ANALYSIS

FOR: Franklin County Board of County Commissioners

April 18, 2023

TO: Daniel Stovern, Franklin County Risk Manager
Mike Gonzalez, County Administrator

FROM: Derrick Braaten, Director of Planning & Building Department
Aaron Gunderson, Planner I
Ryan Nelson, Planner I

SUBJECT: CPA 2022-02 Brief Docket Analysis

REFERENCE(S):

RCW 36.70A.070 – Comprehensive Plans – Mandatory Elements
WAC 365-196-425 – Rural Elements
WAC 365-190-050 – Agricultural Resource Lands
Transition 2045 – Benton-Franklin Council of Governments Metropolitan Transportation Plan
Engineer's Report: Dent Road Future Extension
2018-2038 Franklin County Comprehensive Plan
Title 17 – Zoning, Franklin County Code

APPLICATION OVERVIEW:

Applicant is seeking to amend the Franklin County Comprehensive Plan Land Use Map to change designation of land from Agricultural to Rural Shoreline Development. The amount of acreage proposed for conversion is approximately 44.58 acres. Applicant has stated that the main reason for the conversion is to provide for more housing in the rural areas. According to the applicant, parcel suitability is based upon it being in the middle between the Rural Shoreline Development LAMIRD and the nearby Rural Remote LAMIRD. Additionally, the parcels have a Prime Irrigated Land lands designation, a Comprehensive Plan land use designation of Agricultural Land of Long-Term Commercial Significance (ALLTCS), and would need to be de-designated.

STATE LAW/COMPREHENSIVE PLAN/DEVELOPMENT CODE ANALYSIS:

RCW 36.70A.070(5)(d) provides for the establishment of Limited Areas of More Intensive Rural Development (LAMIRD) which are areas where more intensive rural development can be conducted. The Columbia River West Area is a Type I LAMIRD with a Rural Shoreline Development Comprehensive Plan Land Use Designation. RCW 36.70A.070(5)(d)(C)(iv) states that LAMIRDs cannot

extend beyond a Logical Outer Boundary (LOB) and create a "...new pattern of low-density sprawl." It also lists the conditions that County's need to address when establishing/governing LOB's:

"(A) the need to preserve the character of existing natural neighborhoods and communities, (B) physical boundaries, such as bodies of water, streets and highways, and land forms and Contours, (C) the prevention of abnormally irregular boundaries, and (D) the ability to provide public facilities and public services in a manner that does not permit low-density sprawl."

Based upon this information, the proposal would appear to meet Condition A due in part that if approved it would negate the Agricultural Comprehensive Plan Land Use Designation of a parcel located in-between two neighboring residential based LAMIRDs (Rural Shoreline Development and Rural Remote), which allow for lot minimums of one or five acres. Theoretically, making an argument for better preserving the character of existing neighborhoods/communities within those LAMIRDs, due to potential for decreased conflict between residential and agricultural activities.

On the other hand, WAC 365-190-050(1) states that "...classifying and designating agricultural resource lands [property in question has an agricultural resource classification of Prime Irrigated Land], counties must approach the effort as a county-wide or area-wide process." With a further clarification that "Counties and cities should not review resource lands designations solely on a parcel-by-parcel process." Furthermore, the Comprehensive Plan states, "The County should consider requests for de-designation only in connection with Urban Growth Area [UGA] expansion requests, and during Periodic Updates of the Comprehensive Plan (Pg. 59)."

There are four properties (parcel #124-190-223, parcel #124-190-232, parcel #124-190-331, and parcel #124-190-063) including the property in question, located in-between the two residential LAMIRDs that carry both an Agricultural Comprehensive Plan Land Use Designation and Agricultural Resource Lands designation of Prime Irrigated Land. The applicant is requesting the de-designation and reclassification of only one of the parcels (parcel #124-190-232), which is located in the middle of those four properties. Additionally, the properties to the north and south of the four parcels are also designated as Agricultural Resource Lands, as shown in the 2018-2038 Franklin County Comprehensive Plan (Map #17, Pg. 61). These requirements do not support the applicant's supposition that the property being designated as an ALLTCS was an "oversight" as raised in the application Supplemental Information Narrative, and raises concerns that the de-designation request is parcel focused and not county-wide/area-wide focused.

The Columbia River West LAMIRD was originally created, and was initially included, as being a part of the City of Pasco's Urban Growth Area (UGA) for the 1995 Comprehensive Plan, but was removed upon the City's request for the 2008 Comprehensive Plan Update. The LOB utilizes, according to the 2018-2038 Franklin County Comprehensive Plan, "...the Pasco UGA [Urban Growth Area] to the south, 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 (Pg. 50)."

When it comes to expanding LAMIRD LOBs, WAC 365-196-425(6)(i)(D) states “...The fundamental purpose of the logical outer boundary [LOB] is to minimize and contain the LAMIRD.” In other words, grandfathering the intensive uses currently within those areas while at the same time limiting said uses elsewhere. WAC 365-196-425(6)(i)(E) does give counties the ability to consider changes in future amendments, however, counties have to use the same criteria [RCW 36.70A.070(5)(d)(C)(iv)] that was used to originally designate the boundaries and “...should avoid adding new undeveloped parcels as infill, especially if doing so would add to the capacity of the LAMIRD.”

The applicant indicated the main reason in their application for the Comprehensive Plan Land Use Designation change was for the addition of more single-family dwellings. This reasoning runs counter to the WAC governing LOB expansion, due to the new undeveloped parcels being used for development. Staff conducted a rough calculation of dwelling units based upon the maximum density allowed [one dwelling unit per acre] for the Rural Shoreline Development LAMIRD and concluded the Columbia River West LAMIRD has a land vacancy rate of 85%, with only 15% of the land currently developed.

This calculation does not take into account various limiting factors (lot configurations, zoning, topography, etc.), but it does give a basic understanding as to the current rate of development and whether a LAMIRD qualifies for expansion or not. For instance, staff would consider a LAMIRD eligible for expansion if the situation were reversed with 85% of the land developed, and only a 15% land vacancy rate. However, it would remain to be seen as to whether even that decision would comply with the WAC, especially if the addition of parcels for new development are the primary reason for increasing the capacity or boundary of the LAMIRD.

WAC 365-196-425(6)(a)(i) articulates one of the purposes of LAMIRDs are “To recognize existing areas of more intensive rural development and to minimize and contain these areas to prevent low-density sprawl.” While the zoning purpose statements (FCC 17.18.010 and FCC 17.20.010) for both Rural Community 1 (RC-1) and Rural Community 5 (RC-5) do not expressly contain the word “low-density,” they do however contain language on lot configuration standards such as “...large lots and expansive yards.” Additionally, they have a minimum lot area of one acre for RC-1 and five acres for RC-5, along with both having a density of one dwelling per lot [FCC 17.18.050(A)&(B) and FCC 17.20.050(A)&(B)]. This combined with the common colloquial definition of “low-density residential” starting at around one dwelling per acre, an argument could be made that the proposal if enacted, would seem to expand low-density sprawl and be in violation of both the RCW and WAC governing LOBs.

TRANSPORTATION PLANS ANALYSIS:

The 2018-2038 Franklin County Comprehensive Plan does not contain, within the transportation project list, any improvement for any of the roadways servicing the property. Additionally, the 2022-2027 Franklin County State Transportation Improvement Program (STIP) does not contain any improvements for those roadways. Benton-Franklin Council of Governments Transition 2045 Master Transportation Plan (MTP) also does not list any of the roadways for improvements. There was the inclusion of Columbia River Road on a list to receive updated traffic data, but such update has not occurred as of April 13, 2023.

However, an Engineer's Report by Public Works was created back in 2015 to create a north-south route by expanding Fraser Road from Dent Road to Columbia River Road, utilizing the section line/eastern Rural Shoreline Development boundary. The expansion of the roadway is piecemeal depending upon the creation of new developments triggering road buildout. Within the report though, Public Works did not anticipate development on the eastern side of the subject section line and requires the entire 60 feet for the dedicated right-of-way to be dedicated on the western side of the subject section line (Pg. 3).

