

FRANKLIN COUNTY ORDINANCE 5-2021

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF  
FRANKLIN COUNTY, WASHINGTON

***Zone Change (ZC) 2020-03 to designate approximately 39.2 acres with RC-1 Zoning  
(Situated in Section 13 Township 10 North, Range 28 East, W.M.)***

**WHEREAS**, on April 27, 2021, the Board of Franklin County Commissioners, via public meeting, considered the positive recommendation of the Franklin County Planning Commission to change the zoning designation for approximately 39.2 acres of land at 6503 Columbia River Rd., Pasco, WA 99301 (Parcel #126-200-128, legally described as TR-1 Portion Farm Unit 11, Irrigation Block 1 per Record of Survey #495844) in regards to the application by Sam and Meredith Harker; File # ZC 2020-03, and

**WHEREAS**, at the public meeting the Board has found that the County Planning Commission, after an open record public hearing and consideration on **File ZC 2020-03** did recommend approval of the zoning designation change with five findings of fact and three conditions of approval listed in Exhibit A; and

**WHEREAS**, there were no appeals filed; and

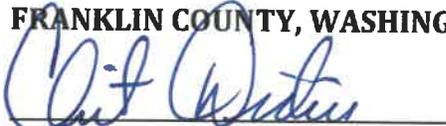
**WHEREAS**, it appears to be in the public use and interest to approve said zoning designation change.

**NOW, THEREFORE, BE IT ORDAINED** that the 39.2 acres (approximate) of land be rezoned from AP-20 (Agricultural Production 20) to RC-1 (Rural Community-1) as described and depicted on Exhibit B; and

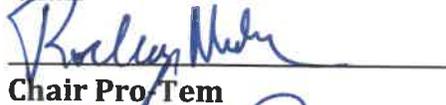
**BE IT FURTHER ORDAINED** that the Chair of the Board of Franklin County Commissions be authorized to sign ZC 2020-03 on behalf of Franklin County.

**APPROVED THIS 27th DAY OF APRIL 2021.**

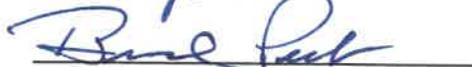
**BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON**



Chair



Chair Pro Tem



Member

**ATTEST:**

  
Clerk to the Board

**APPROVED AS TO FORM:**

  
Jennifer Johnson, Franklin County Deputy Prosecuting Attorney

**FRANKLIN COUNTY BOARD OF COMMISSIONERS**

**ZONING DESIGNATION CHANGE # 2020-03**

**ORDINANCE NUMBER 5-2021**

**EXHIBIT A**

**Findings of Fact:**

1. The application to rezone approximately 39.2 acres of land to RC-1 Rural Community **IS** in accordance with the goals and policies of the Comprehensive Plan.
  - a. The purpose of the RC-1 Rural Community Zoning District (per FCC 17.18) is to *provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended rural residential environment.*
  - b. Rezoning the property to RC-1 is supported by the Comprehensive Plan and would be considered a proper implementation of the Plan.
2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental.
  - a. Consistency with surrounding area: The rezone request is consistent with the surrounding area.
    - i. Single-family residential uses exist or are planned for the general area.
    - ii. Lands to the west and north of the site are zoned RC-1 and this rezone will be a logical extension of that designation.
3. There **IS** merit and value in the proposal for the community as a whole.
  - a. The rezone to RC-1 implements the Comprehensive Plan. The Comprehensive Plan designates the site for Rural Shoreline development. The proposed rezone to RC-1 is consistent with the Plan designation. The proposal is also consistent with the policies of the Plan that encourage the development of a full range of residential environments.
4. Conditions **ARE** required to be imposed in order to mitigate any significant adverse impacts from the proposal.
5. A concomitant agreement between the County and the petitioner **IS NOT** required for this application.

