

COMMISSIONERS RECORD 64
FRANKLIN COUNTY
Commissioners' Proceedings for August 12, 2015

This document is a summarized version of the Board of Commissioners proceedings. The minutes are paraphrased, not verbatim. Access to an electronic audio recording of the meeting is available upon request.

The Honorable Board of Franklin County Commissioners met on the above date. Present for the meeting were Chairman Brad Peck, Chair Pro Tem Rick Miller, and Commissioner Robert E. Koch participating by phone, Interim County Administrator Jerrod MacPherson, and Clerk to the Board Valerie Loffler. The meeting convened at 9:02 am with the Pledge of Allegiance.

LEGISLATIVE LIAISONS

Lobbyists Jim Potts and Zak Kennedy met with the Board to give an update on the 2015 legislative session. There was discussion about a new contract with Mr. Potts and Mr. Kennedy.

OFFICE BUSINESS (9:24 a.m.)

Vouchers

Motion: Mr. Miller moved for approval of fund expenditures in the total amount of \$285,249.68. Second by Mr. Koch. 3:0 vote in favor. (Mr. Peck signed the voucher cover sheet since Mr. Koch was not physically present.) (Exhibit 1)

<u>Fund Expenditures</u>	<u>Warrants</u>		<u>Amount Issued</u>
Current Expense	117437	117448	6,432.11
Current Expense	117449	117479	52,870.85
Current Expense	117480	117502	11,973.74
Election Equipment Revolving	117503		329.06
Planning & Development	117504		7,334.25
Courthouse Facilitator Program	117505		1,496.86
Jail Commissary	117506	117507	1,980.01
Law Library	117508	117510	1,337.18
Veteran's Assistance	117511		194.00
Ending Homelessness Fund	117512	117516	14,377.19
.3% Criminal Justice Const Fnd	117517	117518	1,143.02
County Roads	117519	117536	162,868.40
Solid Waste	117537		350.00
Motor Vehicle/Public Works	117538	117561	15,651.22
TRAC Operations Fund	117562	117595	6,911.79
	TOTAL		285,249.68

COMMISSIONERS RECORD 64
FRANKLIN COUNTY
Commissioners' Proceedings for August 12, 2015

Consent Agenda (9:26 a.m.)

Motion – Mr. Koch moved for approval of Consent Agenda as presented, 1 through 6. Second by Mr. Miller. 3:0 vote in favor.

1. Approval of Resolution 2015-300, requesting signature on the Fee for Services Contract between the Juvenile Justice Center and the Finley School District
2. Approval of Resolution 2015-301, awarding the Interagency Agreement between the Benton-Franklin Counties Juvenile Justice Center and the State of Washington Administrative Office of the Courts (BECCA Services)
3. Approval of Resolution 2015-302, requesting signature on the Fee for Services Contract between the Juvenile Justice Center and the Prosser School District
4. Motion to approve the Separation Agreement and Release between Franklin County and Eva Puente
5. Approval of Resolution 2015-303, approving payment of Conover Insurance Invoice Number 9988226-03 for Renewal of Storage Tank Pollution Liability Coverage
6. Approval of Resolution 2015-304, authorizing Purchase Order to lease Two Konica-Minolta Bizhub C3850 Copiers from Abadan, through AEPA Contract Number 013.1

COUNTY ADMINISTRATOR (9:32 am)

Interim County Administrator Jerrod MacPherson met with the Board.

CPA 2015-01 City of Pasco, UGA Expansion

Those present in the audience included: Ron Foraker and Randy Hayden with Port of Pasco. Mr. Peck announced the county has received an email from the City of Pasco asking the county to put any action on this topic on hold for a to-be-determined period while the Port of Pasco continues to do some evaluation of the options. The Board will table the matter until the City of Pasco has notified the county of further information.

Executive Session at 9:37 am pursuant to RCW 42.30.140(4) regarding labor contract negotiations expected to last up to 10 minutes. Also present: Human Resources Director Carlee Nave.

Open Session at 9:47 am.

COMMISSIONERS RECORD 64
FRANKLIN COUNTY
Commissioners' Proceedings for August 12, 2015

Office of Public Defense (OPD)

Executive Session at 9:48 am pursuant to RCW 42.30.110(1)(i) relating to agency enforcement actions, litigation or potential litigation expected to last up to 15 minutes. Also present: Deputy Prosecutor Tim Dickerson.

Open Session at 10:04 am.

Settlement Agreement with CMV Holdings

Mr. MacPherson reviewed dates affecting a possible settlement agreement. He asked if the Board wants to move forward with a settlement agreement. The county may exercise an option by August 31, 2015.

Motion (10:08 am) – Mr. Peck: I move that we move forward with the proposed settlement as previously discussed by the Board. Second by Mr. Koch.

Extensive discussion followed, including comments by each Commissioner.

Auditor Matt Beaton recommended the Board not go forward with a settlement agreement now and asked the Board to consider obtaining a formal appraisal. He expressed concern about whether the public would be able to determine that there was transparency in the process that has been used.

Mr. Peck responded to Mr. Beaton's comments. In part, he said, "The county has certain property holdings today that are valuable and likely will have need of real property in the future that we don't control now and it might be wise for us to liquidate some of the resources of real property we have today and create a liquid cash account so that if and when highly desirable properties that the county does need come available we're in the position to purchase those without bonding or adding additional taxes on the citizens. So this is a strategic maneuver to do a more comprehensive financial approach to being able to secure important properties in the future...." He said that executive sessions are authorized by state law. He said more details are available upon conclusion of a settlement.

Mr. Beaton said a professional appraisal includes not only price but professional experience and impact, timing of what's there and what's not there, set of standards, and assurances through the appraiser's insurance.

COMMISSIONERS RECORD 64
FRANKLIN COUNTY
Commissioners' Proceedings for August 12, 2015

Mr. Peck asked what specific recommendation do you want us to consider? Mr. Beaton said most important is the valuation and how did you arrive at the sales price. He is recommending hiring an appraiser. Some things to consider including underlying conditions, access to property, frontage foot, reversionary clause, development costs, sewer. He said he just wants to ensure we're not spending more than we should. He said, "The process matters and assuring the public in this case is very important." Mr. Koch said, "Point taken." Mr. Peck said, "Fair enough. I don't disagree."

Mr. Peck asked Mr. Beaton: "Mr. Beaton is advising that the Board should get a professional appraisal to determine the value of the property rather than trust the collective judgment of the Board, recognizing that none of us are professional appraisers and that we may be overlooking unforeseen conditions that might impact the value in ways that we're not seeing or considering. Is that a fair assessment of your position?" Mr. Beaton said the only thing he would add is if you have prospective use for it and explained further.

Mr. Peck said the Board had considered those things. Mr. Koch said we didn't enforce any reversionary provision. It was offered to us.

Mr. Miller wanted to get some information about the price before proceeding. There was further discussion.

Motion (10:40 am) – Mr. Koch called the question to end the discussion. Second by Mr. Peck. 3:0 vote in favor.

Vote: Mr. Koch voted in favor of the motion made at 10:08 am.

Motion – (10:42 am) - Mr. Miller moved to table the topic until next week. The Board did not rescind the motion made at 10:08 am. **Motion to table the matter died.**

Mr. Peck exercised his authority as chairman to suspend action and go into executive session to discuss the sale price of real estate to ensure that all the Board members have current information before proceeding with the vote.

COMMISSIONERS RECORD 64
FRANKLIN COUNTY
Commissioners' Proceedings for August 12, 2015

Executive Session at 10:43 am pursuant to RCW 42.30.110(1)(b) regarding real estate acquisition and site selection for up to 15 minutes.

Open Session at 11:01 am.

Mr. Miller said his questions have been answered by two different attorneys so he felt confident and voted yes.

Vote on motion made at 10:08 am to accept the Settlement Agreement: Mr. Peck made comments and also voted yes. 3:0 vote in favor.

Interlocal Agreement – Multi-Agency Three Rivers Information and Communication Services (MATRICS)

Mr. Peck gave an update on preparation of the agreement.

Adjourned at 11:06 am.

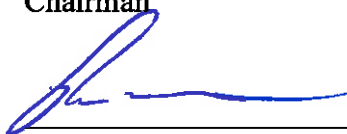
COMMISSIONERS RECORD 64
FRANKLIN COUNTY
Commissioners' Proceedings for August 12, 2015

There being no further business, the Franklin County Board of Commissioners meeting was adjourned until August 19, 2015.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON



Chairman



Chairman Pro Tem



Member

Attest:


Clerk to the Board

Approved and signed September 23, 2015.

**FRANKLIN COUNTY AUDITOR**

Matt Beaton, Auditor

8/12/2015

Franklin County Commissioners:

Vouchers audited and certified by the auditing officer by RCW 42.24.080, expense reimbursement claims.

Action: As of this date, 8/12/2015

Move that the following warrants be approved for payment:

certified by RCW 42.24.090, have been recorded on a listing, which has been sent to the board members.

<u>FUND Expenditures</u>	<u>WARRANTS</u>		<u>AMOUNT ISSUED</u>
Current Expense	117437	117448	6,432.11
Current Expense	117449	117479	52,870.85
Current Expense	117480	117502	11,973.74
Election Equipment Revolving	117503		329.06
Planning & Development	117504		7,334.25
Courthouse Facilitator Program	117505		1,496.86
Jail Commissary	117506	117507	1,980.01
Law Library	117508	117510	1,337.18
Veteran's Assistance	117511		194.00
Ending Homelessness Fund	117512	117516	14,377.19
.3% Criminal Justice Const Fnd	117517	117518	1,143.02
County Roads	117519	117536	162,868.40
Solid Waste	117537		350.00
Motor Vehicle/Public Works	117538	117561	15,651.22
TRAC Operations Fund	117562	117595	6,911.79

In the amount of

The motion was seconded by

285,249.68And passed by a vote of 3 to 0

Reviewed by County Administrator

The attached vouchers have been approved by Auditor or Deputy

Vouchers Audited By : Kristy Davis

Franklin County
Board of Commissioners
Agenda Summary Report

DATE: August 5, 2015	PRESENTED BY: Jerrod MacPherson
ITEM: (Select One) <input type="checkbox"/> Consent Agenda. <input checked="" type="checkbox"/> To Be Brought Before the Board. Date: August 12, 2015 Time needed: <u>15</u> minutes	
SUBJECT / ISSUE: CPA 2015-01 (City of Pasco), a Comprehensive Plan Amendment application request to amend the City of Pasco's Urban Growth Area Boundary. The land is generally located north of the City of Pasco, east of Powerline Road, north of Road 52, and southwest of the area known as Clarks Addition in Franklin County, WA.	
ACTION(S) REQUESTED: Review the Planning Commission recommendation and the documentation received during the 60 day review period in a public meeting. At the public meeting, the County Commissioners may review and approve the Planning Commission's recommendation as submitted <u>OR</u> schedule a closed record appeal to modify and approve or deny the application request.	
BACKGROUND: This is a Comprehensive Plan Amendment application request by the City of Pasco (City) to amend the City's Urban Growth Area Boundary (UGAB). Specifically, the City is requesting to add approximately 80 acres of land to the City's UGAB.	
<u>OVERVIEW OF AMENDMENT PROCESS:</u> <ol style="list-style-type: none"> 1. November 2014: The City held an open record hearing before the City Planning Commission. 2. December 2014: The City adopted Resolution Number 3607 determining the need to expand its Urban Growth Boundary. 3. December 2014: The City forwarded Resolution 3607 to the State of Washington's Department of Commerce for a required 60-day Review. <u>The City received no comments from the State for this application.</u> 4. March 2015: The City submitted a Comprehensive Plan Amendment (CPA) application with the Franklin County (County) Planning and Building Department during the County's 2015 Comprehensive Plan amendment cycle. This application, referred to as Planning Case-file CPA 2015-01, is to amend the Franklin County Comprehensive Plan and specifically the City of Pasco Urban Growth Area Boundary. Per RCW 36.70A.110 the County determines urban growth areas and where urban growth is to occur. The County accepted the application and scheduled an open record public hearing for this application with the County Planning Commission to occur on May 5, 2015. 5. May 2015: The County held an open record hearing before the County Planning Commission. <u>The Planning Commission voted to recommend approval of the UGAB with a 5 acre modification (reduction in size).</u> 6. May 2015: Per RCW 36.70A.106, the County forwarded the Planning Commission's recommendation, with modification, to the State of Washington's Department of Commerce for a required 60-day Review. 7. July 2015: <u>Two (2) comment letters were received during the State of Washington's 60 day review.</u> Specifically, comments were received by the Washington State Department of Transportation Aviation Division (July 10, 2015) and the Washington State Department of Commerce (July 8, 2015). The State Department of Commerce generally has <u>three (3) areas of concern</u> with the City's proposal. 	

- a) The land capacity analysis conducted by the City of Pasco **does** not justify the expansion of the UGAB;
- b) The proposed expansion must be accompanied by amendments to the City's Capital Facilities and Transportation Elements of the Comprehensive Plan; and
- c) Concern about the encroachment of incompatible land uses adjacent to the Tri-Cities Airport.

The State Department of Commerce strongly encourages that the City and County reconsider this proposal within the context of the required 2018 periodic update (RCW 36.70A.130 (5) (d)). This is a required Comprehensive Plan update process that Cities and Counties in the State of Washington are required to conduct.

- 6. August 2015: With the completion of the 60 day review, the Planning and Building Department Staff is forwarding the Board of County Commissioners copies of the City's application and approving resolution, the County Planning Commission's recommendation with modification, and the information gathered during the County's 60 day review with the State of Washington. The Board is required to review the Planning Commission's recommendation in a public meeting format.
- 7. August 5, 2015: At the public meeting, the County Commissioners may review and approve the Planning Commission's recommendation as submitted **OR** schedule a closed record appeal to modify and approve or deny the application request.

CITY OF PASCO'S APPLICATION REQUEST:

The City of Pasco's request to add 80 acres of land to the City's Urban Growth Area Boundary is generally due to the following:

- The 80 acres was requested for inclusion by the property owner, Farm 2005, LLC;
- Per the City of Pasco, there are 2,500 acres of undeveloped land within the Pasco UGAB. Of this, 2,117 acres is controlled by 12 owners. Due to various constraints, much of this land cannot or will not be developed in the near future. These constraints include lack of utility service, land prices, leases/contracts, and lack of development interest on the owner part;
- Per the City of Pasco, the Port of Pasco recently purchased 34 acres of land designated for residential development. The port purchased this land to retain future protection from residential development and the growth of the Tri Cities Airport. This purchase removed approximately 34 acres of residential land from the Urban Growth Area inventory; and
- The Urban Growth Area Boundary change was evaluated by the City of Pasco Planning Commission on November 20, 2014. The Pasco City Council (City Resolution 3607) approved the amendment on December 12, 2014. In this resolution the City identified its preferred boundary and stated that the preferred boundary will accommodate projected population in a geographic area most likely to experience development pressure and which presents the City the best opportunity to logically and economically extend its utility and emergency services systems.

The current Comprehensive Plan designation for the land is Agricultural. If approved, the City of Pasco plans to designate the land as Low Density Residential in the City's Urban Area Comprehensive Plan.

PLANNING COMMISSION HEARING AND REVIEW:

At the regularly scheduled Planning Commission hearing on May 5, 2015 the Franklin County Planning Commission voted to forward a positive recommendation, *with modification*, for this application to the Board of County Commissioners subject to five (5) findings of fact:

Prior to the public hearing, Planning Staff had the following discussions regarding this application:

Planning Staff received (2) two phone calls regarding this application. Both relating to the Port of Pasco's concerns regarding the inclusion of approximately 5 acres, currently located in Airport Compatibility Zone 4, into the Urban Growth Area.

Open Record Hearing Testimony:

In support of the application:

- ✓ Dave McDonald, City Planner for the City of Pasco.

In opposition of the application:

- ✓ Mike Brightman, 160 Terrace Drive, Pasco, WA 99301, spoke against development and sprawl in the County. He believes that this expansion does not comply with the Growth Management Act (GMA).
- ✓ Ron Foraker, Port of Pasco, Pasco, WA 99301, requested that the City's application request be modified from 80 acres to 75 acres in order to remove approximately 5 acres that encroaches into Airport Compatibility Zone 4 (Airport Zoning).

The Port's concerns are as follows (*general summary*):

The City of Pasco and Franklin County Airport Compatibility Zones language in each applicable zoning ordinance is different from each other. Based up on this language, if the 5 acres stays in the County, only one (1) home can be built on the that land based upon density standards in the future. If annexed into the City of Pasco in the future, 8-10 homes may be built on the five (5) acres. To promote the safety and general welfare of properties surrounding the airport, the Port believes it would be beneficial, for as long as possible, to limit development in the compatibility zones and requests that the land area added to the Urban Growth Boundary exclude those properties located in Airport Compatibility Zones.