SUMMARY:

The proposal, as currently presented, fails all four of the conditions governing LAMIRD LOBs as stated in RCW 36.70A.070(5)(d)(C)(iv) and in WAC 365-196-425(6)(i)(D)&(E). The addition of the parcel to the Rural Shoreline Development LAMIRD would potentially reduce the residential/agricultural conflict between the two LAMIRDs. However, it would increase conflict between the newly included residential parcel and the remaining agricultural parcels in the area, along with potentially violating the WAC 365-190-050(1) governing Agricultural Resources Lands designation.

The LOB for the Rural Shoreline Development LAMRID is already laid out to correspond to "Physical boundaries, such as bodies of water, streets and highways, and land forms and contours." The addition of the parcel would create a "nub" which is not in compliance with clearly demarcated physical boundaries. Lastly, as acknowledged by the applicant, the primary purpose of this proposal to expand the LAMIRD is to increase availability (capacity) for development of single-family homes at a rural standard. Unfortunately, the rules governing LAMRID LOBs do not allow for expansion when the primary purpose is to increase capacity of the LAMRID for development.

Franklin County's next 10-year review and update to the Franklin County Comprehensive Plan is due by June 30, 2026, with work on the review and update to begin in mid, to late, 2024. As part of that review, a land-use analysis will be made to determine if changes need to be made to land-use designations, and requests for de-designations of lands can/will be done on a countywide basis.

If Denied: Suggested Findings of Fact:

1. The proposal, as currently presented, fails all four of the conditions governing LAMIRD LOBs as stated in RCW 36.70A.070(5)(d)(C)(iv) and in WAC 365-196-425(6)(i)(D)&(E).
2. As proposed, this request would expand the existing LOB of the Rural Shoreline Development LAMIRD. As provided for in WAC 365-196-425(6)(i)(D), the LOB is to contain the land-uses allowed within a LAMIRD, in this case, residential uses.
3. As proposed, changing the comprehensive plan land-use designation from Agricultural to Rural Shoreline Development would permit "low-density sprawl", in violation of RCW 36.70A.070(5)(d)(C)(iv).
4. Nearly 85% of the existing land in the current Rural Shoreline Development LAMIRD is undeveloped.

5. The comprehensive plan land-use designation of this property is Agriculture, and it is a designated ALLTCS. ALLTCS are not to be converted to residential lands without being de-designated from its Agriculture designation. De-designation requests must be reviewed on a countywide basis, not on a parcel-by-parcel basis.
6. The next Franklin County mandated 10-year review and update to its comprehensive plan is due June 30, 2026, with the review and update process initiating sometime in 2024. As part of the review and update, a countywide land-use analysis will be made.

If Approved: No Suggested Finding of Fact are required



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

GENERAL LAND DEVELOPMENT APPLICATION

FOR STAFF USE ONLY:	FILE #: CPA-2022-02	Reviewed by: Hearing Date:	<div style="border: 2px solid blue; padding: 5px; text-align: center;"> RECEIVED APR 14 2022 FRANKLIN COUNTY PLANNING DEPARTMENT </div>
	Total Fees: \$ 800.00		
	Receipt #: PL22-00662		
	Date of Pre-App meeting:		
	Date deemed complete:		

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

<input checked="" type="checkbox"/> for contact person:	CONTACT INFORMATION
<input type="checkbox"/>	Property Owner Name: Diamondback Farms LLC Mailing Address: P.O. Box 3200, Pasco, WA 99302 Phone: (509) 727-2751 Email: levi@diamondbackfarms.com
<input type="checkbox"/>	Applicant / Agent / Contractor (if different) Company: same as property owner Name: same as property owner Address: same as property owner Phone: same as property owner Email: same as property owner
<input checked="" type="checkbox"/>	Surveyor / Engineer Company: Aqtera Engineering Name: Caleb Stromstad Address: 2705 St. Andrews Loop, Suite C, Pasco, WA 99301 Phone: (509) 845-0208 Email: caleb@aqtera.com

BRIEF DESCRIPTION OF PROJECT OR REQUEST:

Proposed designation change from Agricultural to Rural Shoreline Development.

PROPERTY INFORMATION:

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

124190232

Legal Description of Property:

Please refer to attached document "Supporting Information".

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

No address available. Location is in Franklin County, southwest of Columbia River Rd, east of Fraser Dr.

- 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.

LV

4/13/2022

Owner

Date

Caleb Stromstad

4/13/2022

Applicant/Representative

Date

Print Name: Levi Underwood, Diamondback Farms LLC

Print Name: Caleb Stromstad, Aqtera Engineering

COMPREHENSIVE PLAN MAP AMENDMENT INFORMATION

PARCEL NUMBER(S) AND/OR LEGAL DESCRIPTION OF THE PROPERTY:

124190232

WHAT IS THE CURRENT USE OF THE PROPERTY:

The property is currently being used as commercial farmland.

EXISTING COMPREHENSIVE PLAN DESIGNATION:

Agricultural

EXISTING ZONING:

AP-20 (Agricultural Production Zone)

REQUESTED COMPREHENSIVE PLAN DESIGNATION:

Rural Shoreline Development

LOT/PARCEL SIZE:

44.58 acres

DETAILED DESCRIPTION OF THE PROPOSED USE / DEVELOPMENT PROPOSAL (ATTACH ADDITIONAL SHEETS IF NEEDED):

Proposed designation change from Agricultural to Rural Shoreline Development.

WHAT ARE THE REASONS FOR THE REQUESTED AMENDMENT? INCLUDE SUBSTANTIAL INFORMATION AND JUSTIFICATION ON WHY THE CURRENT MAP DESIGNATIONS ARE NOT SUFFICIENT OR APPROPRIATE:

1. Please refer to attached document "Supporting Information".

DESCRIBE HOW THE SUBJECT PROPERTY IS SUITABLE FOR THE PROPOSED DESIGNATION, AND INCLUDE INFORMATION ON THE AVAILABILITY AND LOCATION OF UTILITIES, ROADS, WATER AVAILABILITY, WASTE DISPOSAL, SCHOOLS, PARKS, AND SHERIFF/FIRE PROTECTION:

2. Please refer to attached document "Supporting Information".

INCLUDE ANY OTHER INFORMATION YOU FEEL IS NECESSARY OR RELEVANT FOR CONSIDERATION:

3. Please refer to attached document "Supporting Information".

IRRIGATION SOURCE:

☐ NONE ☐ PRIVATE ☒ SCBID ☐ FCID

DOMESTIC WATER SUPPLY:

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

☒ OTHER (SPECIFY): There is no well located on the property

SEWAGE DISPOSAL:

☐ ON-SITE SEPTIC ☒ OTHER (SPECIFY): There is currently no sewage disposal on the property.

LIST UTILITY PROVIDERS:

Power — Big Bend

Telephone — None currently

Natural Gas — None currently

Cable / Broadband — None currently

Sanitary waste disposal — None currently

ALL persons with an ownership interest in the property on which the land use action is proposed must sign the application (other than interests exclusively limited to ownership of the parcel's mineral rights). Use additional pages if necessary.

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.

LV

4/13/2022

Caleb Stromstad

4/13/2022

Owner

Date

Applicant/Representative

Date

Print Name: Levi Underwood, Diamondback Farms LLC

Print Name: Caleb Stromstad, Aqtera Engineering



FRANKLIN COUNTY COMPREHENSIVE PLAN MAP AMENDMENT (CPA) APPLICATION SUPPLEMENT

SIGNATURE PAGE – CORPORATION/PARTNERSHIP/LLC

If the applicant/legal owner is a corporation/partnership/LLC etc. please use the following signature block. Please make a copy of this page if more than one corporation/partnership/LLC signature is required.

Applicant/legal owner: Diamondback Farms LLC

By: Levi Underwood
Print Name

Owner
Title

Signature: LV
Signature

Owner
Title

The above signed officer of Diamondback Farms LLC *(name of entity)* warrants and represents that all necessary legal and corporate actions have been duly undertaken to permit Aqtera Engineering to submit this application and that the above signed officer has been duly authorized and instructed to execute this application.