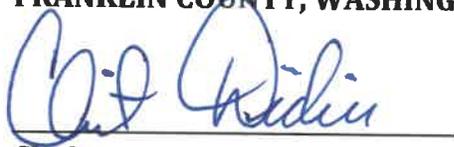
**Conditions of Approval:**

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

**This Zoning Designation Change is issued this 27<sup>th</sup> day of April 2021.**

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

Attest:   
Clerk of the Board

  
Chair

Original to County Commissioners

Duplicate to File

Duplicate to Applicant

Duplicate to be Filed with Auditor

**FRANKLIN COUNTY BOARD OF COMMISSIONERS**

**ZONING DESIGNATION CHANGE # 2020-03.B**

**ORDINANCE NUMBER** 5-2021

**EXHIBIT B**

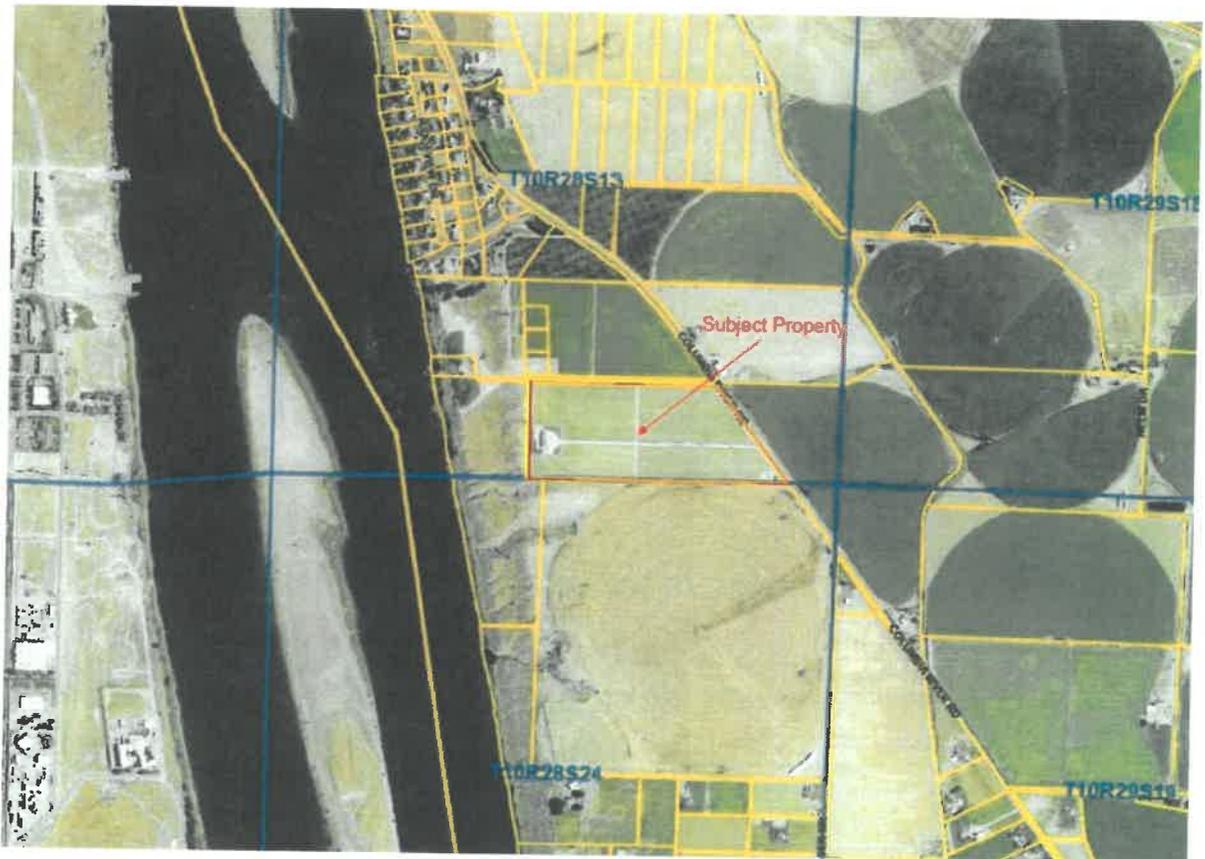
The following Zoning Designation Change is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissions on April 27, 2021.

**APPLICANT:** Sam & Meredith Harker

**LEGAL DESCRIPTION:** FRANKLIN COUNTY TAX PARCEL NO. 126-200-128: TR-1 PTN FU11, IRR BLK 1 PER RS# 495844

**NON-LEGAL DESCRIPTION:** The property is generally located east of the Columbia River and 1,500' southeast of the south termination of Ridgeview Drive, bounded to the north by a private access, and to the south by an active crop circle. The property is addressed as 6503 Columbia River Rd., Pasco, WA 99301 (Parcel Number: 126-200-128). The parcel rezoned is approximately 39.2 acres. The County's Comprehensive Plan map designates the land use as "Rural Shoreline Development."

**Vicinity Map:**



**DRAFT COPY - NOT YET APPROVED BY THE PLANNING COMMISSION**

**ITEM #3- ZC 2020-03/SEPA 2020-12**

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

**APPLICANT:** Sam & Meredith Harker

**OWNER:** Sam & Meredith Harker

**OPEN PUBLIC HEARING:**

Chair Pierret opened public hearing at 7:22 PM.