Clarification only:

- ✓ None.

Planning Commission Discussion:

The Planning Commission heard testimony regarding the impacts of this boundary amendment on the Tri Cities Airport and Airport's associated zoning designation areas. The Planning Commission evaluated development density for the 5 acres located in the Airport's zoning designation area. If located in the County, one (1) home could be located on the 5 acres. If annexed into the City of Pasco, eight (8) to ten (10) homes could be developed on the 5 acres. The Planning Commission asked Planning Staff what their flexibility was in terms of modifying the City's application request. Staff informed the members of the options and staff's willingness to assist the members with the development of finding of fact. The Planning Commission members chose to modify the City's request, remove 5 acres from Zone 4 of the Airport Zoning designations, and recommend approval of 75 acres rather than the proposed 80. The Chair asked for a motion. Staff assisted the members with the findings of fact.

Planning Commission Vote:

Unanimous positive recommendation (with modification).

Appeals:

The deadline to submit an appeal of the Planning Commission's recommendation ended on May 15, 2015.

No appeal submittals were received.

60 Day Review by the State of Washington:

Upon completion of the open record public hearing with the Franklin County Planning Commission, the proposed comprehensive plan amendment was forwarded to the Washington State Department of Commerce for their required review under RCW 36.70A (The Growth Management Act). The State requires a 60 day review and comment period, unless an expedited review is requested. Comprehensive Plan amendments are not eligible for expedited review under RCW 36.70A. **The State of Washington submitted two (2) letters during the 60 day review period.** Specifically, comments were submitted by the Washington State Department of Transportation Aviation Division (July 10, 2015) and the Washington State Department of Commerce (July 8, 2015).

PLANNING COMMISSION RECOMMENDATION (FINDINGS OF FACT):

Findings of Fact: Per Franklin County Code, Chapter 17.84 Amendments (Franklin County Zoning Ordinance) the following shall be determined:

1. The proposal **IS** in accord with the goals and policies of the comprehensive plan;
 - a. The Urban Growth Area Boundary change is consistent with the requirements of the Growth Management Act – RCW 36.70A.110 Urban Growth Area Boundaries.
 - b. The Urban Growth Area Boundary change is consistent with County Resolution 93-015 the County Wide Planning Policies.
 - c. Franklin County Growth Management Comprehensive Plan (Resolution Number 2008-089):
 - i. Per the Franklin County Comprehensive Plan Land Use Map, Page 39 of the Franklin County Comprehensive Plan, the land use designation for the 75 acres is Agricultural.
 - ii. If the urban growth boundary amendment is approved, the applicant proposes to change the land use designation from Agricultural to Residential. The applicant will need to contact the City of Pasco to finalize this change in the City of Pasco Urban Area Comprehensive Plan.
 - iii. Per the Franklin County Agricultural Lands Map, Page 96 of the Franklin County Comprehensive Plan, the 75 acres *is not* designated as a Franklin County agricultural land of long term commercial significance.
 - d. The Urban Growth Area Boundary amendment and associated Growth Management Comprehensive Plan changes are consistent with and are in compliance with the public participation requirements in RCW 36.70A.
 - i. Pasco Planning Commission: City of Pasco Planning Commission held a public hearing regarding the boundary changes November 20, 2014.
 - ii. Pasco City Council: Pasco City Council passed City Resolution 3607 on December 15, 2014 with the determination that the City's Urban Growth Area Boundary must be expanded to properly plan for future growth as required by the Growth Management Act. This Resolution has been forwarded to the Franklin County Planning Commission and County Commissioners.
 - iii. Franklin County Planning Commission: A public hearing is held with the Franklin County Planning Commission on May 5, 2015 to review the proposed boundary change. Notification of the hearing is placed in the Tri City Herald and the Franklin County Graphic. Notification is posted at the Franklin County Courthouse in Pasco. All surrounding landowners within 500 feet (inside an Urban Growth Area) and 1 mile (outside an Urban Growth Area) of the area to be added to the boundary are mailed a copy of the public hearing notice. Both verbal and written comments are accepted for the application.

- iv. **State of Washington:** The Planning Commission's recommendation is forwarded to the State of Washington. A 60 day review by the State of Washington is required to be completed.
 - v. **Board of County Commissioners:** The County Planning Commission's recommendation, upon review by the State of Washington, is evaluated by the Franklin County Board of Commissioners in a scheduled public meeting.
- e. Approval of this City of Pasco Urban Growth Area Boundary amendment proposal requires Franklin County to implement the amendment with changes to the following portions of the Franklin County Comprehensive Plan (Resolution Number 2008-089).

- *Franklin County Comprehensive Plan
Land Use Chapter
Page 46, City of Pasco Urban Growth Boundary Map.*

Required Map Amendment: Amend the City of Pasco Urban Growth Area Map. Specifically add the proposed 75 acres to the City of Pasco Urban Growth Area Boundary.

- *Franklin County Comprehensive Plan
Resource Lands Chapter
Page 93-94, Table 25 Franklin County Land Use Breakdown.*

Required Map Amendment: Amend Table 25 Franklin County Land Use Breakdown. Specifically, amend the Land Use Category acres for the following:

- i. Add 75 acres to the Pasco Urban Growth Area Boundary Land Use Category; and
- ii. Subtract 75 acres from the Cropland Land Use Category.

- *Franklin County Comprehensive Plan
List of Maps*

Map 1- Soil Map, Page 31

Map 2- Land Use Map, Page 39

Map 7-Franklin County Census Tracts, Page 58

Map 8- Agricultural Lands, Page 96

Map 9- Mineral Resources, Page 101

Map 10- Community Facilities, Page 109

Map 11- Public Facilities, Page 116

Map 12-Functionally Classified Roads, Page 125

Required Map Amendment: The new City of Pasco Urban Growth Area Boundary shall be updated on each applicable map in the Franklin County Comprehensive Plan.

2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental;
 - a. Future zoning designations for the property shall be consistent with the following:
 - i. Pasco Urban Area Comprehensive Plan designation of Low Density Residential; and
 - ii. The modified proposal will not encroach into Airport Zoning Designations- Zone 4 and Zone 2 (Airport Zoning District designations included in Franklin County Code Chapter 17.76 Airport Zoning District-County Ordinance #6-2013).
3. There **IS** merit and value in the proposal for the community as a whole;
 - a. The Urban Growth Area Boundary change was evaluated by the City of Pasco Planning Commission on November 20, 2014. The Pasco City Council (City Resolution 3607) approved the amendment on December 12, 2014. In this resolution the City identified its preferred boundary and stated that the preferred boundary will accommodate projected population in a geographic area most likely to experience development pressure and which presents the City the best opportunity to logically and economically extend its utility and emergency services systems.
 - b. Placing the 75 acres into the Urban Growth Area Boundary would provide the area with a wide range of residential activities to occur.
 - c. The 75 acres will be served by an extension of Road 52 from the south that is within the city limits and has a right-of-way width being 30 feet west and 40 feet east of the section line.

Assuming full build-out for single-family development with ½ acre lots for 75 acres, Average Daily Traffic (ADT) will increase by approximately 370 vehicle trips per day using a standard 2.31 additional average daily trips per lot. As development grows near the proposed site, a future road extending north to Clark Road is foreseeable to accommodate for growth and an alternate route.
4. Conditions **WILL NOT** be imposed in order to mitigate any significant adverse impacts from the proposal;
 - a. Significant adverse impacts are not anticipated, thus conditions for mitigation are not necessary for the Urban Growth Area Boundary Amendment.
5. A concomitant agreement **SHOULD NOT** be entered into between the county and the petitioner, and if so, the terms and conditions of such an agreement.
 - a. A concomitant is not required for this application.

COORDINATION:

Franklin County Planning and Building Department;
 Franklin County Public Works Department;
 City of Pasco;
 Port of Pasco (Tri Cities Airport);
 Washington State Department of Commerce; and
 Washington State Department of Transportation Aviation Division

RECOMMENDATION:

The County Planning Commission recommends the Board of Commissioners approve CPA 2015-01 with the following motion:

CPA 2015-01 (Urban Growth Area Boundary Expansion)
City of Pasco

7

Motion:

Grant approval of CPA 2015-01, subject to the *five (5) findings of fact*.

HANDLING / ROUTING:

N/A

ATTACHMENTS:

The following exhibits are attached for consideration:

1. Aerial Parcel Maps:
 - a. An aerial parcel overly map of the depicting the corporate limits for the City of Pasco, the existing Pasco UGAB, and the Clarks Subdivision Area;
 - b. An aerial parcel overly map of the depicting the UGAB Expansion Area recommended for approval by the Planning Commission; and
 - c. An aerial parcel overly map of the depicting the UGAB Expansion Area (as recommended by the Planning Commission) as it relates to the adopted Airport Zoning Overlay Areas including Zone 4 and Zone 2;
2. 60 Day Review Materials:
 - a. May 11, 2015 Letter from Washington State Dept of Commerce;
 - b. July 10, 2015 Letter from Washington State Department of Transportation Aviation Division;
 - c. July 8, 2015 Letter to the Washington State Department of Transportation Aviation Division from the Tri Cities Airport; and
 - d. July 8, 2015 Letter from Washington State Department of Commerce.
3. Franklin County Review Materials:
 - a. Legal Public Notice for Comprehensive Plan Amendments;
 - b. May 5, 2015 Planning Commission Agenda;
 - c. CPA 2015-01 Public Hearing Notice;
 - d. Fact Sheet/Staff Review for May 5, 2015 Public Hearing; and
 - e. March 18, 2015 Letter from the Tri Cities Airport to Jerrod MacPherson, Franklin County.
4. City of Pasco Review Materials:
 - a. Application forms;
 - b. City Council Approving Resolution 3607
 - c. City Staff Report to the City Planning Commission
 - d. City's SEPA Review- DNS
5. A draft of the approving resolution.

I certify the above information is accurate and complete.


Jerrod MacPherson – Director of Planning and Building

AERIAL PARCEL OVERLAY MAPS

An aerial parcel overly map of the depicting the corporate limits for the City of Pasco, the existing Pasco UGAB, and the Clarks Subdivision Area;

An aerial parcel overly map of the depicting the UGAB Expansion Area recommended for approval by the Planning Commission; and

An aerial parcel overly map of the depicting the UGAB Expansion Area (as recommended by the Planning Commission) as it relates to the adopted Airport Zoning Overlay Areas including Zone 4 and Zone 2;

CLARK ROAD

CLARKS SUBDIVISION

CITY OF PASCO
INCORPORATED AREA

EXISTING URBAN GROWTH
AREA BOUNDARY



ROAD 68



CLARK ROAD

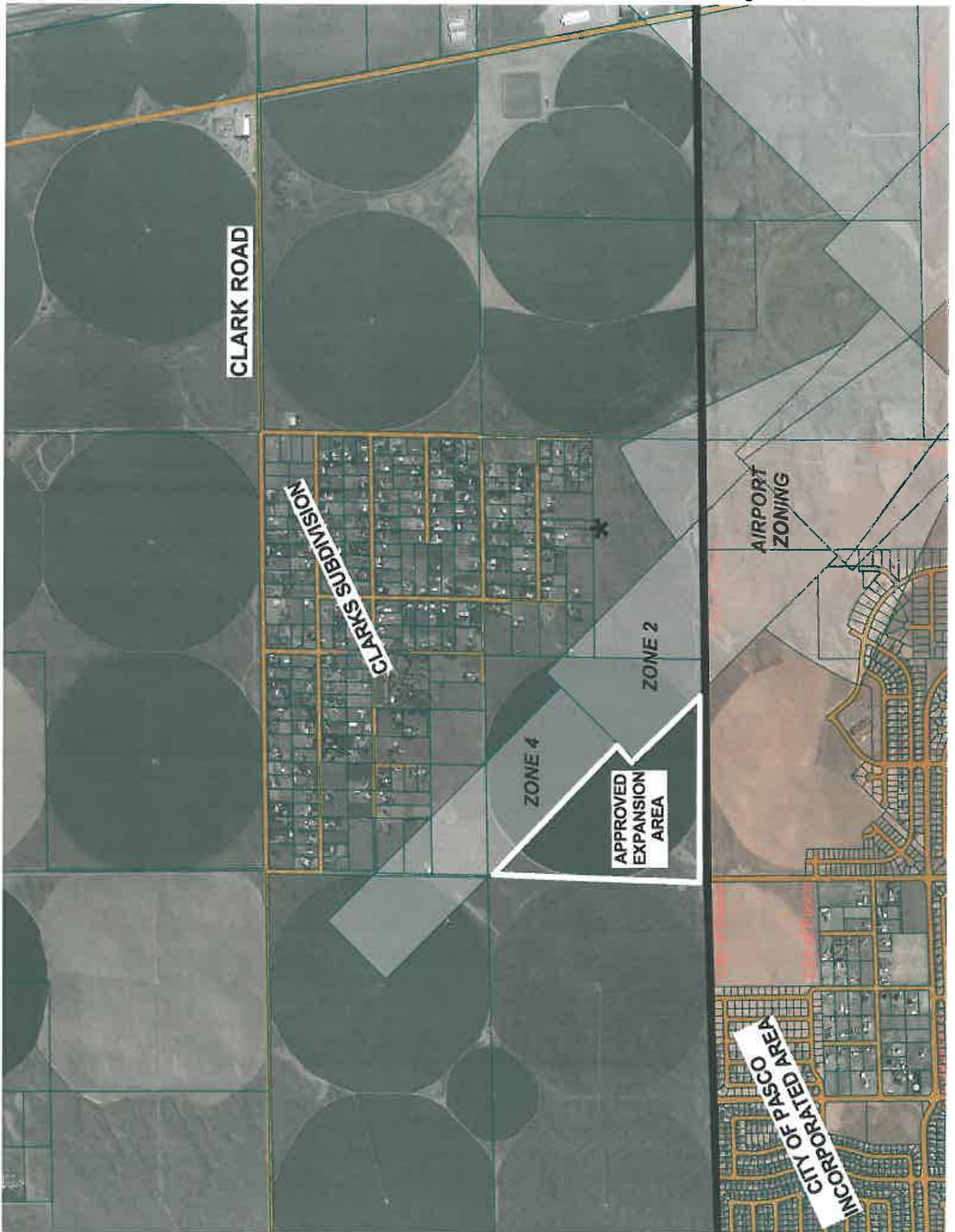
CLARKS SUBDIVISION

CITY OF PASCO
INCORPORATED AREA

APPROVED
EXPANSION
AREA

ROAD 68





60 DAY REVIEW MATERIALS

May 11, 2015-

Letter from Washington State Dept of Commerce;

July 10, 2015-

Letter from Washington State Dept of Aviation;

July 8, 2015-

Letter to the Washington State Dept of Aviation from the Tri Cities Airport; and

July 8, 2015-

Letter from Washington State Department of Commerce.



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Philip Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

May 11, 2015

Greg Wendt
Assistant Director
Franklin County Planning and Building
1016 North 4th Avenue
Pasco, Washington 99301

Dear Mr. Wendt:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

County of Franklin - Proposed amendment to the UGA boundary. The proposal includes adding approximately 75 acres to the city's UGAB for residential purposes. These materials were received on May 11, 2015 and processed with the Material ID # 21265.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than July 10, 2015. Please remember to submit the final adopted amendment to Commerce within ten (10) days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491.

Sincerely,

Review Team
Growth Management Services

Greg Wendt

From: Timmerman, Carter [TimmerC@wsdot.wa.gov]
Sent: Friday, July 10, 2015 3:35 PM
To: Greg Wendt; Dave McDonald; 'Ron Foraker'
Cc: Spencer Montgomery (smontgomery@JUB.com)
Subject: Urban Growth Area Boundary Amendment
Attachments: SKMBT_C65215071015220.pdf

Hi Greg,

For your consideration, I have attached WSDOT's comment letter regarding the Urban Growth Area Boundary Amendment in Franklin County. Feel free to contact me, if you have any questions or concerns.

Respectfully yours,



Washington State Department of Transportation
Aviation Division

"A Steward for Washington's Aviation System"

Carter Timmerman | Aviation Planner
Program Manager | Aviation Land Use Compatible Program
7702 Terminal Street SW | Tumwater, WA 98501
360.709.8019
timmerc@wsdot.wa.gov

**Washington State
Department of Transportation****Lynn Peterson**
Secretary of Transportation**Aviation Division**
7702 Terminal St SW
Tumwater, WA 98501
360-709-8015 / FAX: 360-709-8009
Toll Free: 1-800-552-0666
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 10, 2015

Jerrod MacPherson
1016 N. 4th Ave.
Pasco, WA 99301

RE: Urban Growth Area Boundary Amendment

Dear Mr. MacPherson,

Thank you for the opportunity to comment on the Urban Growth Boundary (UGB) amendment and change in land use designation for 75 acres in Franklin County. The Washington State Department of Transportation (WSDOT) Aviation Division asks that our comments be included in the project record.