Rev. Jan 2019



Underwood Comprehensive Plan Amendment Application – Supplemental Questions

1. **What are the reasons for the requested amendment? Include substantial information and justification on why the current map designations are not sufficient or appropriate:**

The existing agricultural designation is no longer appropriate for the site for the following reasons:

Conflicting Land Uses Make Farming in the Long Term Unsustainable

The site is currently bordered by agricultural use to the south and north and partially along the west. However, this situation is temporary. Properties to the west are included in the Rural Shoreline Development designation and will eventually be developed with residential uses within the 20 year planning period. Land to the east of the site is designated as a Rural Remote LAMIRD and is developed with single family homes.

The result is that the site is bordered by or will be bordered by residential uses on both the east and west. Despite the right to farm laws that Franklin County has adopted, the proximity of residential development renders the site ill-suited for farming. Crop dusting, an important and necessary modern farming practice, is no longer practicable. Due to liability concerns, crop dusters will not work fields that are in close proximity to residential development. The FAA regulates the height that crop dusters may fly in “congested areas.” Farmers and pilots who violate these rules may be subject to civil penalties. (C.F.R. sec 91.119).



Figure 1: Underwood Site – Plan Amendment – Agricultural Land to Rural Shoreline

The right to farm law (Franklin County Code Chapter 5.12) provides protections for farmers from nuisance lawsuits, allowing a farmer to recoup costs associated with defending against such lawsuits. Even so, the farmer must withstand the time, effort and money required to defend such



a lawsuit, with an unknown outcome to such a suit, which can be a discouragement to continue farming land that is adjacent to residential uses.

The Site's Current Designation as Agricultural Appears to be an Oversight

The site is designated as “Agricultural Resource Land” under the comprehensive plan. It is a relatively narrow strip of land that is sandwiched between two rural developments. The site is bounded by existing residential land and land zoned for residential use (Rural Shoreline Development) along 70% of the site's perimeter. Given the relatively small size of the parcel (44.5 acres), its configuration as a long and fairly narrow parcel and the fact that it is effectively enclosed on all sides by residentially designated lands, it seems probable that the county overlooked this site in applying the agricultural lands designation. It should have been included in one of the adjacent rural designations. The long term viability of the site as agricultural land is severely comprised with the potential for land use conflicts created by residential land use.

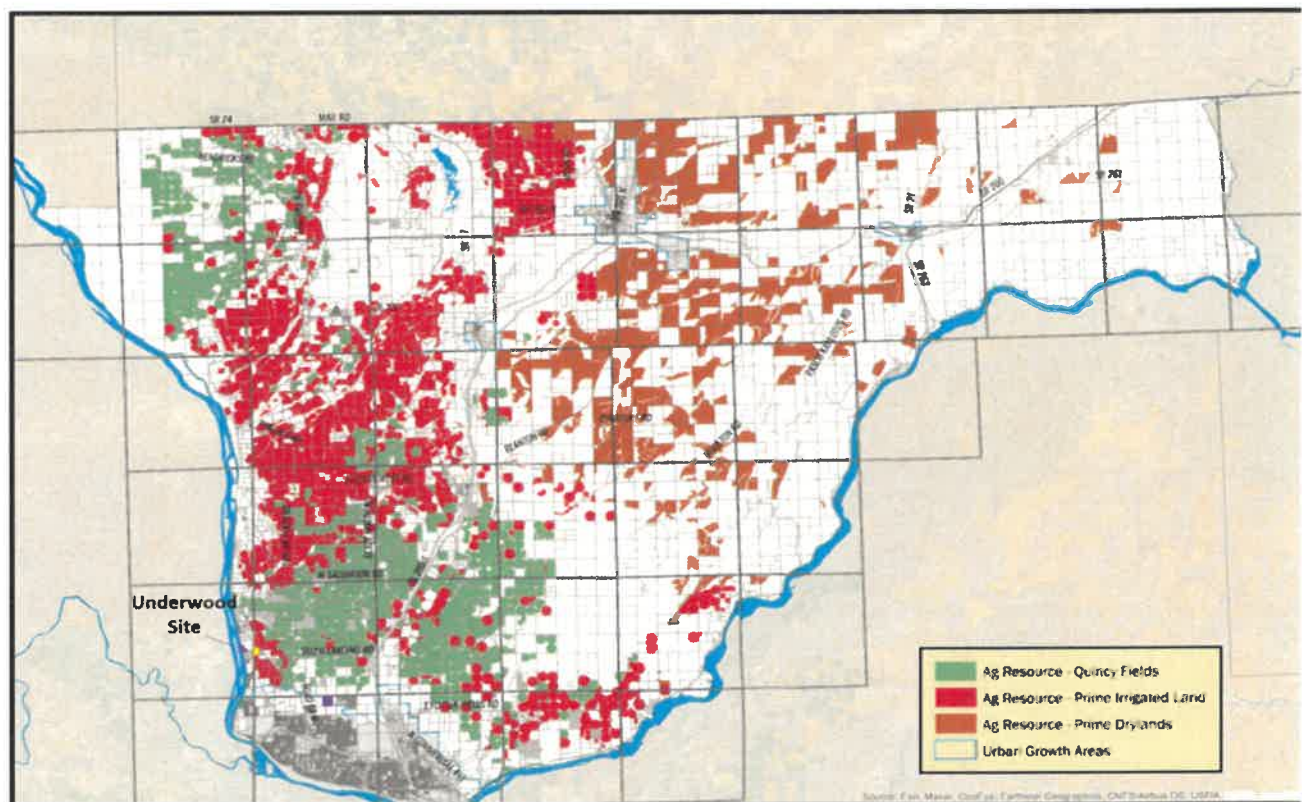


Figure 2: Excerpt from Comprehensive Plan – (Map 17 of the Comprehensive Plan)

The two adjacent LAMIRDS that sandwich the site were established with tight boundaries that excluded the site. That is unfortunate because the outer limits of LAMIRDS are not generally intended for expansion. The plan (page 41) states:



Generally, expansion of LAMIRDs and their associated LOB is not permitted by the GMA but in rare cases it may be appropriate.

Correction of this oversight to reclassify the land into the adjacent Rural Shoreline Development would rectify the oversight originally made in the county plan. It would provide opportunity for future rural uses instead of agricultural uses that will create ongoing land use conflicts. This amendment qualifies as a rare case that justifies a minor expansion of a LAMIRD and its associated LOB.

2. Describe how the subject property is suitable for the proposed designation and include information on the availability and location of utilities, roads, water availability, waste disposal, schools, parks and sheriff/fire protection.

The Site is Well-Suited to the Rural Shoreline Development Land Use Designation

The Rural Shoreline Development land use designation is suitable to be applied to the site for the following reasons:

- The site itself is free from environmental constraints that would limit development. There are no known wetlands, steep slopes, wildlife habitat, floodplains or geological hazards that would prohibit or limit the rural shoreline development of the site;
- Columbia River Road, a well-travelled collector road runs adjacent to and east of the site and provides excellent access for future development and is located only 1.5 miles from the Pasco Urban Growth Area, where urban services will be available;
- The site is located one mile from the Franklin County Fire District #3 Station 33;
- Vintage Park is located five miles southeast of the site;
- Edwin Markham Elementary School is located nine miles from the site and would serve future residents; and
- Utilities are likely available based on the proximity of the site to existing rural shoreline uses.

A Rural Shoreline Land Use Designation Satisfies a Need for Rural Housing

According to the Comprehensive Plan, the unincorporated County will grow by an estimated 2,305 housing units over the 20 year planning period, as stated on page 102 of the plan and as shown in the figure below:



FUTURE HOUSING NEEDS

To accommodate future population, the unincorporated areas of Franklin County will need to add additional housing units. Based on population projections for this planning period as discussed in the Land Use Element, approximately 2,305 additional dwelling units will be required to house the 2038 population in unincorporated Franklin County:

Estimated Franklin County 2017 Population (unincorporated):	12,540 people
Unincorporated Franklin County Allocation:	13.2 percent
Medium Series County-wide Population Projection for 2038:	152,285 people
Estimated Franklin County 2038 Population (unincorporated):	20,102 people
Anticipated 20-year Growth (unincorporated):	7,562 people
Average Household Size:	3.28 people per dwelling unit

Number of additional housing units that will be needed: 2,305

Figure 3: Future Housing Needs

The proximity of the site to the Columbia River and rural shoreline development makes the site an attractive one for future rural housing. Its location along Columbia River Road provides convenient access to employment centers, shopping, schools and other services.