**STAFF REPORT:**

Mrs. Stickney presented staff report to the commission. Mrs. Stickney stated staff suggests a positive recommendation with five (5) findings of fact and three (3) conditions of approval.

**COMMISSIONER QUESTIONS FOR STAFF:**

- Commissioner Vincent asked Mrs. Stickney about WSDOT's comments about I-182. Mrs. Stickney recapped WSDOT's statements surrounding potential traffic impacts and their effect on I-182. Commissioner Vincent expressed concern what would trigger WSDOT to make an action in terms of road improvements.

**PUBLIC COMMENTS:**

Mr. Harker spoke in support of the application. Mr. Hales had no comments about the proposal.

**CLOSING PUBLIC HEARING ITEM:**

Chair Pierret closed public hearing at 7:45 PM.

Commissioner Didier made a motion to approve ZC 2020-03 with the five (5) findings of fact and three (3) conditions of approval.

Commissioner McMullen seconded the motion.

Vote: ZC 2020-03

Melinda Didier-Yes

Claude Pierret-Yes

Mike Vincent-Yes

Roger Lenk-Yes

Kent McMullen-Yes

The motion has passed.

The remainder of the meeting minutes are being EXCLUDED, as the next part of the meeting addressed an item will go to the Board of County Commissioners at a future date, which is subject to the state Appearance of Fairness Doctrine.

**Agenda Item #3**

**STAFF REPORT**

**ZC 2020-03**

**Harker Rezone**

**Proposed Change from AP-20 to RC-1 (39.92 acres)**



**Staff Report**  
**Franklin County Planning Commission**  
**Zone Change 2020-03**

**Parcel 126-200-128 is 39.2 acres. The surrounding area has primarily agricultural and residential uses. Properties to the immediate north and west of the parcel are zoned RC-1, which allows for rural residential development at density of one dwelling unit / lot per acre. Properties to the immediate south and east of the parcel are zoned AP-20, which allows for commercial agricultural production and density of one dwelling unit /lot per 20 acres (there are certain exemptions for farm housing and innovative agricultural short plats).**

**The site is currently developed with a home and a shop. (Photos below are from the Assessor's records)**



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

**Zoning:** A total of approximately 39.2 acres would be changed from AP-20 to RC-1 under the rezoning proposal.

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

**APPLICATION DESCRIPTION:**

**This is an application to rezone approximately 39.2 acres to RC-1. The land is situated within a *Limited Area of More Intensive Development (LAMIRD)*, being designated as Rural Shoreline Development (in the area known as "Columbia River West") in the Franklin County Comprehensive Plan. With this designation in place, the property is eligible to be zoned Rural Community 1 (RC-1).**

**The property is located east of the Columbia River and approximately 1,500 ft. Southeast of the South terminus of Ridgeview Dr., bounded to the north by a private access road, and to the south by an active crop circle. (Parcel Number: 126-200-128). There is only one parcel included in the request.**

**In a narrative statement submitted with the application, the property owner described the purpose of the request. The property owners state there are requesting the zone change in**

*Staff Report*  
*Franklin County Planning Commission*  
*Zone Change 2020-03*

order to allow for the development of large housing lots. They noted they have removed grapevines from the property due to a lacking market and they further contend that agriculture production options are limited based on the size and shape of their lot. They noted the property is 4.4 miles from the new Reynolds Middle School and Columbia River Elementary School.

The application included a SEPA Environmental Checklist.

**PUBLIC NOTICE:**

1. A Public Notice was published in the Herald and Graphic on January 14, 2021, with an anticipated public hearing of February 2, 2021. Due to a staff emergency, the public hearing regarding this item was postponed to the March 3, 2021 planning commission meeting and then subsequently rescheduled to the March 30, 2021 meeting.
2. Property Owners within 1 mile were mailed the notice on January 14, 2021.
3. A sign was posted on the property on March 10, 2021.
4. The Planning Staff mailed out review packets to Technical Agencies on January 14, 2021
5. A SEPA DNS was issued on January 14, 2021 and comments were due by January 28, 2021. (SEPA Register # 202100199.) There were no SEPA conditions.