WSDOT's Airport Land Use Compatibility Program addresses elements of safety, airspace hazards, noise and land use in relation to public use airports. Our program is charged with formally consulting with, and providing technical assistance to, jurisdictions so they can meet the requirements of Washington State law. The Growth Management Act (GMA) recognizes public use general aviation airports as essential public facilities. It requires cities and counties to discourage incompatible land uses adjacent to airports through their comprehensive plan policies and development regulations (RCW 36.70.547 and RCW 36.70A.200). The encroachment of incompatible land uses upon Washington state airports diminishes their ability to function as essential public facilities and can lead to operational impacts and closures.

RCW 36.70.547 and 36.70A.510 requires local jurisdictions to formally consult with airport owners, managers, private airport operators, general aviation pilots, ports, and the WSDOT Aviation Division prior to adoption of comprehensive plan policies or development regulations that may affect property adjacent to public use airports. The main goals of formal consultation are to avoid, minimize, and resolve potential land use conflicts with airports. WSDOT strongly recommends that formal consultation be initiated by local jurisdictions as early as possible in the planning process. This is to assure that all parties have an opportunity to work together to find comprehensive solutions of mutual benefit that fulfill the intent of the legislation, consistent with local jurisdictions' land use planning authorities and obligations under law.

The following is a summary of WSDOT's observations and recommendations:

- WSDOT appreciates the collaboration between the City of Pasco, Franklin County and Port of Pasco in regards to the proposed UGA expansion. We recognize that the initial UGA proposal has been modified significantly in response to comments by the Port of Pasco, such that the UGA expansion does not encroach on any of the Land Use

Franklin County: Urban Growth Area Boundary Amendment

June 26, 2015

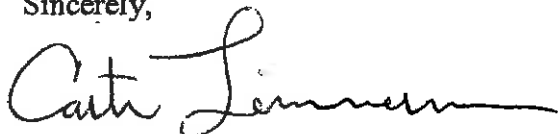
Page 2

Compatibility Zones included in the Franklin County Airport Overlay Zone.

- WSDOT recommends that, in the future, Franklin County include additional stakeholders in their formal consultation process.
- During its next comprehensive plan update, Franklin County should evaluate and adopt comprehensive plan goals and policies that address the Tri-Cities Airport.
- *Encroachment of incompatible development is cumulative and temporal in nature. This slowly erodes the utility of the aviation facility and the public investment made in it.*
- Franklin County and the City of Pasco should evaluate all proposed amendments to the UGA, comprehensive plan and capital facilities plan that will increase incompatible land uses or potential of incompatible development adjacent to the airport.
- The current zoning designation of agricultural is generally considered compatible with the airport operations.
- Residential development is generally incompatible near airports because of noise, safety, fumes, vibration, light and perception of low-flying aircraft.
- Compatibility with airport operations depends often on location, size, bulk, height, density and intensity of use.
- WSDOT Aviation is available for consultation.

The importance of the Tri-Cities Airport to the region and state's transportation system cannot be overstated. It is critical that every effort be made to discourage incompatible land uses that impair the airport's ability to operate as an essential public facility. We thank you again for the opportunity to comment, and remain available to formally consult and provide technical assistance. Please don't hesitate to contact me at 360-709-8019 or timmerc@wsdot.wa.gov if you have any questions.

Sincerely,



Carter Timmerman
Aviation Planner
WSDOT

C.c.

Ron Foraker, Tri-Cities Airport

Jared Esselman, Aircraft Owners Pilots Association (AOPA)

Frank Hummel, Washington Pilots Association (WPA)

Dave Ketchum, Washington State Community Airport Association (WSCAA)

August 12, 2015

PORT COMMISSION:
JAMES T. KLINDWORTH
RONALD P. REIMANN
JEAN RYCKMAN



RANDY HAYDEN
EXECUTIVE DIRECTOR
RONALD L. FORAKER
DIRECTOR OF AIRPORTS
BUCK TAFT
DEPUTY DIRECTOR OF AIRPORTS

July 8, 2015

Carter Timmerman, Aviation Planner
Washington State Department of Transportation
Airport Division
7720 Terminal St SW
Tumwater, WA 98501

Re: June 26 MacPherson Letter
Urban Growth Boundary Amendment

Dear Mr. Timmerman:

In response to your comments made in your above referenced correspondence, I would like to provide some background information in regard to the Port of Pasco's position on the proposed Urban Growth Boundary Amendment before the State.

The Tri-Cities Airport owned by the Port of Pasco has been very engaged over the past several years with the City of Pasco and Franklin County Planning Departments and Commissions to adopt the State of Washington Department of Transportation Aviation Division standards. Because of that effort, and with the assistance of your office, local entities have largely adopted the land use protection zones described in the WSDOT Aviation - Airports and Compatible Land Use Guidebook in their local ordinances. In addition, the Port has been successful in maintaining compatible development near the airport by working with our local governments, attending public meetings and by providing expertise through consultants at many of the planning workshops. The Port has also been proactive by purchasing land and avigation easements to protect the future extension of our northwest runway.

In regards to the recent request to expand the City of Pasco UGA northwest of the airport, the Port worked cooperatively with the City and the County planning departments to modify the original request and remove that portion of the UGA expansion that fell within safety compatibility zones 2 and 4. The zones were laid out according to our 20-year master plan which includes a future 1,800 foot extension of our northwest runway. This had the effect of changing the area of the UGA expansion from 160 acres to 73 acres – a substantial reduction. The reduced UGA expansion also fell outside any required airspace protections and incompatible noise contours for residential development.

Mr. Timmerman

Page 2

For this particular request, the Port feels that proper thought, recommendation and action to protect the airport was provided to the entities and there were proper decisions made by the entities. The Port appreciates the State taking an active role in the protection of the State's airport system.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Foraker". The signature is fluid and cursive, with the first name "Ron" being more prominent than the last name "Foraker".

Ron Foraker
Director of Airports

Cc: Dave McDonald, City of Pasco
Jerrod MacPherson, Franklin County



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

July 8, 2015

Jerrold MacPherson
Director
Franklin County Planning and Building Department
1016 N. 4th Ave.
Pasco, WA 99301

RE: Proposed boundary amendment to the City of Pasco's Urban Growth Area (UGA)

Dear Mr. MacPherson,

Thank you for the opportunity to comment on the proposed amendment to the Franklin County Comprehensive Plan. We received materials associated with this proposal on May 11, 2015 and processed the proposal with Material ID # 21265. After discussing the comprehensive plan amendment with your staff, the City of Pasco, and the Washington State Department of Transportation (WSDOT), we continue to have concerns over the UGA expansion and encourage you to consider the following issues before making a final recommendation to the Board of County Commissioners.

- The land capacity analysis conducted by the City of Pasco does not justify the expansion of the UGA boundary. The Pasco UGA may not exceed the area necessary to accommodate projected growth, plus a reasonable market factor.¹ This requirement is further reflected in Policy 9 of the Urban Growth Areas section of the Franklin County Comprehensive Plan (see pg. 41). The land capacity analysis and Resolution 3607 state that there are over 2,500 acres of undeveloped land within the Pasco UGA designated for residential development, and that 1,222 acres are needed to accommodate the projected 2027 growth target. The analysis provided by the City of Pasco includes a qualitative assessment of local constraints on the housing market. While we understand the concerns over housing affordability, the application of a market factor which exceeds 100% undermines the first two GMA planning goals of RCW 36.70A.020 and does not comply with RCW 36.70A.110 and WAC 365-196-310. Reasonable market factors are usually within the range of 15% to 25%.
- Any proposed expansion must be accompanied by amendments to the capital facilities and transportation elements that show a financially realistic strategy to provide the proposed area with adequate public facilities. These amendments must address, at a minimum, the required

¹ WAC 365-196-310(2)(e).

Mr. Jerrod MacPherson
July 8, 2015
Page 2

components of the capital facilities and transportation elements in RCW 36.70A.070. Updates to these plans, with the services needed for an expanded UGA, will ensure the City of Pasco maintains a healthy capital facilities budget and does not over-extend its fiscal capabilities for providing urban services with a financial plan that is acceptable to the community.

- We echo the observations and concerns expressed by WSDOT regarding the encroachment of incompatible land uses adjacent to the Tri-Cities Airport. The cumulative impacts of residential development in the proposed UGA expansion area could have detrimental effects on a vital component of the region and state's transportation system. UGA expansions should only be considered after a review of alternative measures to accommodate projected growth. Should future growth warrant an expansion of the Pasco UGA, we would recommend an evaluation of alternative expansion areas. This would mitigate some of WSDOT's concerns and would also likely result in better long-term land use patterns.

We strongly encourage you to reconsider this proposal within the context of the 2018 periodic review required by RCW 36.70A.130(5)(d). This would allow you to review and update population targets, assess areas of the Pasco UGA that should be removed because they will not likely develop within the twenty-year planning horizon, reconsider densities and zoning as a means of addressing growth and affordability, and evaluate alternative expansion areas (if necessary) that do not encroach on the Tri-Cities Airport.

We extend our continued support to Franklin County in achieving the goals of the Growth Management Act and the vision of your community. Thank you again for the opportunity to comment. If you have any questions or would like technical assistance on any land use issues, please feel free to contact me at william.simpson@commerce.wa.gov or 509-280-3602.

Sincerely,



William Simpson
Senior Planner
Growth Management Services
Washington State Department of Commerce

WS:lw

cc: Greg Wendt, Assistant Director, Franklin County Planning & Building Department
Rick White, Community and Economic Development Director, City of Pasco
Carter Timmerman, Aviation Planner, WSDOT
Jeffrey Wilson, AICP, Senior Managing Director, Growth Management Services
David Andersen, AICP, Eastern Region Manager, Growth Management Services

FRANKLIN COUNTY REVIEW MATERIALS

Legal Public Notice for Comprehensive Plan Amendments;

May 5, 2015 Planning Commission Agenda;

CPA 2015-01 Public Hearing Notice;

Fact Sheet/Staff Review for May 5, 2015 Public Hearing; and

March 18, 2015 Letter from the Tri Cities Airport to Jerrod MacPherson, Franklin County.



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

JERROD B. MACPHERSON – DIRECTOR

LEGAL PUBLIC NOTICE

Franklin County is accepting applications for map and text amendments to the Franklin County Growth Management Comprehensive Plan for the 2015 annual Comprehensive Plan amendment cycle.

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

An application for a Comprehensive Plan Amendment (map and text) may be obtained at the Planning and Building Department in the County Courthouse at 1016 North 4th Avenue, Pasco, WA 99301 or by calling the Planning and Building Department at 509-545-3521 or by visiting the Planning and Building Department website at http://www.co.franklin.wa.us/planning/planning_forms.html. Please note, a State Environmental Policy Act (SEPA) checklist is a required submittal with this type of land use application.

Complete applications are due by Friday, March 20, 2015 at 4:30 pm. If you have questions, please contact Jerrod MacPherson, Planning and Building Director at (509) 545-3521.

Publish Dates:

February 12, 2015

February 26, 2015

**FRANKLIN COUNTY
PLANNING COMMISSION
AGENDA**

REGULAR MEETING: May 5, 2015 - 6:00 P.M. (Workshop) – 7:00 P.M. (Regular Meeting)
COMMISSIONER'S MEETING ROOM
Franklin County Courthouse
Entrance at Main Door – 1016 North 4th Avenue, Pasco, WA

CALL TO ORDER

ROLL CALL

DECLARATION OF QUORUM

CONSENT AGENDA

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

1. Approval of Minutes dated April 7, 2015.
2. Approval of Agenda.
3. Motion to enter Staff Report(s) into Record.

OPEN PLANNING COMMISSION WORKSHOP/PUBLIC MEETING – 6:00 P.M.

ITEM #1 – WORKSHOP/PUBLIC MEETING – SHORELINE MASTER PROGRAM UPDATE:

Franklin County recently entered into a professional services contract with Anchor QEA, LLC (Ben Floyd, Senior Managing Planner), 8033 W Grandridge Blvd, Suite A, Kennewick, WA to assist the County with the required Update to the County's Shoreline Master Program.

Franklin County is required to update the County's Shoreline Master Program (originally adopted in 1973) in accordance with RCW 90.58. A State of Washington Department of Ecology grant has been allocated for Franklin County to complete its Update. The Department of Ecology has indicated that the update could take up to three (3) years to complete, depending on the complexity of the respective jurisdictions shoreline environments.

On May 5, 2015 Mr. Floyd will be available in a public meeting/workshop with the Planning Commission to present and discuss the initial draft of the newly developed Franklin County Shoreline Master Program.

- A. Open Workshop/Public Meeting
 1. Staff and Consultant Presentation
 2. Public Comment
 3. Questions/Answers
- B. Close Workshop/Public Meeting

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

ITEM #1 – CPA 2015-01 –Comprehensive Plan Amendment request by the City of Pasco, 525 N 3rd Avenue, Pasco, WA 99301. Said application is to add approximately 80 acres of land to the City of Pasco's Urban Growth Area Boundary. The current Comprehensive Plan designation for the land is Agricultural. The City of Pasco wishes to designate the land for residential uses within the Urban Growth Area Boundary.

The 80 acres is generally located north of the City of Pasco, east of Powerline Road, north of Road 52, and southwest of the area known as Clarks Addition in Franklin County, Washington (Parcel Number 114-250-016).

APPLICANT: City of Pasco, 525 N 3rd Avenue, Pasco, WA 99301.
OWNER: Farm 2005 LLC, 2921 N Rd 64, Pasco, WA 99301.

- A. Open Public Hearing
 - 1. Staff Report
 - 2. Proponents
 - 3. Opponents
 - 4. Clarification of Public Statements/Questions
- B. Close Public Hearing
- C. Planning Commission Discussion
- D. Recommendation/Motion/Finding of Fact

OTHER BUSINESS

- 1. Results from Planning Commission Case Files of April 7, 2015.
 - a. CUP 2015-01 Atlas Tower
- 2. Planning Commission Agenda Items for June 2, 2015.
 - a. CUP 2015-02 Verizon Tower
- 3. Claude Pierret: New Term – May 4, 2019
- 4. Current Planning Commission Members/Districts/Terms:

	Member	District	Term Expires
a.	Mike Vincent	Columbia River West Area	August 1, 2017
b.	Meri Tschirky	Riverview/Pasco UGAB	May 1, 2017
c.	Layton Lowe	Connell/Kahlotus Area (Combined)	December 8, 2015
d.	Claude Pierret	Snake River Area	May 4, 2019
e.	Brent Stenson	Riverview/Pasco UGAB	January 31, 2019
f.	Mike Corrales	Basin City Area	May 1, 2018
g.	Melinda Didier	Eltopia Area	March 1, 2018

ADJOURN PLANNING COMMISSION



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

JERROD B. MACPHERSON – DIRECTOR

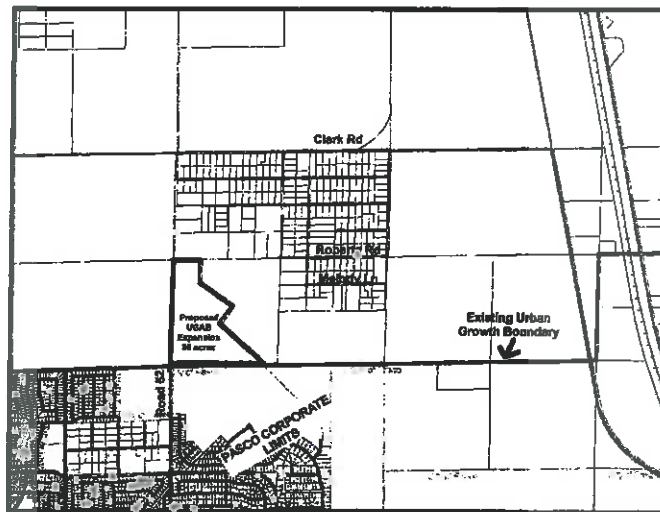
FRANKLIN COUNTY NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been proposed to the Franklin County Planning Commission an application by the City of Pasco, 525 N 3rd Avenue, Pasco, WA 99301 for a **Comprehensive Plan Amendment CPA 2015-01**. Said application is to add approximately 80 acres of land to the City of Pasco's Urban Growth Area Boundary. The current Comprehensive Plan designation for the land is Agricultural. The City of Pasco wishes to designate the land for residential uses within the Urban Growth Area Boundary.