A Rural Shoreline Land Use Designation Helps Satisfy Demand for Housing

Housing costs within the Tri-Cities region are rapidly increasing and presently are beyond the reach of many Franklin County families.

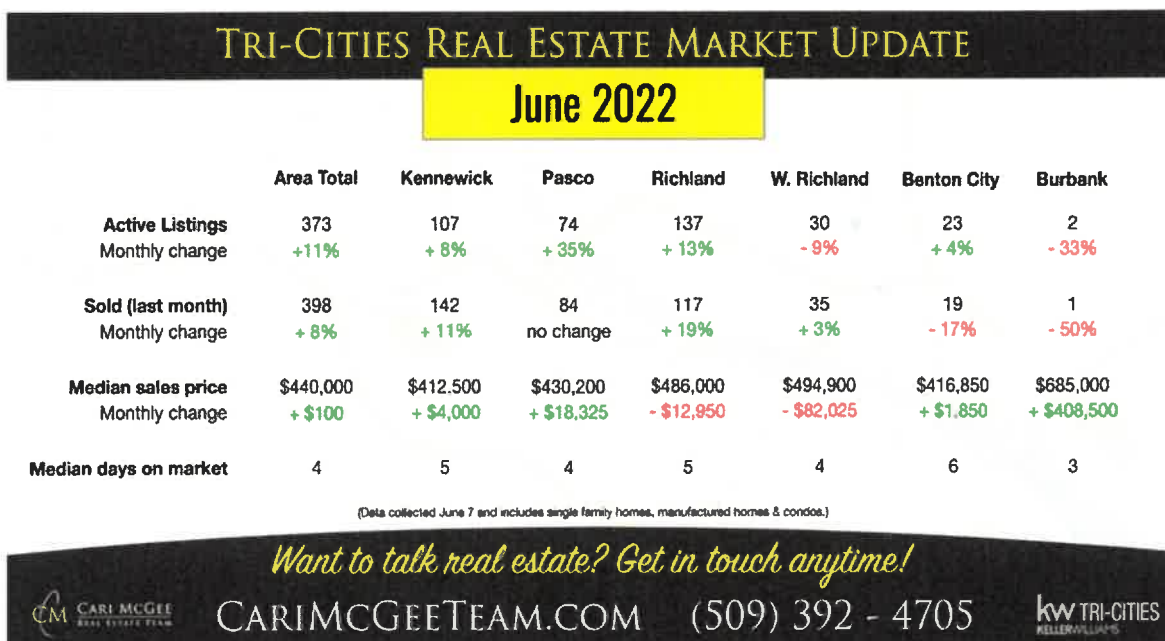


Figure 4: Snapshot of Current Home Prices

The City of Pasco's median home sale price is \$430,200. According to the State Office of Financial Management, the estimated median household income in Franklin County was \$47,982 in 2021. Page 102 of the plan document states that:



According to the GMA, housing can be considered “affordable housing” when the total housing costs, including basic utilities, does not exceed 30 percent of the income limit.

If a household with a median family income were to purchase a median price home today, even with a 20% down payment at a 5.1% interest rate over a 30 year loan, the monthly mortgage payment would be \$2,020, or 50% of the total household income. (See Figure 7 below.) This current situation puts the purchase of a home beyond the reach of many Franklin County families.

An increase in the supply of residential land is a significant step for the County to take in the direction on bringing housing costs down for its working families. Further, it is one that is in keeping with both the stated goals of the comprehensive plan and the Growth Management Act.

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Interest Rate: <input type="text" value="5.1"/> %	\$80,000.00	20.00%
See Los Angeles's Best Rates	Down payment amount	Down payment %
Loan Term: <input type="text" value="30"/> years	Veterans & Military: Check Your Eligibility for 0% Down	
Start Date: <input type="text" value="Jun"/> <input type="text" value="2022"/>	May, 2052	\$305,478.14
Property Tax: <input type="text" value="2400"/> \$/yr	Loan pay-off date	Total Interest Paid
PMI: <input type="text" value="0.5"/> %	\$200.00	\$72,000.00
Home Ins: <input type="text" value="1000"/> \$/yr	Monthly Tax Paid	Total Tax Paid
Monthly HOA: <input type="text" value="0"/> \$	\$83.33	\$30,000.00
Loan Type: <input type="text" value="Conventional"/>	Monthly Home Insurance	Total Home Insurance
Compare Loan Types	\$24,249.27	\$727,478.14
	Annual Payment Amount	Total of 360 Payments

Figure 5: Monthly Cost of Purchasing a Median Price Home

County Wide Planning Policies 1(D) states:



Housing: Encourage the availability of affordable housing to all economic segments of the Franklin County population and promote a variety of residential densities and housing types and encourage preservation of existing housing stock.

Designating the site as Rural Shoreline Development land would help the County meet this policy.

3. Include any other information you feel is necessary or relevant for consideration:

The following factors provide further support for the proposed plan change to change the designation on the site from Agricultural Land to Rural Shoreline Development Land:

Site Provides for an Orderly Transition between Rural and Agricultural Lands

On page 42 of the plan, policy #1 for Rural Shoreline Development land states:

Ensure that access to the shoreline is available in accordance with the provision of the Shoreline Management Act and the Franklin County Shoreline Master Program.

The proposed plan change would help to implement this policy. The current boundary places residential development on three sides of the site, making continued agricultural use of the site problematic. Conversion of the site to Rural Shoreline Development land would provide for a more regular boundary separating rural development from agricultural land. The effect of the proposed change would make Columbia River Road a clear dividing line between agricultural lands and non-agricultural lands within this neighborhood.



Figure 6: Transition between Rural and Agricultural Land Uses

Further support for the proposal can be found in the Resource Lands Goals and Policy statements. Policy 4 under Goal 1 states:

Land use activities adjacent to commercial farming operations should be located and designed to minimize conflicts with farm-related activities.

The designation of the site to Rural Shoreline Development land eliminates the conflicts that would exist if the agricultural land designation were left in place.

Site Would Provide for High Quality of Life

Goal six of the plan reads as follows:

Encourage development of neighborhoods that support a high quality of life.

The proposal would provide for a high quality of life for future residents of the Rural Shoreline Development area in the following ways;

- It provides for rural neighborhood character in a location that is adjacent to other rural development lands to the west and east and to a single family residence located immediately north of the site;
- It is located near the Columbia River shoreline, an area that is a naturally attractive location for rural shoreline housing;



- It is located near existing development that may provide services to this future neighborhood more efficiently than if rural residents were in more remote locations;
- It provides an additional area to help satisfy the demand for housing within the unincorporated county, increasing the supply of residential land and thereby helping to limit the escalation of housing costs; and
- It is in an area that is devoid of natural environmental hazards and critical areas, such as wildlife habitat. By directing residential development in such locations, it helps to implement the county's goals of protecting and conserving the natural environment.

Re-designation of the Site Would Result in Compatible Adjacent Uses

Goal seven of the plan states:

Achieve the maximum degree of compatibility between adjacent uses.

The proposal would eliminate the conflict that exists between agricultural use and adjacent rural shoreline use and place future rural shoreline uses adjacent to existing rural shoreline uses.

The Proposed Designation is Consistent with the County Plan

As detailed in the discussion above, the application is consistent with the County's plan. Approval of the request would result in the following:

- Elimination of a conflict between agricultural uses and adjacent rural shoreline uses;
- A re-designation of the site in a manner that would correct an apparent oversight;
- A rural shoreline development land use designation on a site that is well suited for that purpose;
- An addition to the County's rural shoreline development land base, helping to provide adequate land area for future county housing;
- Rural Shoreline land area that is in close proximity to other rural shoreline uses, enabling service providers to provide services more efficiently;
- An expansion of the residential land base that would help the County take a positive step in meeting its goal of encouraging affordable housing;
- A regularized boundary along the Columbia River Road helps separate residential and agricultural land uses and reduce potential conflicts between the two uses;
- Ensuring that adjacent land uses remain compatible; and
- Implementation of a wide variety of planning goals, including encouraging affordable housing, preserving natural environments and helping to meet the County's expected population growth.