**PUBLIC COMMENT:**

Two individuals provided comments in an email sent to the department on February 1, 2021; Sharon Bailey and Andy Prichard (7361 Columbia River Road) stating they would not be in favor of the proposed zoning change *“without seeing a funded plan for upgrading the Columbia River Road infrastructure.”* They further highlighted that they are concerned about the impacts of growth that the rezoning could allow for, together with the Big Sky Development plans. The cited traffic increases, lack of capacity for fire protection and additional needs for patrols by the County sheriff as their concerns. They noted the road lacks streetlights, fog lines, and bike lanes and stated there are no open ditches or road improvements to control flash floods during heavy storms.

**AGENCY COMMENTS/CRITERIA FOR FINDINGS OF FACT:**

1. **County Planning Department:** In reviewing this application, the Planning Department Staff has found the following:
  - a. The Franklin County Comprehensive Plan land use map guides development and redevelopment of lands within unincorporated areas of the County. All zone change activities are to be guided by the Comprehensive Plan.
  - b. The Comprehensive Plan Designation of the property is **Rural Shoreline Development**. The lands bounding the property on the north, west and south sides are also Rural Shoreline Development, and the land to the east is Agricultural.

**Staff Report  
Franklin County Planning Commission  
Zone Change 2020-03**

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

**Which is different in nature from the list of primary permitted uses in the AP-20 zone that includes:**

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

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

- h. **The rezone request is consistent with the surrounding area. Single family residential uses exist or are planned for the general area.**
- i. **According to FCC 17.18.010, the purpose of the RC-1 Zone is: *to provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature***

*and location are not detrimental to the intended rural residential environment.*

- j. According to the Franklin County Comprehensive Plan:

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

And

***“Columbia River West Area”***

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

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

- i. **According to the County Assessor’s online records, there was an open space application filed in 1999 and a permit was issued to replant a crop in 2020.**
2. **County Assessor:** No comments received.
3. **Benton-Franklin Health District:** The Health District provided a letter to the property owners dated July 9, 2020 regarding their preliminary review related to the feasibility of developing the property with up to 27 lots; in the letter the Health District characterizes the minimum requirements that must be met for development of the site. The Health District has no objections to the zone change.
4. **County Public Works Department:** Public Works has reviewed the proposal and provided the following comments:
- a. Any new lots that may be created, as a result of this proposed Zone Change, that will require access to a county road shall be subject to the County Road Approach Policy (Resolution No. 2014-123). Requirements include required permits, approach construction, minimum design standards, etc.

*Staff Report*  
*Franklin County Planning Commission*  
*Zone Change 2020-03*

- b. Any mitigation fees required will be determined upon development of the property and will go towards future road upgrades if development continues to grow in the area.
5. **Big Bend Electric Cooperative, Inc.:** No Comments received.
6. **Fire District #3:** No comments received.
7. **South Columbia Basin Irrigation District:** The district provided a letter dated January 15, 2020 stating the following:
  - a. The agricultural water allotment must be released for all lands associated with this proposal prior to subdivision. If the applicant wishes to continue to receive irrigation water deliveries from the South Columbia Basin Irrigation District, they must obtain a municipal and industrial (M&I) water service contract from the United States Bureau of Reclamation in Ephrata, WA.
  - b. The applicant/landowner/developer is advised to contact the District prior to beginning the subdivision process of the referenced lands to discuss development requirements.
8. **Bureau of Reclamation:** No Comments received.
9. **Dept. of Archeology & Historic Preservation (DAHP):** No Comments received.
10. **WSDOT:** The Department of Transportation expressed concerns with the cumulative impacts from development to the Broadmoor/Road 100 interchange. Development will be subjected to WSDOT review for impacts to the State transportation system, and where necessary, mitigations may be required. *Please see comment letter.*

**APPLICABLE STANDARDS/ORDINANCES:**

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

**RECOMMENDATION: (Zone Change 2020-03)**

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

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

**(Findings of Fact Criteria for Planning Commission Recommendation)**

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

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

**Suggested Findings of Fact:**

1. The application to rezone approximately 39.2 acres of land to RC-1 Rural Community **IS** in accordance with the goals and policies of the Comprehensive Plan.
  - a. The purpose of the RC-1 Rural Community Zoning District (per FCC 17.18) is to provide a rural residential environment permitting one dwelling unit per acre. Lands within this district are normally located in rural areas that are outside designated urban growth area boundaries and contain residential development with large lots and expansive yards. Structures in this district are limited to single-family dwellings and customary accessory structures. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended rural residential environment.
  - b. Rezoning the property to RC-1 is supported by the Comprehensive Plan and would be considered a proper implementation of the Plan.
2. The effect of the proposal on the immediate vicinity **WILL NOT** be materially detrimental.
  - a. Consistency with surrounding area: The rezone request is consistent with the surrounding area.
    - i. Single-family residential uses exist or are planned for the general area.
    - ii. Lands to the west and north of the site are zoned RC-1 and this rezone will be a logical extension of that designation.