LEGAL DESCRIPTION: Portion of SW quarter of Section 2, Township 9 North, Range 29 East W.M. Franklin County, Washington.

NON-LEGAL DESCRIPTION: The 80 acres is generally located north of the City of Pasco, east of Powerline Road, north of Road 52, and southwest of the area known as the Clarks Addition Area in Franklin County, WA. (Parcel Number 114-250-016)

VICINITY MAP:



NOTICE IS FURTHER GIVEN that said application will be considered by the Franklin County Planning Commission in an open record public hearing on **May 5, 2015** at the hour of **7:00 p.m.** in **the Franklin County Courthouse, Commissioners Meeting Room, 1016 North 4th Avenue, Pasco, WA 99301**. All concerned may appear and present any support for or objections to the applications. Information concerning the proposal can be obtained at the Franklin County Planning and Building Department, 1016 North 4th Avenue, Pasco, WA 99301, or by calling 545-3521.

DATED AT PASCO, WASHINGTON ON THIS 1st DAY OF APRIL, 2015.

PUBLISH:

April 16, 2015

Greg Wendt, Assistant Director

FACT SHEET/STAFF REVIEW**Hearing Before the Franklin County Planning Commission**

Case file(s): Comprehensive Plan Amendment (CPA 2015-01)

Hearing Date: May 5, 2015

Applicant: City of Pasco, 525 N 3rd Avenue, Pasco, WA 99301

Owner(s): Farm 2005, LLC, 2921 N. Rd 64, Pasco, WA 99301
Parcel Number 114-250-016

Location: The 80 acres is generally located north of the City of Pasco, east of Powerline Road, north of Road 52, and southwest of the area known as Clarks Addition in Franklin County, WA (Parcel Number 114-250-016)

Property size: Approximately 80 acres

Area to be Used: Approximately 80 acres

Land Use: Undeveloped-Agricultural

Comp. Plan: Agricultural

Zoning: Agricultural Production 20

Suggested Recommendation Positive recommendation with five (5) findings of fact

APPLICATION DESCRIPTION:

This is a Comprehensive Plan Amendment application request by the City of Pasco to amend or re-establish the City's Urban Growth Area Boundary. Specifically, the City is requesting to add approximately 80 acres of land to the City's Urban Growth Area Boundary.

The City of Pasco's request to add 80 acres of land to the City's Urban Growth Area Boundary is generally due to the following:

- The 80 acres was requested for inclusion by the property owner, Farm 2005, LLC .
- Per the City of Pasco, there are 2,500 acres of undeveloped land within the Pasco UGAB. Of this, 2,117 acres is controlled by 12 owners. Due to various constraints, much of this land cannot or will not be developed in the near future. These constraints include lack of utility service, land prices, leases/contracts, and lack of development interest on the owner part.
- Per the City of Pasco, the Port of Pasco recently purchased 34 acres of land designated for residential development. The port purchased this land to retain future protection from residential development and the growth of the Tri Cities Airport. This purchase removed approximately 34 acres of residential land from the Urban Growth Area inventory.

*Staff Report
Comp. Plan Amendment 2015-01
City of Pasco, WA*

2

- The Urban Growth Area Boundary change was evaluated by the City of Pasco Planning Commission on November 20, 2014. The Pasco City Council (City Resolution 3607) approved the amendment on December 12, 2014. In this resolution the City identified its preferred boundary and stated that the preferred boundary will accommodate projected population in a geographic area most likely to experience development pressure and which presents the City the best opportunity to logically and economically extend its utility and emergency services systems,

The current Comprehensive Plan designation for the land is Agricultural. If approved, the City of Pasco plans to designate the land as Low Density Residential in the City's Urban Area Comprehensive Plan.

The original Urban Growth Area Boundaries were adopted in 1993. Minor changes to the boundaries have occurred since the original adoption during the County's annual Comprehensive Plan reviews.

PUBLIC NOTICE:

1. A Public Notice was published in the Herald and Graphic on April 16, 2015.
2. The Planning Staff mailed out review packets to Technical Agencies on April 1, 2015.

APPLICABLE STANDARDS/ORDINANCES:

1. The Growth Management Act – RCW 36.70A.
2. The Growth Management Act – RCW 36.70A.110 Urban Growth Area Boundaries.
3. County Wide Planning Policies—County Resolution 93-015.
4. Franklin County Growth Management Comprehensive Plan (as amended in 2008).
5. County Development Regulations, Chapter 42 Amendments.

AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:

AGENCY COMMENTS

1. **Franklin County Public Works Department:** Franklin County Public Works has reviewed the proposed Comprehensive Plan Amendment (CPA) 2015-01 that has a desired land use designation of Low-Density Residential for a portion of parcel 114-250-016. Our findings and comments follow:

Findings:

The proposed area will be served by an extension of Road 52 from the south that is within the city limits and has a right-of-way width being 30 feet west and 40 feet east of the section line.

Assuming full build-out for single-family development with ½ acre lots for 80 acres, Average Daily Traffic (ADT) will increase by 370 vehicle trips per day using a standard 2.31 additional average daily trips per lot. As development grows near the proposed site, a future road extending north to Clark Road is foreseeable to accommodate for growth and an alternate route.

Comments:

Any proposed future development will require 40 feet of right-of-way, east of the section line, for an extension of Road 52.

Public Works generally supports this plan for future growth.

2. **Port of Pasco:** See letter dated March 18, 2015.

3. **Franklin County Planning Department:**

a. **Comprehensive Plan:** The current Comprehensive Plan designation for the land is *Agricultural*. The applicant proposes to designate the land as *Residential* within the Urban Growth Area Boundary. Per the County's Agricultural Lands Map, Page 96, Franklin County Comprehensive Plan, the property is *not* designated as an agricultural property that is commercially significant.

b. **Surrounding Land Uses and Current Zoning.**

i. **North:**

Located in Franklin County, Clark Subdivision Area (Rural Residential 1 Zoning District with typical lot sizes of 1 acre).

ii. **South:**

Located in the City of Pasco, Residential Subdivision known as Madison Park (lot sizes range from 7,400 sf to 20,000 sf).

iii. **East:**

Located in Franklin County, Agricultural uses (Agricultural Production 20 (AP-20) and a portion of Clarks Addition Area (RR-1 Zoning District).

iv. **West:**

Located in Franklin County, Agricultural uses (Agricultural Production 20 (AP-20)

c. **Airport Zoning.**

i. **Airport Compatibility Zones** (also known as airport zoning), in place to promote the safety and general welfare of properties surrounding the airport, are located to the north and east of the 80 acres. Specifically, the adjoining zones are:

- **Zone 2:** Residential is permitted on legal lots of record and on new lots provided the density is not greater than four dwelling units per twenty (20) acres; and

Staff Report
Comp. Plan Amendment 2015-01
City of Pasco, WA

4

- Zone 4: Residential is permitted on legal lots of record and on new lots provided the density is not greater than four dwelling units per twenty (20) acres.
- ii. Approximately 5 acres, located along the north edge of the expansion area, is located within Airport Zone 4. The Port of Pasco has stated that they would prefer that this area not be included in the Urban Growth Area Boundary adjustment. If included, a zoning designation of Residential Transition (R-T), a 5 acre minimum lot size zoning district, would be appropriate for this area.
- d. Future zoning at the property shall be consistent with the following:
 - i. Pasco Urban Area Comprehensive Plan designation of Low Density Residential; and
 - ii. Airport Zoning designations included in Franklin County Code Chapter 17.76 Airport Zone. (Airport Zone- County Ordinance #6-2013).
- e. Approval of this Urban Growth Boundary change will require the County to amend the following portions of the Franklin County Comprehensive Plan (resolution number 2008-089).
 - i. Land Use Chapter, Page 46, City of Pasco Urban Growth Boundary Map.
Map Amendment:
Add the proposed 80 acres to the City of Pasco Urban Growth Area Boundary.
 - ii. Resource Lands Chapter, Page 93-94, Table 25 Franklin County Land Use Breakdown.
Amend Table 25 Franklin County Land Use Breakdown:
Specifically change the acres for the Pasco Urban Growth Area Boundary and Cropland to be consistent with the changes proposed in this application.
 - iii. List of Maps, Maps 1-12.
Map Amendment:
The new City of Pasco Urban Growth Area Boundary shall be updated on each map in the Comprehensive Plan.

RECOMMENDATION:

The Franklin County Planning Department recommends that the Planning Commission forward a **POSITIVE** recommendation to the Franklin County Board of Commissioners for Application #CPA-2015-01, with the following suggested findings of fact:

Suggested Findings of Fact:

Per Franklin County Code, Chapter 17.84 Amendments (Franklin County Zoning Ordinance) the following shall be determined:

1. The proposal **IS** in accord with the goals and policies of the comprehensive plan;
 - a. The Urban Growth Area Boundary change is consistent with the requirements of the Growth Management Act – RCW 36.70A.110 Urban Growth Area Boundaries.
 - b. The Urban Growth Area Boundary change is consistent with County Resolution 93-015 the County Wide Planning Policies.
 - c. Franklin County Growth Management Comprehensive Plan (Resolution Number 2008-089):
 - i. Per the Franklin County Comprehensive Plan Land Use Map, Page 39 of the Franklin County Comprehensive Plan, the land use designation for the 80 acres is Agricultural.
 - ii. If the urban growth boundary amendment is approved, the applicant proposes to change the land use designation from Agricultural to Residential. The applicant will need to contact the City of Pasco to finalize this change in the City of Pasco Urban Area Comprehensive Plan.
 - iii. Per the Franklin County Agricultural Lands Map, Page 96 of the Franklin County Comprehensive Plan, the 80 acres *is not* designated as a Franklin County agricultural land of long term commercial significance.
 - d. The Urban Growth Area Boundary amendment and associated Growth Management Comprehensive Plan changes are consistent with and are in compliance with the public participation requirements in RCW 36.70A.
 - i. Pasco Planning Commission: City of Pasco Planning Commission held a public hearing regarding the boundary changes November 20, 2014.
 - ii. Pasco City Council: Pasco City Council passed City Resolution 3607 on December 15, 2014 with the determination that the City's Urban Growth Area Boundary must be expanded to properly plan for future growth as required by the Growth Management Act. This Resolution has been forwarded to the Franklin County Planning Commission and County Commissioners.
 - iii. Franklin County Planning Commission: A public hearing is held with the Franklin County Planning Commission on May 5, 2015 to review the proposed boundary change. Notification of the hearing is placed in the Tri City Herald and the Franklin County Graphic. Notification is posted at the Franklin County Courthouse in Pasco. All surrounding landowners within 500 feet (inside an Urban Growth Area) and 1 mile (outside an Urban Growth Area) of the area to be added to the boundary are mailed a copy of

the public hearing notice. Both verbal and written comments are accepted for the application.

- iv. State of Washington: The Planning Commission's recommendation is forwarded to the State of Washington. A 60 day review by the State of Washington is required to be completed.
 - v. Board of County Commissioners: The County Planning Commission's recommendation, upon review by the State of Washington, is evaluated by the Franklin County Board of Commissioners in a scheduled public meeting.
- e. Approval of this City of Pasco Urban Growth Area Boundary amendment proposal requires Franklin County to implement the amendment with changes to the following portions of the Franklin County Comprehensive Plan (Resolution Number 2008-089).

- Franklin County Comprehensive Plan
Land Use Chapter
 Page 46, City of Pasco Urban Growth Boundary Map.

Required Map Amendment: Amend the City of Pasco Urban Growth Area Map. Specifically add the proposed 80 acres to the City of Pasco Urban Growth Area Boundary.

- Franklin County Comprehensive Plan
Resource Lands Chapter
 Page 93-94, Table 25 Franklin County Land Use Breakdown.

Required Map Amendment: Amend Table 25 Franklin County Land Use Breakdown. Specifically, amend the Land Use Category acres for the following:

- i. Add 80 acres to the Pasco Urban Growth Area Boundary Land Use Category; and
- ii. Subtract 80 acres from the Cropland Land Use Category.

- Franklin County Comprehensive Plan
List of Maps
 Map 1- Soil Map, Page 31
 Map 2- Land Use Map, Page 39
 Map 7- Franklin County Census Tracts, Page 58
 Map 8- Agricultural Lands, Page 96
 Map 9- Mineral Resources, Page 101
 Map 10- Community Facilities, Page 109
 Map 11- Public Facilities, Page 116
 Map 12- Functionally Classified Roads, Page 125

Required Map Amendment: The new City of Pasco Urban Growth Area Boundary shall be updated on each applicable map in the Franklin County Comprehensive Plan.

*Staff Report
Comp. Plan Amendment 2015-01
City of Pasco, WA*

7

2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental;
 - a. Future zoning designations for the property shall be consistent with the following:
 - i. Pasco Urban Area Comprehensive Plan designation of Low Density Residential; and
 - ii. Airport Zoning District designations included in Franklin County Code Chapter 17.76 Airport Zoning District. (Airport Zone- County Ordinance #6-2013).
3. There **IS** merit and value in the proposal for the community as a whole;
 - a. The Urban Growth Area Boundary change was evaluated by the City of Pasco Planning Commission on November 20, 2014. The Pasco City Council (City Resolution 3607) approved the amendment on December 12, 2014. In this resolution the City identified its preferred boundary and stated that the preferred boundary will accommodate projected population in a geographic area most likely to experience development pressure and which presents the City the best opportunity to logically and economically extend its utility and emergency services systems.
 - b. Placing the 80 acres into the Urban Growth Area Boundary would provide the area with a wide range of residential activities to occur.
 - c. The 80 acres will be served by an extension of Road 52 from the south that is within the city limits and has a right-of-way width being 30 feet west and 40 feet east of the section line.

Assuming full build-out for single-family development with ½ acre lots for 80 acres, Average Daily Traffic (ADT) will increase by 370 vehicle trips per day using a standard 2.31 additional average daily trips per lot. As development grows near the proposed site, a future road extending north to Clark Road is foreseeable to accommodate for growth and an alternate route.
4. Conditions **WILL NOT** be imposed in order to mitigate any significant adverse impacts from the proposal;
 - a. Significant adverse impacts are not anticipated, thus conditions for mitigation are not necessary for the Urban Growth Area Boundary Amendment.
5. A concomitant agreement **SHOULD NOT** be entered into between the county and the petitioner, and if so, the terms and conditions of such an agreement.
 - a. A concomitant is not required for this application.

August 12, 2015

PORT COMMISSION:
JAMES T. KLINDWORTH
RONALD P. REIMANN
JEAN RYCKMAN



RANDY HAYDEN
EXECUTIVE DIRECTOR
RONALD L. FORAKER
DIRECTOR OF AIRPORTS
BUCK TAFT
DEPUTY DIRECTOR OF AIRPORTS

March 18, 2015

Jerrod MacPherson, Director
Franklin County Planning and Building Department
1016 N. 4th Avenue
Pasco, Washington 99301

RE: Comprehensive Plan Amendment 2015-01

Dear Mr. MacPherson and Franklin County Planning Commissioners,

Thank you for the opportunity to comment on the Comprehensive Plan Amendment request submitted by the City of Pasco to expand the Urban Growth Area (UGA).

In recent years, the Port of Pasco worked with the City of Pasco and Franklin County Commissions and planners to safeguard the existing and future service capability of the Tri-Cities Airport, through an update to the Airport Overlay District in their respective zoning ordinances.

Because these restrictions were not in place previously, the Port of Pasco was forced to purchase 34 acres southeast of the subject property to retain future protection from residential development and the growth of the Tri-Cities Airport.

Ideally, for safety purposes, the Port would prefer that there be no development allowed on the runway approaches to the airport. Stating the obvious, there will be low flying aircraft arriving and departing above those zones. Through the work completed in 2013, on amending the Airport Overlay District, it was agreed that no residential development would be allowed in Zone 2, but a compromise was reached that Zone 4 within the City would allow large lot residential development (2 per acre) because of some existing conditions on other runway approaches. Within the county the large lot development allows 4 units per 20 acres, with clustering preferred. Again, ideally the Port would prefer no development within Approach Zone 4. Also, as a reminder we want to reiterate that there are height restrictions on the entire parcel.

March 18, 2015
Jerrod MacPherson
Comprehensive Plan Amendment 2015-01
Page 2

Originally the UGA Expansion request to the City of Pasco included a 160 acre parcel shown on the attached figure. Recognizing the restriction of residential development in Zone 2 and the limitations on density of Zone 4, the request was adjusted to the 80 acres currently proposed in order to achieve urban densities consistent with the intent of the Growth Management Act.

Included in the 80 acre parcel requested for inclusion in the UGA, approximately 5 acres are in Zone 4 which permits no more than two residential lots per acre when within the City, and 4 lots per 20 acres when in the County. We understand that this hearing is not for zoning purposes, but we ask that the zoning restrictions identified in the Airport Overlay District be considered. Clearly the zoning allowed in the County is much more conducive to compatible land uses on airport approaches with respect to the 5 acres of the proposal that falls within Zone 4.