GENERAL LAND DEVELOPMENT APPLICATION



Legal description of property:

SHORT PLAT 90-13 LOT 2



COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION WRITTEN NARRATIVE

1. Existing and historic land use.

The property is currently being used as commercial farmland and has been farmed since at least 1985, any other historical uses are unknown.

2. Soil types (general description).

The site consists of 82% Sagehill very fine sandy loam, and 18% Neppel very fine sandy loam, per NRCS soils data.

3. Any known cultural, archaeological, or historic resources.

None are known to exist on the subject property.

4. Any previous or pending land use permit activity.

None.

5. The availability of public facilities, such as roads, sewer, water, and other required public services.

The subject property is accessed by Fraser Rd and Columbia River Rd. Any future development would include road access to collector arterials. It is likely that utilities, water, and waste disposal will be available due to the proximity of other residential developments to the west and east of the subject property. Power is available through Big Bend Electric.

6. State how the proposed amendment is consistent with the Growth Management Act goals and requirements (RCW 36.70A), the latest adopted Franklin County Comprehensive Plan, applicable capital facilities plans, and official population growth forecast and allocations.

Growth Management Acts goals and requirements:

The proposed designation is consistent with several goals and requirements listed in the Growth Management Act including:

RCW 36.70A.020 Planning Goals:

(4) Housing. Plan for and accommodate housing affordable to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(9) Open space and recreation. Retain open space, enhance recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks and recreation facilities.



(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

RCW 36.70A.130 Comprehensive Plans – Review procedures and schedules – Amendments

(1)(a) Each comprehensive land use plan and development regulation shall be subject to continuing review and evaluation by the county or city that adopted them. Except as otherwise provided, a county or city shall take legislative action to review and, if needed, revise its comprehensive land use plan and development regulations to ensure the plan and regulations comply with the requirements of this chapter according to the deadlines in subsections (4) and (5) of this section.

Franklin County Comprehensive Plan:

The proposed designation is consistent with multiple goals and policies of the Franklin County Comprehensive Plan. Please refer to the attached supplemental document “Supporting Information” for a detailed list of specific goals and policies.

Official Population Growth Forecast and Allocations:

The table below shows the High, Medium, and Low population projections for Franklin County, as established by the Washington State Office of Financial Management (OFM in 2017.

YEAR	2020	2025	2030	2035	2038	2040
HIGH	116,386	141,169	165,616	192,131	207,565	218,538
MEDIUM	99,712	113,781	127,443	143,087	152,285	158,574
LOW	87,642	95,607	103,082	112,462	117,882	121,639

Source: OFM, December 2017

The proposed designation helps ensure Franklin County can provide adequate and plentiful housing options to account for the projected growth of the County.

7. Describe how the site is more consistent with the criteria for the proposed map designation, as compared to the criteria for the existing map designation.



The proposed map designation of Rural Shoreline Development will allow for future development to create more housing options. Currently, only 0.2% of the County is designated as Rural Shoreline Development while 89.4% of the County is designated as Agricultural. The proposed designation will decrease the amount of Agricultural designated land by 0.006% and will increase the amount of Rural Shoreline Development land by 2.87% increasing the opportunity to achieve several Goals and Policies of the County. The site is conveniently located near land that is already designated as Rural Shoreline Development as well as Rural Remote; a designation of Rural Shoreline Development as opposed to Agricultural will help to create an orderly transition between rural living and agricultural land.

8. Describe how the site is suitable for the proposed designation and describe if there is a lack of appropriately designated alternative sites within the vicinity.

The proposed designation of Rural Shoreline Development is suitable for the subject property based on the designation of neighboring parcels. To the west of the subject property, the land is designated as Rural Shoreline Development. To the east of the subject property, the land is designated as Rural Remote. Approval of the proposed designation would help make the subject property a transitional area between developed and agricultural lands. Future development would help achieve the County's policy to "Provide for the orderly transition between urban and agricultural land uses".

There are 1,550 acres of land in Franklin County designated as Rural Shoreline Development, representing 0.2% of all land in Franklin County.

9. Detail how a full range of necessary public facilities and services can be adequately provided in an efficient and timely manner to serve the proposed designation. Such services may include water, sewage, storm drainage, transportation, fire protection and schools.

The subject property is within the jurisdiction of the Franklin County Sheriff's Office and is located approximately 1 mile from Franklin County Fire District 3, Station 33. The property is within the boundaries of Edwin Markham Elementary School which is located approximately 9 miles to the north of the subject property. The nearest public park is Vintage Park, located approximately 5 miles southeast of the subject property. Future development would require a subdivision drainage system to be designed for capture and disposal of stormwater runoff



onsite.

10. Describe how the proposed future land use map amendment will not prematurely cause the need for nor increase the pressure for additional map amendments in the surrounding area.

The parcels to the west and east of the subject property are designated to allow for 1 to 5 acre lots of residential development. The proposed designation of Rural Shoreline Development would allow for similar residential development. No additional map amendments will be needed to account for this amendment.

ADDRESS THE SEVEN ITEMS LISTED IN FCC 17.84.030

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

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

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

The land directly to the west of the subject property is designated as Rural Shoreline Development. The existing cultivated ground to the west is being converted into a residential development. Once this neighboring development is complete the site will become an agricultural island. Allowing infill residential development to occur by amending the land use designation is consistent with the goals and policies of the County.

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

The proposed designation of Rural Shoreline Development follows the County's Comprehensive Plan which is adopted with the intent of advancing the public health, safety, and general welfare. The proposed designation matches the designation of several parcels immediately to the west of the subject property.

D. The effect it will have on the value and character of adjacent property and the comprehensive plan.

The proposed designation of Rural Shoreline Development is consistent with the Comprehensive Plan. It is unlikely that the proposed designation would affect the value



and character of the adjacent property as this is a non-project action. Future development of the subject property would be consistent with the uses of adjacent property.

E. The effect on the property owner or owners of the request is not granted.

The proposed designation would allow for residential development which will most likely increase the monetary value of the land. If the current designation of Agricultural were to remain then residential development would be prohibited and the property owner would suffer a significant economic loss on the potential sale and/or development of this property.

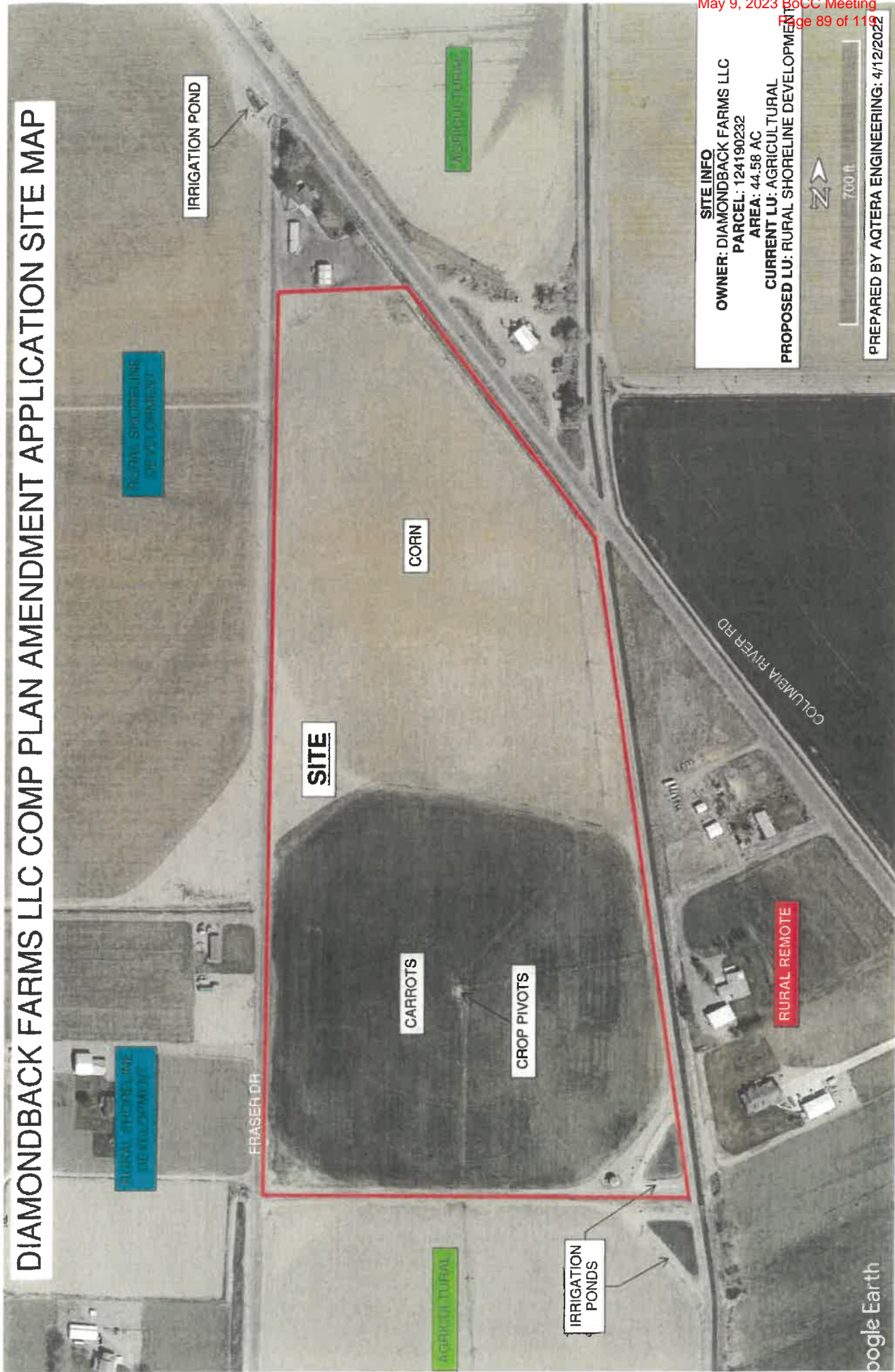
F. The current comprehensive plan land use designation for the property.