**Staff Report**  
**Franklin County Planning Commission**  
**Zone Change 2020-03**

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

**Suggested Conditions of Approval:**

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

**Agenda Item #3**

**PUBLIC NOTICE**

**PUBLIC COMMENTS**

**ZC 2020-03**

**Harker Rezone**

**Proposed Change from AP-20 to RC-1 (39.92 acres)**



# FRANKLIN COUNTY

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## PLANNING AND BUILDING DEPARTMENT

### NOTICE OF PUBLIC HEARING & SEPA DETERMINATION

**NOTICE IS HEREBY GIVEN** that there has been proposed to the Franklin County Planning Commission an application by **Meredith Harker, 6503 Columbia River Road, Pasco, WA 99301** for a zoning designation change, **ZC 2020-03/SEPA 2020-12**. Said application is to rezone one (1) parcel, comprising approximately 39.92 acres from the current designation of Agricultural Production 20 (AP-20) to Rural Community 1 (RC-1). The land is located in the Rural Shoreline Development area, as identified in the County Comprehensive Plan. The subject parcels are described as follows:

#### **LEGAL DESCRIPTION:**

Franklin County Tax Parcel No. 126-200-128: TR-1 PTN FU11, IRR BLK 1 PER RS# 495844

#### **NON-LEGAL DESCRIPTION:**

The property is generally located east of the Columbia River and 1,500' southeast of the south termination of Ridgeview Drive, bounded to the north by a private access, and to the south by an active crop circle. (Parcel Number: 126-200-128)

**NOTICE IS FURTHER GIVEN** that said application will be considered by the Franklin County Planning Commission. Public meeting was originally set for February 2, 2021, but had to be canceled due to staff emergency. Public hearing was originally rescheduled to March 2, 2021, but was also canceled. A public hearing will be held on March 30, 2021 at 6:30 PM. Due to the Covid-19 emergency declaration, the public may not attend in person. Written comments are accepted prior to public hearing and those comments shall be submitted by either email at [planninginquiry@co.franklin.wa.us](mailto:planninginquiry@co.franklin.wa.us), or by regular mail to Franklin County Planning Department, 502 W. Boeing Street, Pasco, WA 99301. Written Comments shall be submitted by 4:00 PM on March 29, 2021. Further information on how to participate in the meeting is provided below.

**NOTICE IS FURTHER GIVEN** that said proposal has been reviewed under the requirements of the State Environmental Policy Act, as amended, along with the Environmental Checklist and other information. A determination has been made as to the environmental impacts of the proposal and a **Determination of Non-Significance (DNS)** has been issued. Accordingly, an Environmental Impact Statement is **not** required. This determination was made on January 14, 2021 and the comment period for the determination and environmental impacts of the proposal were closed on January 28, 2021.

**HOW TO ATTEND VIRTUAL MEETING:** To participate in meeting, you will have to pre-register by phone at 509-545-3521 or email at [planninginquiry@co.franklin.wa.us](mailto:planninginquiry@co.franklin.wa.us)

before end of business day 4:00 PM March 26, 2021. WebEx invitations will be sent out through email March 29, 2021 by 4:00 PM. You can watch the proceeding on YouTube Live, by going to the Franklin County, WA agenda page at <https://www.co.franklin.wa.us/planning/agenda.html>. There you can access the virtual agenda with the YouTube Live link. Virtual agendas will be posted by the Friday before said meeting date.

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

**DATED AT PASCO, WASHINGTON ON THIS 11<sup>th</sup> DAY OF MARCH 2021**

**PUBLISH:**

Franklin County Graphic: March 11, 2021

Tri-City Herald: March 11, 2021



Land Use  
Action Pending  
For information please contact: the  
Franklin County Planning Dept  
(509) 345-1521  
Project # 10

**Aaron Gunderson**

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**From:** Rebeca Gilley  
**Sent:** Monday, February 1, 2021 11:27 AM  
**To:** sabailey010@gmail.com  
**Cc:** Aaron Gunderson; Derrick Braaten; Nicole Stickney  
**Subject:** FW: [EXTERNAL] Concern regarding Harker zone change ZC 2020-03/SEPA 2020-12

I will forward your request to our Planners Aaron, Derrick and Nicole

**From:** Sharon Bailey (mailto:sabailey010@gmail.com)  
**Sent:** Sunday, January 31, 2021 3:44 PM  
**To:** planninginquiry <planninginquiry@co.franklin.wa.us>  
**Subject:** [EXTERNAL] Concern regarding Harker zone change ZC 2020-03/SEPA 2020-12