We are pleased that the proposal was revised to exclude all of Zone 2 and much of Zone 4. However, our present concern is that with the shape of the current proposal, future UGA Expansion requests are more likely to include Zone 4 to the northwest than they would be if the area that falls within Zone 4 were not included in the current proposal. A diagonal line along the southwest Zone 4 boundary would be much more preferable. It would also send an appropriate message to property owners to the northwest.

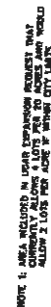
The Port of Pasco requests that the Planning Commission appropriately consider the request before you.





Thank you for your consideration.











Sincerely,



Ron Foraker,
Director, Tri-Cities Airport
Port of Pasco



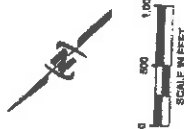
AIRPORT SAFETY COMPATIBILITY ZONES					
ZONE COLOR	ZONE #	FUTURE 100 FT EXTENSION POTENTIAL CLOSURE ABSORBANCE	PROPOSED UGARS EXPANSION		
	ZONE 1	0	0		
	ZONE 2	32.65	0		
	ZONE 3	0	0		
	ZONE 4	46.78			=>3

LEGEND	
	STATE 2005 LC PROPERTY
	PARCELS 77 APPROACH SURFACE
	APPROX PROPERTY LINE
	PAVED OCA
	CITY OF PASCO
	FUTURE ROADS: 30 LMI
	FUTURE ROADS: 65 LMI
	PROPOSED LUMBER GROWTH
	INDICATED EXPANSION
	AREA OF UGAP EXPANSION 76

TRI-CITIES AIRPORT - RUNWAY 12 END
SAFETY COMPATIBILITY ZONES

LEADS

→



CITY OF PASCO REVIEW MATERIALS

Application forms;

City Council Approving Resolution 3607;

City Staff Report to the City Planning Commission; and

City's SEPA Review- DNS



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

JERROD B. MACPHERSON – DIRECTOR

PLANNING DIVISION LAND DEVELOPMENT APPLICATION

Application Number: CPA 2015-01

Applicant/Representative: CITY OF PASCO

Name: Dave McDonald

Address: City of Pasco PO Box 293

Street/City/State Pasco, WA 99301

Phone: 509-545-3441

Fax: 509-545-3499

Email: mcdonaldd@pasco-wa.gov

Owner(s): N/A Municipal Application

Name:

Address:

Street/City/State

Phone:

Cell:

Fax:

Email:

Existing Land Use Zoning District(s): Currently being farmed and is zoned AP 20

Legal Description of Property:

The Southwest Quarter of Section 2, Township 9 North, Range 29 East WM, Franklin County, Washington generally southerly of the line formed by the airport compatibility zones. (Approximately 80 acres)

Site Address: Located at the northeast corner of Road 52 and Power Line Road.

Street/City/State

Total Acreage Involved: 80

Source of Water: Pasco system *

Source of Irrigation: Well

Sewage Disposal System: **

Source of Power: Franklin Co PUD Comprehensive Plan: Agriculture

* Potable water can be provided by the City of Pasco if the site is located within the Pasco UGA

** Depends on if the site is developed in the County or the City



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

JERROD B. MACPHERSON – DIRECTOR

Description of Improvements on Property:

The site currently contains a farm circle with no other development.

Existing Use of Site/Property:

The site is being farmed

Proposed Development Application Request (Specify: Short Plat, Cond Use, Zone Change, Home Occupation, etc.)

The applicant is the City of Pasco a Washington State Municipal Corporation. The application only involves the alteration and re-establishment of the Pasco UGA through the Comprehensive Plan amendment process.

The undersigned, agent of the City of Pasco is authorized to file this application and certifies the information contained herein is complete and correct to the best of his knowledge.

A handwritten signature in blue ink, appearing to read "Dave McDonald".

Applicant/Representative

A handwritten date "3/4/2015" in blue ink.

Date

Print Name: Dave McDonald, City Planner



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

JERROD B. MACPHERSON – DIRECTOR

APPLICATION FOR URBAN AREA BOUNDARY OR MAP AMENDMENT TO FRANKLIN COUNTY COMPREHENSIVE PLAN

An Urban Growth Area (UGA) Boundary or Map Amendment is a proposed change to the Urban Growth Area Boundary, or Comprehensive Plan of Franklin County.

Complete all the blanks in this application form. We will not accept a letter or report in lieu of this application. However, reports, photos or other materials may be submitted to support your application.

Applicant: City of Pasco

Contact (if different than applicant): Dave McDonald, City Planner

Address: PO Box 293

City/State/Zip Code: Pasco, WA 99301

Phone: (509) 545-3441

DESCRIPTION OF AMENDMENT:

Attach a map of the proposed map amendment, showing all parcels and parcel numbers (see the County Assessor's Office to obtain maps and parcel information). Provide names, mailing addresses, and mailing labels for all property owners within 500 ft.(if inside the UGAB) or 1 mile (outside the UGAB) of the proposed amendment area.

Area of Amendment:

Quarter SW Section: 2 Township: 9 North Range 29 East WM

Total number of Parcels: One

The total number of parcels and total acreage must be consistent with County Assessor data.

Total acreage: 80 (plus or minus)

Estimated existing population within area: Zero

Current Zoning and Comprehensive Plan Land Use Designation:

Agricultural

Desired Comprehensive Plan Land Use Designation(*i.e.*; Industrial; Commercial; Residential etc) Low- Density Res.

1. General Description of Proposal:

Minor expansion of the Pasco UGA to the north of Madison Park and the new Franklin Elementary School. This expansion includes only 80 acres located in the SW 1/4 of Section 2, Township 9 North, Range 29 East WM.

2. Why is the UGA or Map Amendment needed and being proposed?

See attached staff memo to the Pasco Planning Commission for a full explanation as to why the amendment is needed.

3. Describe the land uses surrounding the proposed amendment area (residential, commercial, agriculture, etc): The site is located between the Clark Addition and the City of Pasco

NORTH: Clark Addition--Suburban Residential development with single-family homes on 1-5 acre lots

SOUTH: Madison Park subdivision is directly south. Madison Park is a developing single-family subdivision located in the City of Pasco with 7,400 to 20,000 square foot lots. A large church is also located in the subdivision.

EAST: Agriculture and Clark Addition--Suburban Residential with single-family homes on 1-5 acre lots

WEST: Agriculture. The new Franklin Elementary School is located to the southwest of the site

4. Has the proposed UGA or Map Amendment been addressed in approved environmental documentation (e.g., Environmental Impact Statement or Determination of Non-Significance) as required by SEPA? (please cite title, date, and appropriate sections):
DNS issued by the City of Pasco on September 29, 2014

Note: If sufficient Environmental Documents have not been completed, the proponent will be required to provide or pay for the preparation of such documents (Environmental Checklist or EIS).

5. Identify the providers and the plans or studies which demonstrate the availability of capital improvements to serve the proposed area.

A sewer lift station is to be built in Madison Park near the intersection of Rd 52 and Power Line Road
Sanitary Sewers:

A 16 inch City of Pasco water main is located at the north end of Road 52 and is extended to the north side of Power Line Road. The developer will be require to extend the water lines into any new development.
Domestic Water:

Road 52 and Power Line Road intersect at the southwest corner of the site. Both street are identified in the Major Street Plan. The developer will be require to extend the streets with any new development.
Transportation:

6. Provide the proposed range of allowable residential densities and projected population at full build-out within the proposed UGA or Map Amendment area:
RS-1 to RS-20 1/4 to 1/2 acre lots for single-family development if it becomes part of the City (260 to 720 residents). This will be moderated by airport zoning requirements. If developed in the County the property would comply with County Zoning and development regulations

7. **Signature of Applicant:**

I certify that the information contained in this application is true and correct to the best of my knowledge.



Signature



Date

DAVID McDONALD
PASCO CITY PLANNER

City Council Resolution Requesting UGA
Amendment
(Resolution 3607)

RESOLUTION NO. 3607**A RESOLUTION DECLARING THE PREFERRED URBAN GROWTH BOUNDARY
FOR THE CITY OF PASCO.**

WHEREAS, the City of Pasco and Franklin County are planning under the State Growth Management Act (GMA) of 1990 as amended; and

WHEREAS, The GMA (RCW 36.70A.110) requires the establishment of Urban Growth Areas (UGA); and

WHEREAS, the goals of the Growth Management Act related to UGA's include:

- i) Encouraging development of urban areas where adequate public facilities and services exist or can be provided in an efficient manner;
- ii) Reducing the inappropriate conversion of undeveloped land into sprawling low-density development; and,
- iii) Maintaining and enhancing natural resource-based industries, including productive timber, agriculture, and fisheries industries; and

WHEREAS, each city located in Franklin County must be included within a UGA; and

WHEREAS, UGA's are to encompass lands within the City's recognized utility service area; and

WHEREAS, UGA's may include portions of the County already characterized by urban growth or adjacent to urban growth; and

WHEREAS, designated UGA's are to include enough undeveloped land to adequately accommodate forecasted growth for a 20 year planning period; and

WHEREAS, forecasted growth is determined by population projections provided by the State Office of Financial Management; and

WHEREAS, the GMA mid-range population projections for the County anticipate Franklin County will grow to over 100,000 people during the 20 year planning horizon; and

WHEREAS, for planning purposes during the development of the 2007 Comprehensive Plan update, City and County Planners assume 85 percent of future population growth in Franklin County would occur in the Pasco UGA; and

WHEREAS, Pasco's UGA population is expected to be about 87,300 by 2027; and

WHEREAS, to reach the projected population the City will need to accommodate another 19,530 people; and

WHEREAS, there are over 2,500 acres of raw undeveloped land within the Pasco UGA designated for residential development. At least 1,222 acres are needed to accommodate the projected growth; and

WHEREAS, twelve owners control 2,117 acres of raw land within the UGA designated for residential development. Due to various constraints much of this land cannot or will not be developed within the near future. Development constraints include lack of utility service, land prices, gravel mining leases and contracts, and lack of development interest on the part of the owners; and

WHEREAS, while the County “donut hole” areas contain approximately 300 acres of undeveloped land that is occupied by hobby farms, pastures, horse corrals and gardens; and has limited utility for residential developed due to poor subdivision practices of the past, and lack of access to public streets; and

WHEREAS, the remaining five major subdivisions available (228 acres of buildable land) for new housing construction are controlled by a limited number of builders; and

WHEREAS, the last land sale for a subdivision (Three Rivers West) was about 30 percent higher than comparable sales in the recent past. The owners that sold the 50 acres for Three Rivers West control another 450 acres of vacant land within the UGA boundary; and

WHEREAS, State and local housing goals encourage the provision of affordable housing (RCW 36.70A.210(3)e and County Policy #6) within the community; and

WHEREAS, On December 31, 2012 the Port of Pasco purchased 30 acres of land in the Northwest Commons subdivision for a runway protection zone. This purchase removed 30 acres of residential land from the UGA inventory; and

WHEREAS, On July 15, 2013 the zoning code was updated to include revisions to the airport zoning regulation which will limit the densities on about half of the site in question. Reducing the density will reduce the impact on utility providers including the City’s sewer utility; and

WHEREAS, the site in question as shown in Exhibit “1” is currently being farmed but is not designated as farmland with long-term commercial significance; and

WHEREAS, in the past ten years the Franklin County Public Utilities District (PUD) built one new substation and completely rebuilt and significant expanded another to ensure electrical needs will be met within the UGA.; and

WHEREAS, the City recently built a new water filter plant on West Court Street near Road 111 to increase capacity to provide potable water to current and future residents; and

WHEREAS, a new potable municipal water intake structure and pump house will be built on West Court Street near the new water plant to increase pumping capacity; and

WHEREAS, early next year the main Butterfield Water Plant intake structure in the Columbia River will be rebuilt to improve pumping capacity; and

WHEREAS, the applicant has been investigating the possibility of providing additional sewer capacity to the area by constructing a force main east of 4th Avenue; and

WHEREAS, the site as shown in Exhibit "1" is encumbered with Airport Use Zones #2 and #4. Zone #2 prohibits residential development of any kind and Zone #4 limits residential development to two units per acre; and

WHEREAS, The Pasco City Council has reviewed and accepted the Planning Commission recommendation; and

WHEREAS, the Pasco City Council has determined the Pasco Urban Growth Area boundary must be expanded to permitted the City to properly plan for future growth as required by the Growth Management Act; ***NOW THEREFORE***

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PASCO:

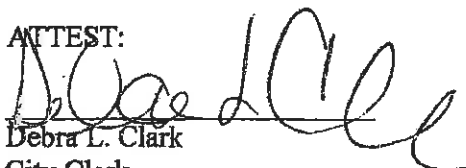
Section 1. That the boundaries identified in Exhibit "1" are the preferred boundary lines for the Pasco Urban Growth Area. The preferred boundary will accommodate the projected population in a geographic area most likely to experience development pressure and which presents the best opportunity for the City to logically and economically extend its utility and emergency services systems.

Section 2. That this resolution be forwarded to Franklin County for its due consideration of the City Council's position when the Franklin County Planning Commission and/or Franklin County Board of Commissioners determine whether or not to modify the Pasco Urban Growth Boundary.


Passed by the City Council of the City of Pasco this 15 day of December, 2014.


Matt Watkins, Mayor

ATTEST:

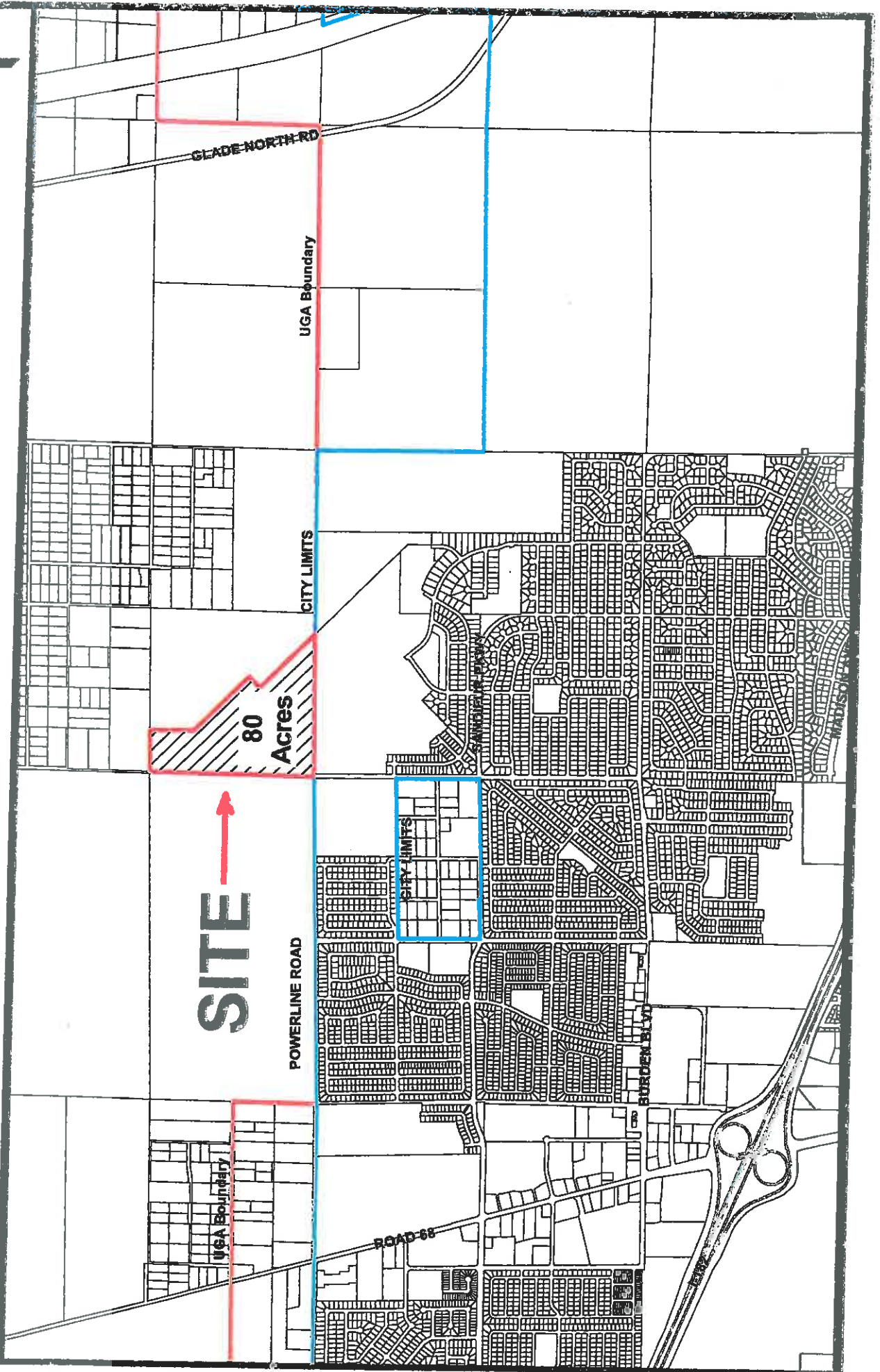

Debra L. Clark
City Clerk

APPROVED AS TO FORM:


Leland B. Kerr, City Attorney

Item: UGB Amendment
Applicant: FARM 2005 LLC
File #: CPA 2014-002

Exhibit
#1



City Staff Report to Planning Commission on
UGA Amendment
(November 20, 2014)

MEMORANDUM

DATE: November 20, 2014
TO: Planning Commission
FROM: Jeff Adams, Associate Planner
SUBJECT: Urban Growth Area Expansion (MF# CPA14-002) (Farm 2005 LLC)

Farm 2005, LLC., the owner of 160 acres of farm land directly north of the City limits, has applied for a Comprehensive Plan Amendment that would revise the Urban Growth Area (UGA) to include 160 acres currently outside the Pasco UGA. The property in question is located at the northeast corner of Road 52 and Power Line Road. The site is northeasterly of the new Rosalind Franklin Elementary School. The following provides the historical background on Urban Growth Areas and may help with arriving at a recommendation on this request.