Agricultural

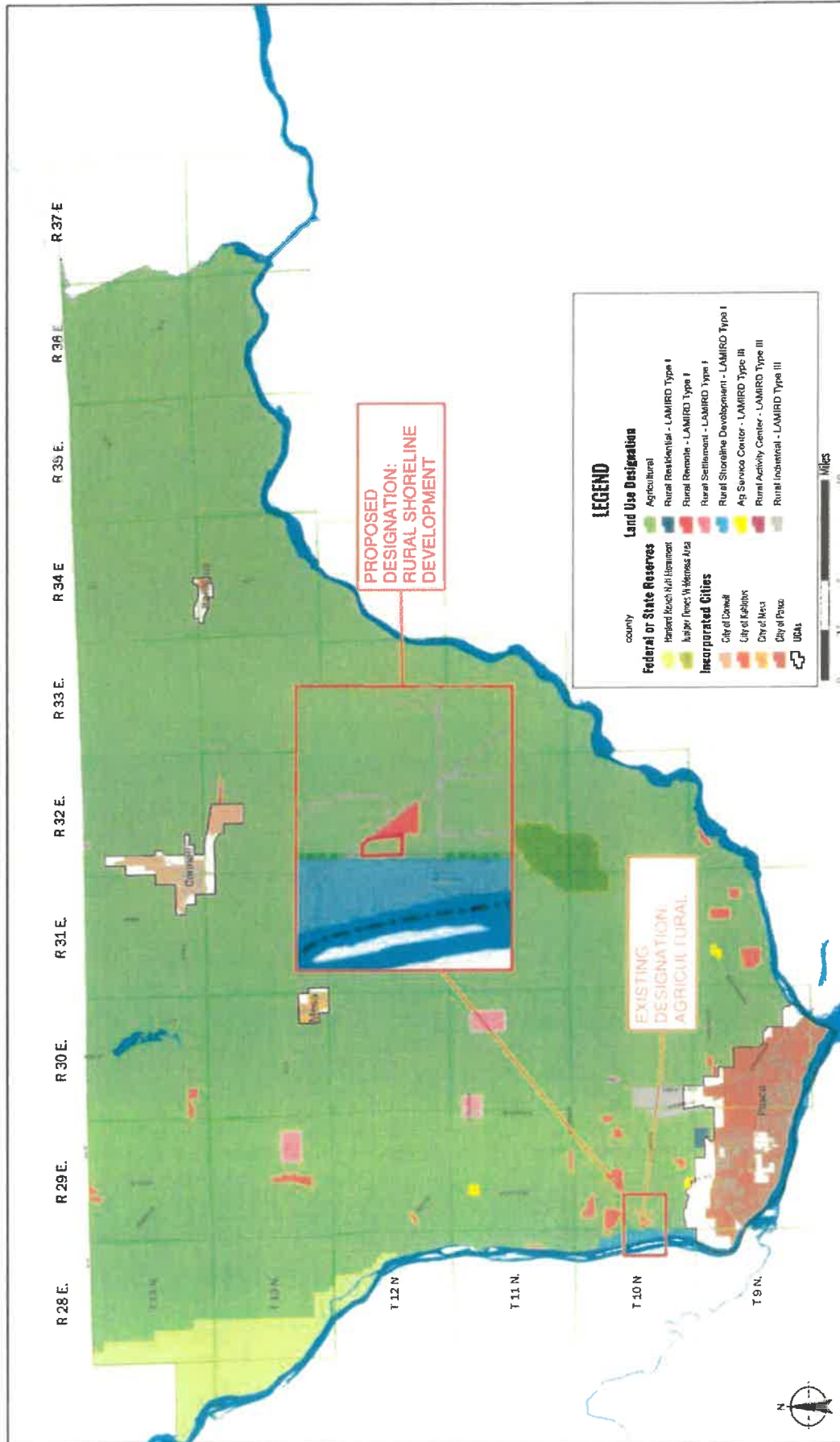
G. Such other information as the planning commission requires.

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

DIAMONDBACK FARMS LLC COMP PLAN AMENDMENT APPLICATION SITE MAP



SITE INFO
OWNER: DIAMONDBACK FARMS LLC
PARCEL: 124190232
AREA: 44.58 AC
CURRENT LU: AGRICULTURAL
PROPOSED LU: RURAL SHORELINE DEVELOPMENT





Underwood Comprehensive Plan Amendment Application – Supplemental Questions

1. **What are the reasons for the requested amendment? Include substantial information and justification on why the current map designations are not sufficient or appropriate:**

The existing agricultural designation is no longer appropriate for the site for the following reasons:

Conflicting Land Uses Make Farming in the Long Term Unsustainable

The site is currently bordered by agricultural use to the south and north and partially along the west. However, this situation is temporary. Properties to the west are included in the Rural Shoreline Development designation and will eventually be developed with residential uses within the 20 year planning period. Land to the east of the site is designated as a Rural Remote LAMIRD and is developed with single family homes.

The result is that the site is bordered by or will be bordered by residential uses on both the east and west. Despite the right to farm laws that Franklin County has adopted, the proximity of residential development renders the site ill-suited for farming. Crop dusting, an important and necessary modern farming practice, is no longer practicable. Due to liability concerns, crop dusters will not work fields that are in close proximity to residential development. The FAA regulates the height that crop dusters may fly in “congested areas.” Farmers and pilots who violate these rules may be subject to civil penalties. (C.F.R. sec 91.119).



Figure 1: Underwood Site – Plan Amendment – Agricultural Land to Rural Shoreline

The right to farm law (Franklin County Code Chapter 5.12) provides protections for farmers from nuisance lawsuits, allowing a farmer to recoup costs associated with defending against such lawsuits. Even so, the farmer must withstand the time, effort and money required to defend such



a lawsuit, with an unknown outcome to such a suit, which can be a discouragement to continue farming land that is adjacent to residential uses.

The Site's Current Designation as Agricultural Appears to be an Oversight

The site is designated as “Agricultural Resource Land” under the comprehensive plan. It is a relatively narrow strip of land that is sandwiched between two rural developments. The site is bounded by existing residential land and land zoned for residential use (Rural Shoreline Development) along 70% of the site's perimeter. Given the relatively small size of the parcel (44.5 acres), its configuration as a long and fairly narrow parcel and the fact that it is effectively enclosed on all sides by residentially designated lands, it seems probable that the county overlooked this site in applying the agricultural lands designation. It should have been included in one of the adjacent rural designations. The long term viability of the site as agricultural land is severely comprised with the potential for land use conflicts created by residential land use.