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

We would not be in favor of this zoning change (ZC 2020-03/SEPA 2020-12) without seeing a funded plan for upgrading the Columbia River Road infrastructure. Considering this request and the one associated with Big Sky Development, we are concerned about the increase in traffic and lack of support to this neighborhood. Both of these efforts are intending to increase the population in this area by as much as 100%, but we see no plans for increased fire protection from the volunteer fire station 3 or an increase in the number of sheriff to patrol the area. There are no street lights out here, no fog lines, no bike lanes, etc. There are open ditches and no control of flash floods off the road during heavy storms.

Sharon Bailey and Andy Prichard  
7361 Columbia River Road  
Pasco, WA 99301

*"The Green Spot of the Columbia Basin"*



# South Columbia Basin Irrigation District

OFFICE: 1135 E. HILLSBORO, SUITE A

TELEPHONE 509/547-1735, FAX 509/547-8669 • P.O. BOX 1006 • PASCO, WASHINGTON 99301

January 15<sup>th</sup>, 2021

**ATTN: Mr. Aaron Gunderson**  
**Planner I**  
**Franklin County Planning and Building Department**  
**502 W. Boeing St.**  
**Pasco, WA 99301**

**Re: Proposed Zone Change ZC 2020-03 and SEPA 2020-12 Harker**

**Dear Mr. Gunderson,**

**The District has reviewed the proposed Zone Change ZC 2020-03 and SEPA 2020-12 for Harker and has the following comments:**

- **The agricultural water allotment must be released for all lands associated with this proposal prior to subdivision. If the applicant wishes to continue to receive irrigation water deliveries from the South Columbia Basin Irrigation District, they must obtain a municipal and industrial (M&I) water service contract from the United States Bureau of Reclamation in Ephrata, WA.**
- **The applicant/landowner/developer is advised to contact the District prior to beginning the subdivision process of the referenced lands to discuss development requirements.**

**If you have any questions please do not hesitate to contact me at 509-547-1735 or by email at [edixon@scbid.org](mailto:edixon@scbid.org).**

**Thank you,**

**Eric Dixon, P.E.**  
**Chief Engineer**  
**South Columbia Basin Irrigation District**

**CC: B1 U11**



South Central Region  
2809 Rudkin Road  
Union Gap, WA 98003-1848  
509-577-1800 / FAX: 509-577-1803  
TTY: 1-800-833-6388  
www.wsdot.wa.gov

January 28, 2021

Franklin County Planning Department  
502 W. Boeing Street  
Pasco, WA 99301  
Attention: Aaron Gunderson, Planner 1

Subject: Harker Rezone ZC-2020-03- Agricultural Production 20 to Rural Community 1  
North of the I-182, Road 100 (Exit 7) Interchange

We have reviewed the proposed rezone of the 40.07-acre Harker property from Agricultural Production 20 (AP-20) to Rural Community (RC-1). The existing zoning has a 20-acre minimum lot size. The new zoning would allow a one-acre minimum lot size with one dwelling unit per lot. We recognize the rezone is not approving a specific development proposal but will increase the potential density of use.

The property is about six miles from Interstate 182. The I-182/Broadmoor Boulevard/Road 100 and I-182 /Road 68 interchanges serve a very large area north of I-182. This area is transitioning from large lot agricultural and rural uses to denser uses of urban residential and commercial areas, and rural residential ones. This area has few alternatives for services and employment and few alternate transportation corridors for longer distance travel. It is clear the site will need to utilize the I-182 interchanges, which – along with the large number of other developments in the area – will increase the traffic pressure at these interchanges.

We are concerned about the cumulative adverse impacts from development on the interchanges. The impacts will cause the interchanges to fall below acceptable levels of service and require necessary improvements to restore them to acceptable levels of service. The need for improvements is created by development and is the responsibility of development to mitigate these impacts. As development is proposed, they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact John Gruber at (509) 577-1636.