The 1990 Growth Management Act (GMA) required the establishment of Urban Growth Areas (UGA's) around urban centers throughout the State. Urban Growth Areas have become a key component in managing urban growth within Washington. Urban Growth Areas define the area in which a community is to encourage higher density urban development and the area in which urban services can be supported and promoted. Land located outside UGA's are to be reserved for the promotion of rural densities and functions. By directing growth to UGA's natural resource lands such as farmlands and forest lands can be conserved and the character of rural areas can be maintained for future needs.

Pasco's first Urban Growth Area was established in April of 1993 and has been modified only four times since then. The designation of the Pasco UGA was not only guided by the GMA Goals (see attachment #1), but also by the provisions of RCW 36.70A.110 the most pertinent portions of which are as follows:

- Each county that is required or chooses to plan under RCW 36.70A.040 shall designate an urban growth area or areas within which urban growth shall be encouraged and outside of which growth can occur only if it is not urban in nature.
- Each city that is located in such a county shall be included within an urban growth area.
- An urban growth area may include territory located outside of a city only if such territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth, or is a

designated new fully contained community as defined by RCW 36.70A.350.

- Based upon the growth management population projection made for the county by the Office of Financial Management, the county and each city within the county shall include areas and densities sufficient to permit the urban growth that is projected to occur in the county or city for the succeeding twenty-year period, except for those urban growth areas contained totally within a National Historical Reserve.
- Each city must include areas sufficient to accommodate the broad range of needs and uses that will accompany the projected urban growth including, as appropriate, medical, governmental, institutional, commercial, service, retail, and other non-residential uses.
- Each urban growth area shall permit urban densities and shall include greenbelt and open space areas.
- An urban growth area determination may include a reasonable land market supply factor and shall permit a range of urban densities and uses. In determining this market factor, cities and counties may consider local circumstances.
- Urban growth should be located first in areas already characterized by urban growth that have adequate existing public facility and service capacities to serve such development, second in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third in the remaining portions of the urban growth areas. Urban growth may also be located in designated new fully contained communities as defined by RCW36.70A.350.
- In general, cities are the units of local government most appropriate to provide urban governmental services. In general, it is not appropriate that urban governmental services be extended to or expanded in rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development.

Based on State law, the Pasco UGA is to include all lands within the city and may include lands outside the City if the lands are urban in nature or adjacent to territory that is already characterized by urban growth. Development within the UGA is to occur first on lands that currently have adequate public facility and service capacities and secondly on lands that will be served adequately in the future. The UGA needs to contain a sufficient amount of land to accommodate expected growth for the 20 year planning horizon. The expected growth is determined by county wide population projections prepared by the State Office of Financial Management (OFM). In addition to the population projections the city must also consider land needs for parks and open space, school, retail businesses, offices, industrial buildings and other land uses. In the determination for UGA land needs local market supply factors may also be considered.

The local market supply factor is beginning to become an issue within the UGA. The large remaining tracts of land that could be used for future residential development are controlled by a few individuals or companies. Additionally the remaining five major subdivisions available (228 acres of buildable land) for new housing construction are likewise controlled by a limited number of builders. As a result prices for raw land to develop subdivisions are rising.

The last sale of land for a subdivision (Three Rivers West) was about 30 percent higher than comparable sales in the recent past. The owner's that sold the 50 acres for Three Rivers West control another 450 acres of vacant land within the UGA. Increasing land costs resulting from limitations created by the UGA boundary are at odds with State and local housing goals to provide affordable housing (RCW 36. 70A.210(3)e and County Policy # 6) for the community.

Twelve owners control 2,117 acres of raw land within the UGA designated for residential development. Due to various constraints much of this land cannot or will not be developed within the near future. Development constraints include lack of utility service, land prices, gravel mining leases and contracts and lack of development interest on the part of the owners.

The County donut hole areas contain approximately 300 acres of undeveloped land that could be used for future housing development. Much of this vacant land is occupied by hobby farms, pastures, horse corrals and gardens. It is difficult to predict how soon these parcels will be available for development. Some of the parcels have limited utility for residential developed due to poor subdivision practices of the past. Many of these parcels are remnant lots with odd shapes that lack access to public streets. If development occurs on these parcels the densities will be very low.

With much of the large useable remaining vacant parcels under limited ownership prices tend to rise impacting the affordability of housing. This is the

reason the Growth Management Act included a provision for adding additional land to the UGA for a market supply factor so land prices are not driven unreasonably high. As Linda Loviisa, First Place and Northwest Commons continue to develop the market demand on the remaining vacant parcels will continue to increase. Increasing the UGA slightly will help moderate that market demand.

Another condition impacting the market factor of available residential properties within the UGA is the fact that in 2012 Port of Pasco purchased 30 acres within Northwest Commons (now called Madison Park) permanently removed 30 acres of land from the residential inventory. The property was purchased for a future runway protection area to enable future airport expansion. The airport protection zones will also impact the property included in the proposed UGA boundary amendment. Approximately 73 acres of the proposed site is located under an approach/departure zone which limits residential density to two dwelling units per acre. While the request is to include a total of 160 within the UGA boundary the resulting increase to the buildable lands inventory will be negligible.

One of the purposes of establishing UGA's is to preserve resource lands and prevent them from being lost to urban development. The site in question is currently being farmed but is not designated as farm land with long term commercial significance. The land did not meet the test used by the County for classifying the land for prime farm land. The soils on this land are not considered prime agricultural soils. The land is located between an urbanizing portion of the City and the Clark Addition which is urban in nature and extensively developed. The site is also across Road 52 and to the northeast of the new Rosalind Franklin Elementary School. These factors all impact the long term viability of the site for commercial agriculture.

The population projections provided by the State Office of Financial Management for Pasco's 20 year planning horizon (2007-2027) indicates Pasco's UGA population could be about 87,300 by 2027. Adjusted for growth since 2007 an additional 19,530 people need to be accommodated within the UGA by 2027. The UGA will therefore need to include enough land area to accommodate at least another 19,530 people by 2027. Between the tightly controlled subdivisions, large vacant tracts and donut hole properties there are about 2,600 acres of vacant land in the City's high growth area potentially available for residential development. Realistically though because of gravel mining, distance from utilities, past subdivision practices, high land prices and lack of development interest only about a quarter of the vacant land could be used for residential development. Based on our population projection the City will need 1,222 acres of land to accommodate the housing needed to match the population.

Population projections, land market factors, and preservation of resource lands are not the only items to consider when determining the extent of the UGA. Utility capacities should also be considered.

A new water filter plant was constructed on Court Street near Road 111 between 2009 and 2010 to increase the cities capacity to provide potable water to the community. In the near future (waiting for Army Corp of Engineer approval) a new water intake structure and pump house will be built on West Court Street near the new water plant to increase pumping capacity. Early next year the main Butterfield water plant intake structure in the Columbia River will be rebuilt in improve pumping capacity.

The Franklin County PUD and Big Bend Electric built a new substation north of the Columbia Place subdivision (west of Road 68 north of Snoqualmie) in 2004. The PUD also enlarged and upgraded the Road 52 and Argent substation last year to support future growth in the community. The PUD five year capital plan calls for a new substation to be located north of Power Line Road to the east of Convention Drive which will further add to the PUD's capacity to serve the community with power needs.

This UGA expansion application was reviewed by the Planning Commission in 2010 and was not recommended for approval mainly because of concerns over the capacity of the sewer system in the area. Since that time modeling studies have shown previous studies on sewer capacity were overly conservative. As a result the Northwest Commons (Madison Park) subdivision that was previously approved partly for septic tank usage has now been granted approval to be completely served by the sewer system. A lift station will be constructed in Northwest Commons a short distance from the subject property. The applicant has also been considering the development of a force main to the east of the site to connect with the sewer system in 4th Avenue. The biggest change however between the current application and the 2010 is the fact that the new airport zoning regulations will reduce the density on the site such that only about half of the site will be able to accommodate urban densities matching existing development on adjacent parcel to the south. This lowered density will cause less of an impact on the City's sewer system. Airport Zone # 2 and #4 through the center portion of the site will have severe density restrictions. The 33.5 acres within Zone # 2 will not be able to contain any homes and the 41 acres in Zone 4 will limit development to two units per acre.

Findings of Fact

The following are initial findings drawn from the background and analysis section of the staff report. The Planning Commission may add additional

findings to this listing as the result of factual testimony and evidence submitted during the public hearing.

1. The GMA (RCW 36.70A.110) requires the establishment of Urban Growth Areas.
2. The goals of the Growth Management Act related to UGA's include: i) Encouraging development of urban areas where adequate public facilities and services exist or can be provided in an efficient manner; ii) Reducing the inappropriate conversion of undeveloped land into sprawling low-density development; and, iii) Maintaining and enhance natural resource based industries, including productive timber, agriculture, and fisheries industries.
3. Each city located in Franklin County must be included within a UGA.
4. UGA's are to encompass lands within the City's recognized utility service area.
5. UGA's may include portions of the County already characterized by urban growth or adjacent to urban growth.
6. Designated Urban Growth Areas are to include enough undeveloped land to adequately accommodate forecasted growth for a 20 year planning period.
7. Forecasted growth is determined by population projections provided by the State Office of Financial Management.
8. The GMA mid-range population projections for the County anticipate Franklin County will grow to over 100,000 people during the 20 year planning horizon.
9. For planning purposes during the development of the 2007 Comprehensive Plan update, City and County Planners assume 85 percent of future population growth in Franklin County would occur in the Pasco UGA.
10. Pasco's UGA population is expected to be about 87,300 by 2027.
11. To reach the projected population the City will need to accommodate another 19,530 people.
12. There are over 2,500 acres of raw undeveloped land within the Pasco UGA designated for residential development. At least 1,222 acres are needed to accommodate the projected growth.

13. Twelve owners control 2,117 acres of raw land within the UGA designated for residential development. Due various constraints much of this land cannot or will not be developed within the near future. Development constraints include lack of utility service, land prices, gravel mining leases and contracts, and lack of development interest on the part of the owners.
14. The County donut hole areas contain approximately 300 acres of undeveloped land that could be used for future housing development. Much of this vacant land is occupied by hobby farms, pastures, horse corrals and gardens. Some of the parcels have limited utility for residential developed due to poor subdivision practices of the past. Many of these parcels are remnant lots with odd shapes that lack access to public streets.
15. The remaining five major subdivisions available (228 acres of buildable land) for new housing construction are controlled by a limited number of builders.
16. The large remaining tracts of land within the UGA are controlled by twelve owners causing the local market supply factor to become an issue.
17. The last land sale for a subdivision (Three Rivers West) was about 30 percent higher than comparable sales in the recent past. The owners that sold the 50 acres for Three Rivers West control another 450 acres of vacant land within the UGA boundary
18. State and local housing goals encourage the provision of affordable housing (RCW 36. 70A.210(3)e and County Policy # 6) within the community
19. Since 2010 the Port of Pasco purchased 30 acres of land in the Northwest Commons subdivision for a runway protection zone. This purchase removed 30 acres of residential land from the UGA inventory.
20. Since 2010 the zoning code has been updated to include revisions to the airport zoning regulation that will limit the densities on about half of the site in question. Reducing the density will reduce the impact on utility providers including the City's sewer utility.
21. The site in question is currently being farmed but is not designated as farm land with long term commercial significance. The land did not meet the test used by the County for classifying the land for prime farm land. The soils on this land are not considered prime agricultural soils.

22. In the past ten years the Franklin County PUD built one new substation and completely rebuilt and significant expanded another to ensure electrical needs will be met within the UGA. The five year capital plan for the PUD calls for a another new substation to be located north of Power Line Road to the east of Convention Drive which will further add to the PUD's capacity to serve the community with power needs.
23. The City recently built a new water filter plant on West Court Street near Road 111 to increase capacity to provide potable water to current and future residents.
24. In the near future (waiting for Army Corp of Engineer approval) a new water intake structure and pump house will be built on West Court Street near the new water plant to increase pumping capacity.
25. Early next year the main Butterfield water plant intake structure in the Columbia River will be rebuilt in improve pumping capacity.
26. A recent analysis of the sewer system capacity in the area east of Road 68 north of I-182 has indicated more capacity than previously thought. As a result all of the Northwest Commons subdivision will be able to be served by sewer.
27. A new lift station will be built in the Northwest Commons subdivision a short distance from the subject site.
28. The applicant has been investigating the possibility of providing additional sewer capacity to the area by constructing a force main easterly to 4th Avenue.
29. The site is encumbered with Airport Use Zone #2 and Zone #4. Zone # 2 prohibits residential development of any kind and Zone # 4 limits residential development to two units per acre.

Conclusions

Based on the GMA population projections for Franklin County the City of Pasco must plan for an additional population of about 19,530.

The project population for the City will require about 1,222 acres for the development of dwelling units.

Most of the remaining (2117 acres) vacant acreage in the UGA is control by 12 property owners which could be impacting the market through higher land prices. The most recent subdivision (Three Rivers West) purchase was about 30 percent higher than similar purchases in the past.

The limited subdivisions available for new housing are tightly controlled by a few builders.

In recent years the Franklin County PUD has increased its capacity to provide electrical service to the community by upgrading substations or building new substations. The five year capital plan for the PUD includes the construction of a new substation north of Power Line Road east of Convention Drive.

Since 2010 the City has increased its ability to provide potable water to the community. Further increases will be shortly realized with the reconstruction and improvement of the Butterfield plant intake structure and the construction of a new pump house and intake structure for the West Pasco water plant.

Utility demands for development of the subject site has been greatly reduced since 2010 due to development limitation now in place as a result of the updated airport zoning regulations.

The new Airport Zoning regulations prohibit development on 33.5 acres of the proposed site and limit another 41 acres to two dwelling units per acre. Without the ability to develop the entire site at urban densities it may be advisable to exclude most of the site from the Urban Growth Area.

Based on the findings and conclusion the Planning Commission should consider only include about half of the site within the Urban Growth Area.