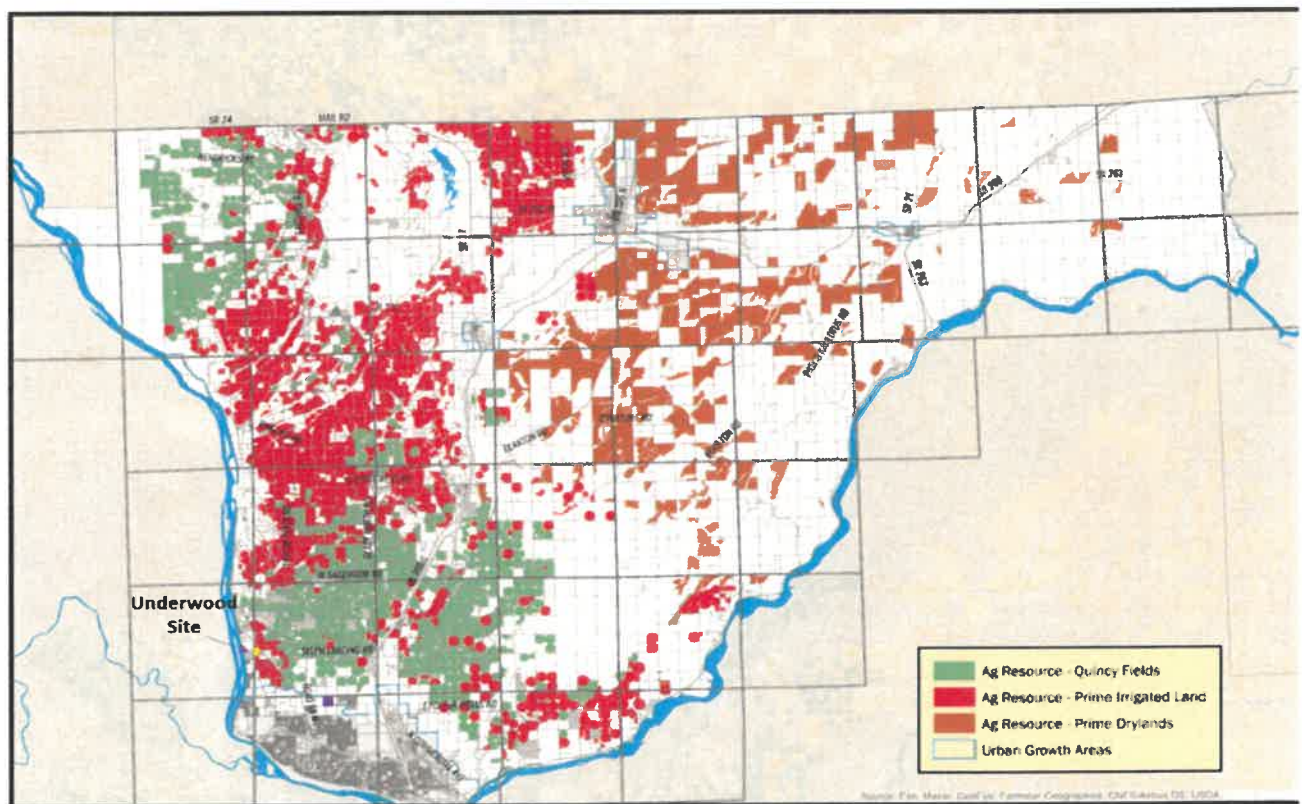


Figure 2: Excerpt from Comprehensive Plan – (Map 17 of the Comprehensive Plan)

The two adjacent LAMIRDS that sandwich the site were established with tight boundaries that excluded the site. That is unfortunate because the outer limits of LAMIRDS are not generally intended for expansion. The plan (page 41) states:



Generally, expansion of LAMIRDs and their associated LOB is not permitted by the GMA but in rare cases it may be appropriate.

Correction of this oversight to reclassify the land into the adjacent Rural Shoreline Development would rectify the oversight originally made in the county plan. It would provide opportunity for future rural uses instead of agricultural uses that will create ongoing land use conflicts. This amendment qualifies as a rare case that justifies a minor expansion of a LAMIRD and its associated LOB.

2. Describe how the subject property is suitable for the proposed designation and include information on the availability and location of utilities, roads, water availability, waste disposal, schools, parks and sheriff/fire protection.

The Site is Well-Suited to the Rural Shoreline Development Land Use Designation

The Rural Shoreline Development land use designation is suitable to be applied to the site for the following reasons:

- The site itself is free from environmental constraints that would limit development. There are no known wetlands, steep slopes, wildlife habitat, floodplains or geological hazards that would prohibit or limit the rural shoreline development of the site;
- Columbia River Road, a well-travelled collector road runs adjacent to and east of the site and provides excellent access for future development and is located only 1.5 miles from the Pasco Urban Growth Area, where urban services will be available;
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Number of additional housing units that will be needed: 2,305

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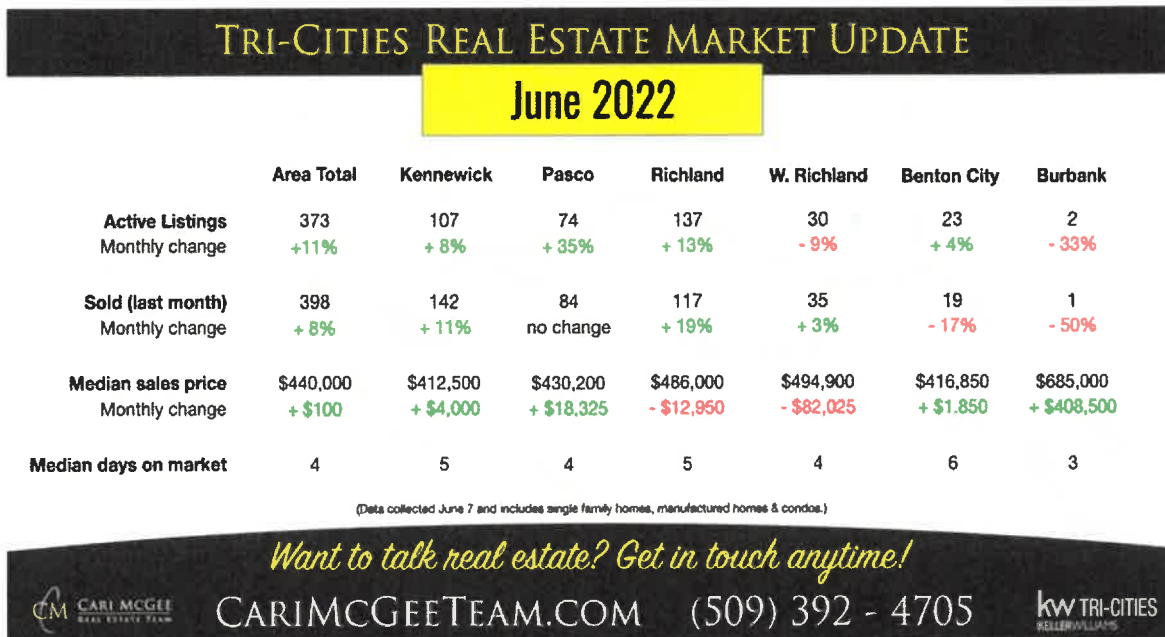