Sincerely,

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

Paul Gonseth, P.E.  
Planning Engineer

PG:jg

cc: Celeste Gilman, WSDOT Multimodal Planning  
Will Simpson, WA Commerce

# Memo



## Public Works Department

**To:** Derrick Braaten, Planning & Building Director  
**From:** John Christensen, County Surveyor  
**cc:** Craig Erdman, County Engineer  
**Date:** January 15, 2021  
**Re:** ZC 2020-03

---

Derrick,

We have reviewed the application to rezone approximately 39.92 acres from the current Agricultural Production 20 (AP-20) to Rural Community (RC-1) located on parcel #126-200-128. Public Works comments follow:

### Comments

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

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

**Agenda Item #3**

**APPLICATION, SEPA DETERMINATION & SEPA CHECKLIST**

**ZC 2020-03**

**Harker Rezone**

**Proposed Change from AP-20 to RC-1 (39.92 acres)**

EC 2020-03



# FRANKLIN COUNTY

## PLANNING AND BUILDING DEPARTMENT

### GENERAL LAND DEVELOPMENT APPLICATION

<b>FOR STAFF USE ONLY:</b>	<b>FILE #:</b> EC 2020-03	<b>Reviewed by:</b> <b>Hearing Date:</b>	<div style="border: 1px solid black; padding: 5px; color: blue; font-weight: bold; font-size: 1.2em;">RECEIVED</div> <div style="color: orange; font-weight: bold; font-size: 1.1em;">NOV 04 2020</div> <div style="color: blue; font-weight: bold; font-size: 0.8em;">FRANKLIN COUNTY PLANNING DEPARTMENT</div>
	<b>Total Fees:</b> \$ 800.00		
	<b>Receipt #:</b> PL 20-00784		
	<b>Date of Pre-App meeting:</b> <b>Date deemed complete:</b>		

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

<input checked="" type="checkbox"/> for contact person:	<b>CONTACT INFORMATION</b> Meredith Harker
<input checked="" type="checkbox"/>	<b>Property Owner</b> Name: Sam and Meredith Harker Mailing Address: 6503 Columbia River Rd Pasco, WA 99301 Phone: 509-908-0098 Email: smharker@gmail.com
<input type="checkbox"/>	<b>Applicant / Agent / Contractor (if different)</b> Company: Name: Address: Address: Phone: Phone: Email: Email:
<input type="checkbox"/>	<b>Surveyor / Engineer</b> Company: Name: Address: Address: Phone: Phone: Email: Email:

EC-2020 03

**BRIEF DESCRIPTION OF PROJECT OR REQUEST:**

Request to rezone parcel from AP-20 to RC-1



**PROPERTY INFORMATION:**

Parcel number(s) (9-digit tax number):  
126200128, ~~602044016~~ (same parcel two parcel numbers)

PERSONAL PROJECT / PARCEL

Legal Description of Property:  
TR-1 PTBN FU11, IRR BLK 1 PER RS #495844

Site Address (describe location if no address is assigned):  
6503 Columbia River Rd Pasco, WA 99301

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

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

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

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

	10/30/20		
Owner	Date	Applicant/Representative	Date
Print Name: <u>Meredith Harker</u>		Print Name: _____	

ZC 2020-03



# FRANKLIN COUNTY ZONE CHANGE (ZONING MAP AMENDMENT)(ZC) APPLICATION SUPPLEMENT

**Submittal Checklist:**

- General Land Development Application**
  - \$800.00 Rezoning Fee:** Check made payable to the Franklin County Planning and Building Department.
  - \$150.00 SEPA Fee:** Check made payable to the Franklin County Planning and Building Department.
  - SEPA Checklist:** A completed State Environmental Policy Checklist shall be completed and submitted with this application.
  - \$80.00 Variance Report Fee:** Check made payable to the Franklin County Assessor's Office. An applicant does not need to contact the Assessor's Office to obtain this report. At the time of application, the Planning Division will request the report from the Assessor's Office. The report includes the Adjoining Property Owners' Names and Addresses (500 feet within an Urban Growth Area or one (1) mile outside an Urban Growth Boundary). As an alternative to the Assessor's Office, an applicant may also obtain this report from a licensed title company.
- Please note....the review period plan will not begin until this Variance Report is completed.*
- Written narrative (on separate paper) addressing the following:**
    - (1) The date the existing zone or comprehensive plan designation became effective;
    - (2) The changed conditions which are alleged to warrant other or additional zoning or comprehensive plan designations;
    - (3) Facts to justify the change on the basis of advancing the public health, safety and general welfare;
    - (4) The affect it will have on the value and character of the adjacent property and the comprehensive plan;
    - (5) The effect on the property owner or owners if the request is not granted; and
    - (6) The current comprehensive plan land use designation for the property.