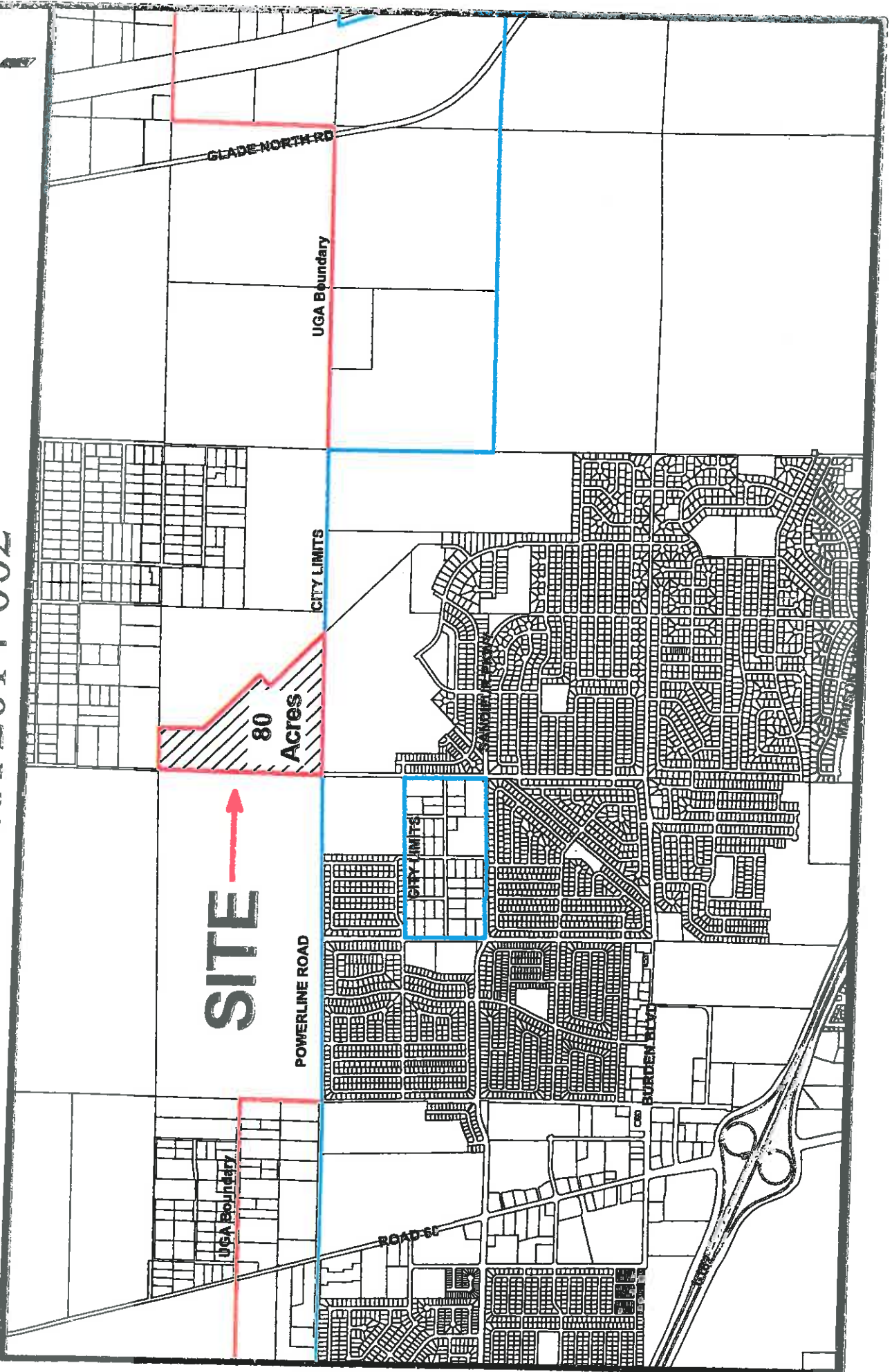
Recommendation

MOTION: I move to adopt findings of fact and conclusions therefrom as contained in the November 20, 2014 staff report.

MOTION: I move based on the findings of fact and conclusions as adopted the Planning Commission recommend the City Council approve the proposed Comprehensive Plan amendment expanding the Urban Growth Area as depicted on Exhibit #1.

Item: UGB Amendment
Applicant: FARM 2005 LLC
File #: CPA 2014-002

Exhibit #1



SEPA DNS



COMMUNITY DEVELOPMENT DEPARTMENT (509) 545-3441 / Fax (509) 545-3499
P.O. Box 293, 525 North Third Avenue, Pasco, Washington 99301

DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: Amending the Pasco Urban Growth Area boundary to include approximately 160 acres located at the northeast corner of Powerline Road and Road 52.

Proponent: Farm 2005 LLC
9615 Vincenzo Drive
Pasco, WA 99301

Location of Proposal: The northeast corner of Powerline Road and Road 52; the southwest $\frac{1}{4}$, Section 2, Township 9 North, Range 29 East, W.M.

Lead Agency: City of Pasco

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

- ☐ There is no comment period for this DNS.
- ☒ This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by: **October 15, 2014**

Responsible Official: David I. McDonald

Position/Title: CITY PLANNER

Address: P. O. BOX 293, PASCO, WA 99301-0293

Phone: (509) 545-3441

Date: 9/29/2014

Signature: _____

ED Number: SEPA 2014-040

Master File Number: [CPA 2014-002]



Shaded areas for City use only
Applicants **MUST** complete all other sections

**CITY OF PASCO, WASHINGTON
ENVIRONMENTAL CHECKLIST FORM**

Project Title KIDWELL UGA AMENDMENT

Environmental Checklist No. SEP2014-040

Date Received 9.29.14

Reference File No. CPA2014-002

Date of Action 9.30.14

PURPOSE OF THE CHECKLIST. The State Environmental Policy Act (SEPA), Chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of the checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS: This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observation or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS: Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectfully.

The review and all subsequent actions on your proposal are all carried out under the guidelines of the State Environmental Policy Act, (WAC 197-11), Title 23 of the Pasco Municipal Code, the Community Development Policy Plan, and local environmental policies. Permits or other actions subject to this review may be conditioned or denied as deemed necessary in accordance with the foregoing regulations.

NOTE: This is a standard form being used by all state and local agencies in the State of Washington for various types of proposal; it has been modified to meet the particular environmental needs and policies of the City of Pasco and its surrounding area.

CITY OF PASCO, WA

ENVIRONMENTAL CHECKLIST

APPLICANT MUST ANSWER ALL QUESTIONS LISTED BELOW

A. BACKGROUND:

- 1) Name of proposed project, if applicable: VGA AMENDMENT 8/5/17
- 2) Name of applicant: Farm 2005 LLC
- 3) Address and phone number of applicant and contact person: 2420 W Count St
521-8400 Tom Kidwell
- 4) Date checklist prepared: _____
- 5) Agency requesting checklist: Planning
- 6) Proposed timing or schedule (including phasing, if applicable): One Year +
- 7) Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No
- 8) List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None
- 9) Do you know whether applications are pending for governmental approvals or other proposal 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.
County
- 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.)
To Have 1/2 Acre Lot
- 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 details plans submitted with any permit applications related to this checklist. SW 1/4 Sec 2, T9N, R29E W.M.

CITY OF PASCO, WA

ENVIRONMENTAL CHECKLIST

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)? 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 prime farmland. Sand
- d) Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No
- e) Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. on site, for streets
- f) Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No
- g) About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or building)? 20% or less
- h) Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Water Lots

2. Air

- a) What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. N-A
- b) Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

CITY OF PASCO, WA

ENVIRONMENTAL CHECKLIST

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

3. Water**A) Surface:**

- a) 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. No

- b) 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. N-A

- c) 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. N-A

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

- e) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No

- f) Does the proposal involve any discharges of waste materials to surface water? If so, describe the type of waste and anticipated volume of discharge. No

B) Ground:

- a) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities if known. No

- b) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

- c) Water Runoff (including storm water): Homes, 300

CITY OF PASCO, WA

ENVIRONMENTAL CHECKLIST

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

2) Could waste materials enter ground or surface waters? If so, generally describe. No

d) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: N-A

4. Plants

a) Check or circle types of vegetation found on the site:

- ☐ deciduous tree; alder, maple, aspen, other
- ☐ evergreen tree; fir, cedar, pine, other
- ☐ shrubs
- ☐ pasture
- ☒ crop or grain Corn-Hay
- ☐ wet soil plants; cattail, buttercup, bullrush, skunk
- ☐ cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b) What kind and amount of vegetation will be removed or altered? N-A

c) List threatened or endangered species known to be on or near the site. None

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

5. Animals

a) Circle any birds and animals, which have been observed on or near the site or are known to be near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other...
- ☐ Mammals: deer, bear, elk, beaver, other...
- ☐ Fish: bass, salmon, trout, herring, shellfish, other...

CITY OF PASCO, WA

ENVIRONMENTAL CHECKLIST

- b) List any threatened or endangered species known to be on or near the site.
None

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

NO YES, PASCO IS WITHIN THE PACIFIC FLYWAY

See 9.29.14

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

None

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. heating & cooling

- b) Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No

- 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.
N-A

7. Environmental Health

- a) Are there any environmental health hazards, including exposure to toxic chemicals, risk or fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. No

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

None

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

N-A

- b) Noise

CITY OF PASCO, WA

ENVIRONMENTAL CHECKLIST

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

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

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

8. Land and Shoreline Use

a) What is the current use of the site and adjacent properties? Farming, House To North

b) Has the site been used for agriculture? If so, describe. One Circle Hay

c) Describe any structures on the site. None

d) Will any structures be demolished? If so, what? No

e) What is the current zoning classification of the site? RR-20/A (country)

f) What is the current comprehensive plan designation of the site? Co (country)

g) If applicable, what is the current shoreline master program designation of the site? NONE

h) Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. No

i) Approximately how many people would reside or work in the completed project? 600

CITY OF PASCO, WA

ENVIRONMENTAL CHECKLIST

j) Approximately how many people would the completed project displace?
None

k) Proposed measures to avoid or reduce displacement impacts, if any:
N - A

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

9. Housing

a) Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 300 middle

b) Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None

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

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? 26 Feet wood

b) Proposed measures to reduce or control aesthetic impacts, if any: None

c) Proposed measures to reduce or control impacts, if any: None

CITY OF PASCO, WA

ENVIRONMENTAL CHECKLIST

11. Light and Glare

a) What type of light or glare will the proposal produce? What time of day would it mainly occur? Street Night

b) Could light or glare from the finished project be a safety hazard or interfere with views? No

c) What existing off-site sources of light or glare may affect your proposal? None

d) Proposed measures to reduce or control light and glare impacts, if any: None

12. Recreation

a) What designated and informal recreational opportunities are in the immediate vicinity? School + Park

b) Would the proposed project displace any existing recreational uses? If so, describe. No

c) Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None

13. Historic and Cultural Preservation

a) Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. No

b) Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. None

CITY OF PASCO, WA

ENVIRONMENTAL CHECKLIST

- c) Proposed measures to reduce or control impacts, of any: None

14. Transportation

- a) Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. Road 52

- b) Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? N/A

- c) How many parking spaces would the completed project have? How many would the project eliminate? N/A None

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

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

- f) How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. 600 300 Morning & Nite

- g) Proposed measures to reduce or control transportation impacts, if any: None

DRAFT OF THE APPROVING RESOLUTION

DRAFT

RESOLUTION NUMBER _____**BEFORE THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, WASHINGTON
IN THE MATTER OF COUNTY PLANNING**

RE: A Comprehensive Plan Amendment (CPA 2015-01). This is a Comprehensive Plan Amendment application request by the City of Pasco to amend the City's Urban Growth Area Boundary. Specifically, the amendment adds approximately 75 acres of land to the City's Urban Growth Area Boundary and designates the land for residential purposes. The property is generally located north of the City of Pasco, east of Powerline Road, north of Road 52, and southwest of the area known as Clarks Addition in Franklin County, WA (Parcel Number 114-250-016)

WHEREAS, on August 5, 2015, the Clerk of the Board did set a public meeting for Comprehensive Plan Amendment – CPA-2015-01, to consider the recommendation of the Franklin County Planning Commission in regards to the application to amend the City of Pasco's Urban Growth Area Boundary, and

WHEREAS, at the public meeting the Board has found as follows:

- A. Notice of public meeting was given in accordance with statute.
- B. The Franklin County Planning Commission, after an open record public hearing and consideration on May 5, 2015, did recommend approval of said application with a modification.
- C. The following findings of fact have been determined and required for this application:
 - 1. The proposal **IS** in accord with the goals and policies of the comprehensive plan;
 - a. The Urban Growth Area Boundary change is consistent with the requirements of the Growth Management Act – RCW 36.70A.110 Urban Growth Area Boundaries.
 - b. The Urban Growth Area Boundary change is consistent with County Resolution 93-015 the County Wide Planning Policies.
 - c. Franklin County Growth Management Comprehensive Plan (Resolution Number 2008-089):
 - i. Per the Franklin County Comprehensive Plan Land Use Map, Page 39 of the Franklin County Comprehensive Plan, the land use designation for the 75 acres is Agricultural.
 - ii. If the urban growth boundary amendment is approved, the applicant **proposes** to change the land use designation from Agricultural to Residential. The applicant will need to contact the City of Pasco to finalize this change in the City of Pasco Urban Area Comprehensive Plan.
 - iii. Per the Franklin County Agricultural Lands Map, Page 96 of the Franklin County Comprehensive Plan, the 75 acres *is not* designated as a Franklin County agricultural land of long term commercial significance.
 - d. The Urban Growth Area Boundary amendment and associated Growth Management Comprehensive Plan changes are consistent with and are in compliance with the public participation requirements in RCW 36.70A.

RESOLUTION NUMBER _____

CPA-2015-01

Page 2

- i. Pasco Planning Commission: City of Pasco Planning Commission held a public hearing regarding the boundary changes November 20, 2014.
 - ii. Pasco City Council: Pasco City Council passed City Resolution 3607 on December 15, 2014 with the determination that the City's Urban Growth Area Boundary must be **expanded** to properly plan for future growth as required by the Growth Management Act. This Resolution has been forwarded to the Franklin County Planning Commission and County Commissioners.
 - iii. Franklin County Planning Commission: A public hearing is held with the Franklin County Planning Commission on May 5, 2015 to review the proposed boundary change. Notification of the hearing is placed in the Tri City Herald and the Franklin County Graphic. Notification is posted at the Franklin County Courthouse in Pasco. All surrounding landowners within 500 feet (inside an Urban Growth Area) and 1 mile (outside an Urban Growth Area) of the area to be added to the boundary are mailed a copy of the public hearing notice. Both verbal and written comments are accepted for the application.
 - iv. State of Washington: The Planning Commission's recommendation is forwarded to the State of Washington. A 60 day review by the State of Washington is required to be completed.
 - v. Board of County Commissioners: The County Planning Commission's recommendation, upon review by the State of Washington, is evaluated by the Franklin County Board of Commissioners in a scheduled public meeting.
- e. Approval of this City of Pasco Urban Growth Area Boundary amendment proposal requires Franklin County to implement the amendment with changes to the following portions of the Franklin County Comprehensive Plan (Resolution Number 2008-089).
- *Franklin County Comprehensive Plan
Land Use Chapter
Page 46, City of Pasco Urban Growth Boundary Map.*

Required Map Amendment: Amend the City of Pasco Urban Growth Area Map. Specifically add the proposed 75 acres to the City of Pasco Urban Growth Area Boundary.
 - *Franklin County Comprehensive Plan
Resource Lands Chapter
Page 93-94, Table 25 Franklin County Land Use Breakdown.*

Required Map Amendment: Amend Table 25 Franklin County Land Use Breakdown. Specifically, amend the Land Use Category acres for the following:
 - i. Add 75 acres to the Pasco Urban Growth Area Boundary Land Use Category; and
 - ii. Subtract 75 acres from the Cropland Land Use Category.

RESOLUTION NUMBER _____
CPA-2015-01
Page 3

- *Franklin County Comprehensive Plan*
List of Maps
Map 1- Soil Map, Page 31
Map 2- Land Use Map, Page 39
Map 7-Franklin County Census Tracts, Page 58
Map 8- Agricultural Lands, Page 96
Map 9- Mineral Resources, Page 101
Map 10- Community Facilities, Page 109
Map 11- Public Facilities, Page 116
Map 12-Functionally Classified Roads, Page 125

Required Map Amendment: The new City of Pasco Urban Growth Area Boundary shall be updated on each applicable map in the Franklin County Comprehensive Plan.

2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental;
 - a. Future zoning designations for the property shall be consistent with the following:
 - i. Pasco Urban Area Comprehensive Plan designation of Low Density Residential; and
 - ii. The modified proposal will not encroach into Airport Zoning Designations- Zone 4 and Zone 2 (Airport Zoning District designations included in Franklin County Code Chapter 17.76 Airport Zoning District-County Ordinance #6-2013).
3. There **IS** merit and value in the proposal for the community as a whole;
 - a. The Urban Growth Area Boundary change was evaluated by the City of Pasco Planning Commission on November 20, 2014. The Pasco City Council (City Resolution 3607) approved the amendment on December 12, 2014. In this resolution the City identified its preferred boundary and stated that the preferred boundary will accommodate projected population in a geographic area most likely to experience development pressure and which presents the City the best opportunity to logically and economically extend its utility and emergency services systems.
 - b. Placing the 75 acres into the Urban Growth Area Boundary would provide the area with a wide range of residential activities to occur.
 - c. The 75 acres will be served by an extension of Road 52 from the south that is within the city limits and has a right-of-way width being 30 feet west and 40 feet east of the section line.