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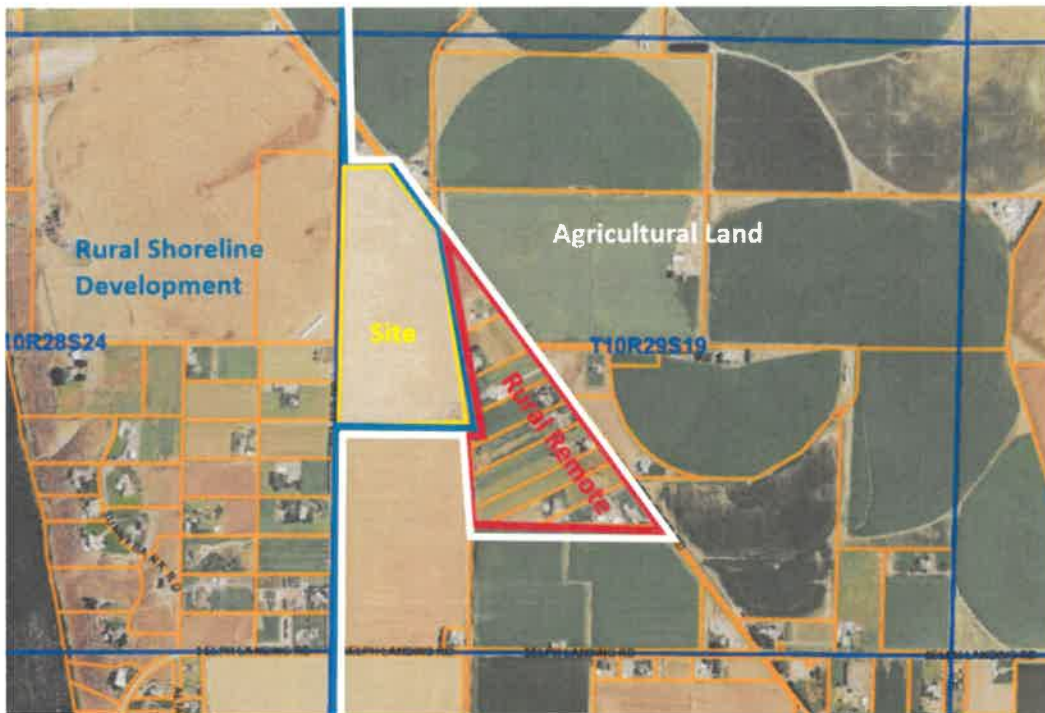


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Further support for the proposal can be found in the Resource Lands Goals and Policy statements. Policy 4 under Goal 1 states:

Land use activities adjacent to commercial farming operations should be located and designed to minimize conflicts with farm-related activities.

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Achieve the maximum degree of compatibility between adjacent uses.

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As detailed in the discussion above, the application is consistent with the County's plan. Approval of the request would result in the following:

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- A re-designation of the site in a manner that would correct an apparent oversight;
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- Ensuring that adjacent land uses remain compatible; and
- Implementation of a wide variety of planning goals, including encouraging affordable housing, preserving natural environments and helping to meet the County's expected population growth.

GENERAL LAND DEVELOPMENT APPLICATION



Legal description of property:

SHORT PLAT 90-13 LOT 2

SEPA 2022-15

SEPA ENVIRONMENTAL CHECKLIST FRANKLIN COUNTY, WASHINGTON

May 9, 2023 BoCC Meeting
Page 100 of 119

Purpose of checklist:

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

Instructions for applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

To Be Completed by Applicant:

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

To Be Completed by Applicant:

**Evaluation for
Agency Use
Only:**

A. Background

1. Name of proposed project, if applicable:

Diamondback Farms Map Amendment – Agricultural to Rural Shoreline Development.

2. Name of applicant:

Diamondback Farms / Levi Underwood

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

Applicant:

Levi Underwood

P.O. Box 3200

Pasco, WA 99302

(509) 727-2751

Applicant Representative:

Aqtera Engineering

c/o Caleb Stromstad

2705 St Andrews Lp, Ste C

Pasco, WA 99301

(509) 845-0208

caleb@aqtera.com

4. Date checklist prepared:

04/14/2022

5. Agency requesting checklist:

Franklin County.

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

Approximate Planning Commission review: June/July 2022.

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

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No immediate plans, but following the map amendment approval of Rural Shoreline Development designation, the applicant would be able to proceed with residential development of the property.

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

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

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

No.

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

Franklin County Comprehensive Plan Map Amendment approval.

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

This proposal is to redesignate parcel 124190232 from Agricultural to Rural Shoreline Development. The total area to be redesignated is approximately 44.58 acres.

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

No address available. Location is in Franklin County, southwest of Columbia River Rd, east of Fraser Dr.

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Evaluation for
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Only:

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

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

The site has minimal internal rolling terrain averaging grades of less than 2%.

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 site consists of 82% Sagehill very fine sandy loam, and 18% Neppel very fine sand loam, per NRCS soils data.

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

No, there is no history or indication of unstable soils on the site, nearby developments were built on like soil.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

2. Air

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

3. Water

- a. Surface Water:

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

There are three small ponds located in the immediate vicinity of the site. One at the southeast corner of the property, a second approximately 550' to the northwest of the property, and a third located just south of the property boundary. The Columbia River lies approximately 2,740' to the west of the site.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

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

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

Not applicable for non-project action.

b. Ground Water:

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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None known.

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

Not applicable for non-project action.

- 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:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Robins, Starlings, Magpie, Kestrel Hawk, Seagull, Dove, Quail.
There is a potential for small rodents on site.

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

None are known.

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

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

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

None proposed.

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

None are known.

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6. Energy and Natural Resources

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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. Not applicable for non-project action.

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

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

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

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

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

None. Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

b. Noise

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

8. Land and Shoreline Use

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

The subject site is presently used for agricultural farming. There is residential development directly to the east and west of the site. Current land uses on nearby or adjacent properties will not be affected.

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

The site is presently used as working farmland. This proposal does not convert any agricultural lands of long-term commercial significance.

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

Not applicable for non-project action.

- c. Describe any structures on the site.

There is a small silo located in the southeast corner of the property.

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

Not applicable for non-project action.

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

AP-20 (Agricultural Production Zone)

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

Agricultural.

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

Not applicable.

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

None known.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

The proposed designation is compatible with existing uses. The property to the east is designated as Rural Remote. The property to the west is designated as Rural Shoreline Development. Future development of the subject property would enhance the site as a transitional area between residential development and agricultural lands which would help further the County's policy to "Provide for the orderly transition between urban and agricultural land uses".

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

Not applicable. There are no agricultural lands of long-term significance affected by this proposal.

9. Housing

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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Only:****10. Aesthetics**

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

Not applicable for non-project action.

11. Light and Glare

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

Not applicable for non-project action.

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

Not applicable for non-project action.

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

None. Not applicable for non-project action.

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

None. Not applicable for non-project action.

12. Recreation

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

None presently exist.

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

No. Not applicable for non-project action.

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

None. Not applicable for non-project action.

13. Historic and cultural preservation

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

None are known.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None are known to exist on the subject property.

- 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.

No potential impacts with non-project action. Further analysis would be conducted in the future with development plan submittals.

- 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. Not applicable for non-project action.

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 currently accessible by Fraser Dr. and Columbia River Rd.

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

No. The nearest public transit route is located along Sandifur Parkway in Pasco, approximately 5 miles south of the subject site.

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

None. Not applicable for non-project action.

- 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. Not applicable for non-project action.

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

No. Not applicable for non-project action.

- 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?

None. Not applicable for non-project action.

- 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.

No. Not applicable for non-project action.

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

None. Not applicable for non-project action.

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Only:****15. Public Services**

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

No. Not applicable for non-project action.

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

None. Not applicable for non-project action.

16. Utilities

- a. Circle utilities currently available at the site:
electricity natural gas, water refuse service telephone, sanitary sewer, septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Not applicable for non-project action.

C. Signature

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

Signature: _____



Name of signee: Caleb Stromstad, PE

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

Date Submitted: 4/14/22

D. supplemental sheet for nonproject actions

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

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

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

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

The proposed designation of Rural Shoreline Development will increase the likelihood of development to single-family residential use. Compared with agricultural use, residential use is more likely to reduce the potential to discharge water; emissions to air; production, storage, or release of toxic or hazardous substances; and the production of noise. Typical emissions to air from vehicle exhaust and noise from traffic are inherent with all types of residential development. This proposal has the likelihood to increase these impacts in the immediate vicinity.

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

The proposed designation will not significantly affect native plants and animals. Stormwater runoff controls will be required with future development.

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

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

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

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

Future development would require compliance with the County's Comprehensive Plan, zoning and subdivision code. The proposed designation would encourage land development. The location of the property is not within the boundaries of the Shoreline Master Program.

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

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

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

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

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