Assuming full build-out for single-family development with ½ acre lots for 75 acres, Average Daily Traffic (ADT) will increase by approximately 370 vehicle trips per day using a standard 2.31 additional average daily trips per lot. As development grows near the proposed site, a future road extending north to Clark Road is foreseeable to accommodate for growth and an alternate route.
4. Conditions **WILL NOT** be imposed in order to mitigate any significant adverse impacts from the proposal;

RESOLUTION NUMBER _____

CPA-2015-01

Page 4

- a. Significant adverse impacts are not anticipated, thus conditions for mitigation are not necessary for the Urban Growth Area Boundary Amendment.
- 5. A concomitant agreement **SHOULD NOT** be entered into between the county and the petitioner, and if so, the terms and conditions of such an agreement.
 - a. A concomitant is not required for this application.

WHEREAS, the public use and interest will be served by approving the above-mentioned application.

NOW THEREFORE, BE IT RESOLVED that the above-mentioned application be approved in accordance with the provisions of the Franklin County Development Regulations, the Growth Management Act and as recommended by the County Planning Commission. (For reference, see the attached map(s) identifying the existing Urban Growth Area Boundary and the area of expansion for Parcel Number 114-250-016, along with a revised Table 25 – Franklin County Land Use Breakdown).

SIGNED AND DATED THIS 5th DAY OF AUGUST 2015.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Chairman

Attest:

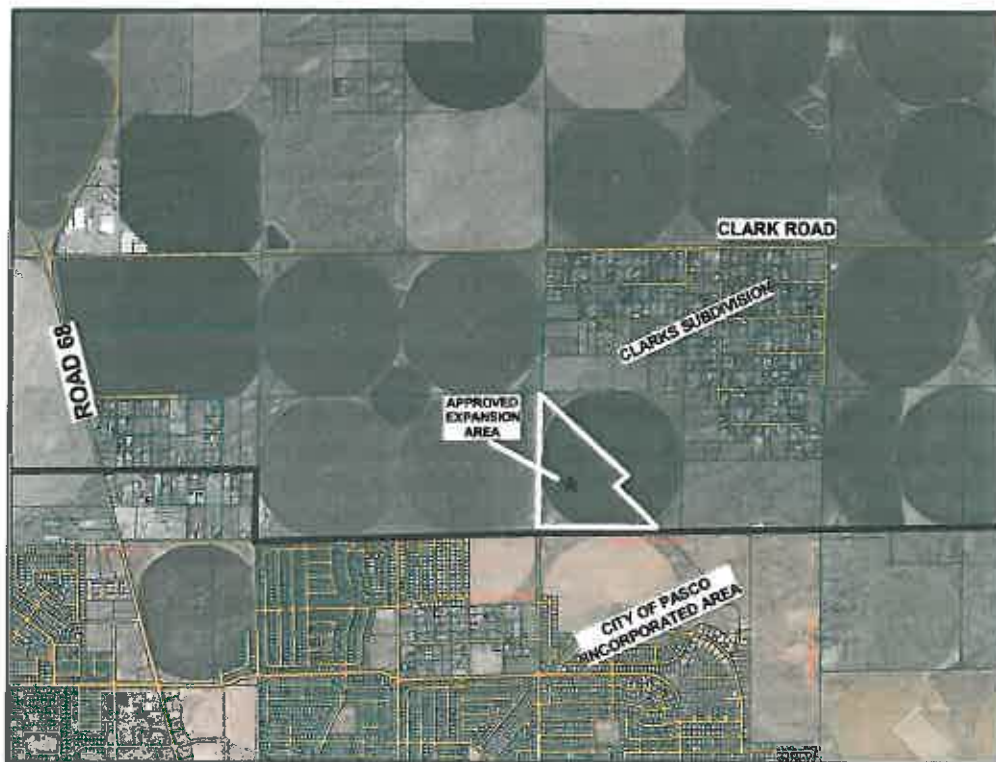
Chair Pro Tem

Clerk of the Board

Member

RESOLUTION NUMBER _____
CPA-2015-01
Page 5

An amendment to the City of Pasco's Urban Growth Area Boundary



RESOLUTION NUMBER _____
 CPA-2015-01
 Page 6

RESOURCE LANDS

Table 25 - Franklin County Land Use Breakdown

Land Use Category	Acres	Acreage Total by Category	% Total
Federal Lands/Lakes & Rivers			
Hanford Reach Nat'l Monument	24,163		2.98%
Juniper Dunes Wilderness Area	7,393		0.91%
Lakes and Rivers	14,953		1.85%
Total Federal Lands/Lakes & Rivers		46,509	5.74%
UGAs			
Connell	7,466		0.92%
Kahlotus	939		0.11%
Mesa	1,455		0.18%
Pasco	28,352		3.49%
Total UGAs		38,212	4.70%
Rural Lands			
Rural Residential	506		0.06%
Rural Shoreline	1,548		0.19%
Rural Settlement	2,773		0.34%
Rural Remote	4,772		0.59%
Subtotal		9,599	1.18%
Rural Industrial	3,052		0.38%
Rural Activity Center	109		0.01%
Ag Service Center	495		0.06%
Subtotal		3,656	0.45%
Total Rural Lands		13,255	1.64%
Croplands			
Irrigated Cropland	251,174		31.03%
Dryland Cropland	216,602		26.75%
Total Cropland		467,776	57.79%
Rangeland-Other Agriculture	243,803		30.01%
Total Franklin County		809,555	100.00%

RESOLUTION NUMBER _____**BEFORE THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, WASHINGTON
IN THE MATTER OF COUNTY PLANNING**

RE: A Comprehensive Plan Amendment (CPA 2015-01). This is a Comprehensive Plan Amendment application request by the City of Pasco to amend the City's Urban Growth Area Boundary. Specifically, the amendment adds approximately 75 acres of land to the City's Urban Growth Area Boundary and designates the land for residential purposes. The property is generally located north of the City of Pasco, east of Powerline Road, north of Road 52, and southwest of the area known as Clarks Addition in Franklin County, WA (Parcel Number 114-250-016)

WHEREAS, on August 5, 2015, the Clerk of the Board did set a public meeting for Comprehensive Plan Amendment – CPA-2015-01, to consider the recommendation of the Franklin County Planning Commission in regards to the application to amend the City of Pasco's Urban Growth Area Boundary, and

WHEREAS, at the public meeting the Board has found as follows:

- A. Notice of public meeting was given in accordance with statute.
- B. The Franklin County Planning Commission, after an open record public hearing and consideration on May 5, 2015, did recommend approval of said application with a modification.
- C. The following findings of fact have been determined and required for this application:
 - 1. The proposal **IS** in accord with the goals and policies of the comprehensive plan;
 - a. The Urban Growth Area Boundary change is consistent with the requirements of the Growth Management Act – RCW 36.70A.110 Urban Growth Area Boundaries.
 - b. The Urban Growth Area Boundary change is consistent with County Resolution 93-015 the County Wide Planning Policies.
 - c. Franklin County Growth Management Comprehensive Plan (Resolution Number 2008-089):
 - i. Per the Franklin County Comprehensive Plan Land Use Map, Page 39 of the Franklin County Comprehensive Plan, the land use designation for the 75 acres is Agricultural.
 - ii. If the urban growth boundary amendment is approved, the applicant proposes to change the land use designation from Agricultural to Residential. The applicant will need to contact the City of Pasco to finalize this change in the City of Pasco Urban Area Comprehensive Plan.
 - iii. Per the Franklin County Agricultural Lands Map, Page 96 of the Franklin County Comprehensive Plan, the 75 acres *is not* designated as a Franklin County agricultural land of long term commercial significance.
 - d. The Urban Growth Area Boundary amendment and associated Growth Management Comprehensive Plan changes are consistent with and are in compliance with the public participation requirements in RCW 36.70A.

RESOLUTION NUMBER _____

CPA-2015-01

Page 2

- i. Pasco Planning Commission: City of Pasco Planning Commission held a public hearing regarding the boundary changes November 20, 2014.
 - ii. Pasco City Council: Pasco City Council passed City Resolution 3607 on December 15, 2014 with the determination that the City's Urban Growth Area Boundary must be expanded to properly plan for future growth as required by the Growth Management Act. This Resolution has been forwarded to the Franklin County Planning Commission and County Commissioners.
 - iii. Franklin County Planning Commission: A public hearing is held with the Franklin County Planning Commission on May 5, 2015 to review the proposed boundary change. Notification of the hearing is placed in the Tri City Herald and the Franklin County Graphic. Notification is posted at the Franklin County Courthouse in Pasco. All surrounding landowners within 500 feet (inside an Urban Growth Area) and 1 mile (outside an Urban Growth Area) of the area to be added to the boundary are mailed a copy of the public hearing notice. Both verbal and written comments are accepted for the application.
 - iv. State of Washington: The Planning Commission's recommendation is forwarded to the State of Washington. A 60 day review by the State of Washington is required to be completed.
 - v. Board of County Commissioners: The County Planning Commission's recommendation, upon review by the State of Washington, is evaluated by the Franklin County Board of Commissioners in a scheduled public meeting.
- e. Approval of this City of Pasco Urban Growth Area Boundary amendment proposal requires Franklin County to implement the amendment with changes to the following portions of the Franklin County Comprehensive Plan (Resolution Number 2008-089).
- *Franklin County Comprehensive Plan
Land Use Chapter
Page 46, City of Pasco Urban Growth Boundary Map.*

Required Map Amendment: Amend the City of Pasco Urban Growth Area Map. Specifically add the proposed 75 acres to the City of Pasco Urban Growth Area Boundary.
 - *Franklin County Comprehensive Plan
Resource Lands Chapter
Page 93-94, Table 25 Franklin County Land Use Breakdown.*

Required Map Amendment: Amend Table 25 Franklin County Land Use Breakdown. Specifically, amend the Land Use Category acres for the following:
 - i. Add 75 acres to the Pasco Urban Growth Area Boundary Land Use Category; and
 - ii. Subtract 75 acres from the Cropland Land Use Category.

RESOLUTION NUMBER _____
CPA-2015-01
Page 3

- *Franklin County Comprehensive Plan*
List of Maps
 Map 1- Soil Map, Page 31
 Map 2- Land Use Map, Page 39
 Map 7-Franklin County Census Tracts, Page 58
 Map 8- Agricultural Lands, Page 96
 Map 9- Mineral Resources, Page 101
 Map 10- Community Facilities, Page 109
 Map 11- Public Facilities, Page 116
 Map 12-Functionally Classified Roads, Page 125

Required Map Amendment: The new City of Pasco Urban Growth Area Boundary shall be updated on each applicable map in the Franklin County Comprehensive Plan.

2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental;
 - a. Future zoning designations for the property shall be consistent with the following:
 - i. Pasco Urban Area Comprehensive Plan designation of Low Density Residential; and
 - ii. The modified proposal will not encroach into Airport Zoning Designations- Zone 4 and Zone 2 (Airport Zoning District designations included in Franklin County Code Chapter 17.76 Airport Zoning District-County Ordinance #6-2013).
3. There **IS** merit and value in the proposal for the community as a whole;
 - a. The Urban Growth Area Boundary change was evaluated by the City of Pasco Planning Commission on November 20, 2014. The Pasco City Council (City Resolution 3607) approved the amendment on December 12, 2014. In this resolution the City identified its preferred boundary and stated that the preferred boundary will accommodate projected population in a geographic area most likely to experience development pressure and which presents the City the best opportunity to logically and economically extend its utility and emergency services systems.
 - b. Placing the 75 acres into the Urban Growth Area Boundary would provide the area with a wide range of residential activities to occur.
 - c. The 75 acres will be served by an extension of Road 52 from the south that is within the city limits and has a right-of-way width being 30 feet west and 40 feet east of the section line.

 Assuming full build-out for single-family development with ½ acre lots for 75 acres, Average Daily Traffic (ADT) will increase by approximately 370 vehicle trips per day using a standard 2.31 additional average daily trips per lot. As development grows near the proposed site, a future road extending north to Clark Road is foreseeable to accommodate for growth and an alternate route.
4. Conditions **WILL NOT** be imposed in order to mitigate any significant adverse impacts from the proposal;

RESOLUTION NUMBER _____
CPA-2015-01
Page 4

- a. Significant adverse impacts are not anticipated, thus conditions for mitigation are not necessary for the Urban Growth Area Boundary Amendment.
- 5. A concomitant agreement **SHOULD NOT** be entered into between the county and the petitioner, and if so, the terms and conditions of such an agreement.
 - a. A concomitant is not required for this application.

WHEREAS, the public use and interest will be served by approving the above-mentioned application.

NOW THEREFORE, BE IT RESOLVED that the above-mentioned application be approved in accordance with the provisions of the Franklin County Development Regulations, the Growth Management Act and as recommended by the County Planning Commission. (For reference, see the attached map(s) identifying the existing Urban Growth Area Boundary and the area of expansion for Parcel Number 114-250-016, along with a revised Table 25 - Franklin County Land Use Breakdown).

APPROVED this 5th day of August 2015.

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

Chairman

Attest:

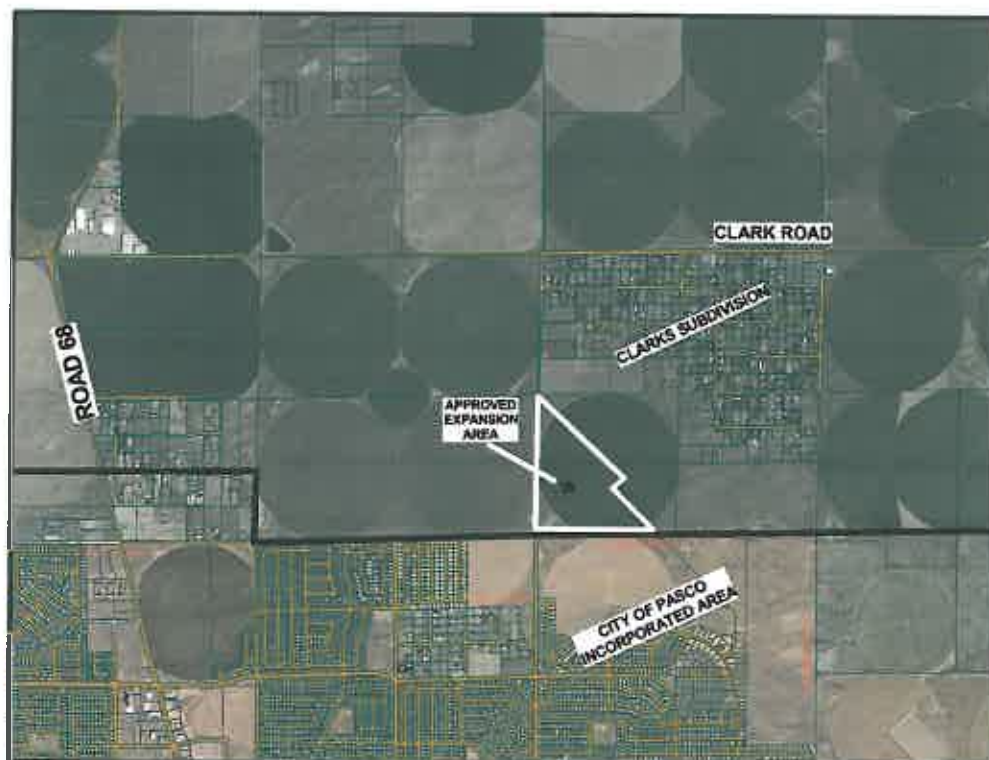
Chair Pro Tem

Clerk to the Board

Member

RESOLUTION NUMBER _____
CPA-2015-01
Page 5

An amendment to the City of Pasco's Urban Growth Area Boundary



RESOLUTION NUMBER _____

CPA-2015-01

Page 6

RESOURCE LANDS

Table 25 - Franklin County Land Use Breakdown

Land Use Category	Acres	Acreage Total by Category	% Total
Federal Lands/Lakes & Rivers			
Hanford Reach Nat'l Monument	24,163		2.98%
Juniper Dunes Wilderness Area	7,393		0.91%
Lakes and Rivers	14,953		1.85%
Total Federal Lands/Lakes & Rivers		46,509	5.74%
UGAs			
Connell	7,466		0.92%
Kahlotus	939		0.11%
Mesa	1,455		0.18%
Pasco	28,352		3.49%
Total UGAs		38,212	4.70%
Rural Lands			
Rural Residential	506		0.06%
Rural Shoreline	1,548		0.19%
Rural Settlement	2,773		0.34%
Rural Remote	4,772		0.59%
Subtotal		9,599	1.18%
Rural Industrial	3,052		0.38%
Rural Activity Center	109		0.01%
Ag Service Center	495		0.06%
Subtotal		3,656	0.45%
Total Rural Lands		13,255	1.64%
Croplands			
Irrigated Cropland	251,174		31.03%
Dryland Cropland	216,602		26.75%
Total Cropland		467,776	57.79%
Rangeland-Other Agriculture	243,803		30.01%
Total Franklin County		809,555	100.00%