*In addition, you may also want to state how the property is suitable for permitted uses under the proposed zoning; how the proposal is consistent with (or implements) the comprehensive plan; any public need for the proposed change; how the change will be compatible with surrounding land uses; how public facilities such as roads, sewer, water and other public services are adequate; and if there has been a substantial change in circumstances to warrant a change in the current zoning.*
  - Written approval from the Benton-Franklin Health District.** The Health District is located at 7102 West Okanogan Place, Kennewick, WA -- (509) 460-4205.

EC 2020-03  
RECEIVED  
NOV 14 2020  
FRANKLIN COUNTY  
PLANNING DEPARTMENT

**REZONING INFORMATION**

**CURRENT ZONING:** AP-20

**PROPOSED ZONING:** RC-1

**CURRENT COMPREHENSIVE PLAN DESIGNATION:** Rural Shoreline Development

**LOT/PARCEL SIZE:** 39.92

**PRESENT USE OF THE LAND AND STRUCTURES, IF ANY:**

Agriculture, vineyard, however only 1 acre of vineyard remains. House and shop on the property.

**IRRIGATION SOURCE:**

NONE  PRIVATE  SCBID  FCID

**DOMESTIC WATER SUPPLY:**

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

OTHER (SPECIFY):

**SEWAGE DISPOSAL:**

ON-SITE SEPTIC  OTHER (SPECIFY):

**LIST UTILITY PROVIDERS:**

Power – Big Bend Electric Cooperative

Telephone – None

Natural Gas – N/A

Cable / Broadband – N/A

Sanitary waste disposal - Basin Disposal Inc.

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

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

10/30/20

Owner

Date

Applicant/Representative

Date

Print Name:

Meredith Harker

Print Name:

### Franklin County Zone Change Application Narrative

We are requesting this zone change from AP-20 to RC-1 in order to allow for more available large housing lots in rural areas of Franklin County based upon the fact that our parcel is part of the Rural Shoreline Development area for the Franklin County Comprehensive Plan. We have removed the grapevines that were the previous permanent crop due to a lacking market. The current agriculture options are extremely limited based upon the size and shape of the lot. Many agricultural options have been explored with no viable option found. To remedy this situation, we wish to provide a future RC-1 neighborhood with covenants to alleviate the shortage of high end custom home lots available in Franklin County. It is only 4.4 miles from the new Reynolds Middle School and Columbia River Elementary School.



## FRANKLIN COUNTY, WASHINGTON

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

**Description of proposal:** Said application is to rezone one (1) parcel, comprising approximately 39.92 acres of land from the current designation of Agricultural Production-20 (AP-20) zoning designation allowing one dwelling unit per twenty acres, to Rural Community-1 (RC-1) zoning designation allowing one dwelling unit per acre. The land is located in the Rural Shoreline Development area, as identified in the County Comprehensive Plan.

**File Number:** SEPA 2020-12 (ZC 2020-03)

**Proponent:** Sam and Meredith Harker  
6503 Columbia River Rd.  
Pasco, WA 99301

**Location:** The proposal is located portion of Township 10 North, Range 28 East, Section 13, W.M., Franklin County, Washington. The property is generally located West of Columbia River Rd, South of Helm Dr. and West of Fraser Dr. There is an assigned site address of 6503 Columbia River Rd., Pasco WA (Parcel #126-200-128).

**Lead agency:** Franklin County, Washington.

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

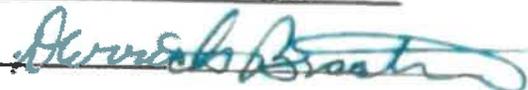
This DNS is issued under [WAC 197-11-350](#); the lead agency will not act on this proposal for 14 days from the date of publication (January 14, 2021). Comments must be submitted by: January 28, 2021.

**Responsible official:** Derrick Braaten

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

**Address:** 502 W Boeing St, Pasco, Washington 99301

**Date/Signature:** 1/14/2021 -



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

# SEPA 2020-12

## SEPA ENVIRONMENTAL CHECKLIST FRANKLIN COUNTY, WASHINGTON



### ***Purpose of checklist:***

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

### ***Instructions for applicants:***

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

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

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

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

### ***Use of checklist for nonproject proposals:***

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

## **A. Background**

1. Name of proposed project, if applicable:

2. Name of applicant: Meredith Harker

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

6503 Columbia River Rd Pasco, WA 99301                      509-308-0096

**4. Date checklist prepared:** 10/30/20 **20 FCP:** 1/13/2021

**5. Agency requesting checklist:**

Franklin County

**6. Proposed timing or schedule (Including phasing, if applicable):** As soon as possible

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

We plan to subdivide this property for residential development of about 25 custom home lots.

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

SEPA Checklist FCP: 1/13/2021

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

No.

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

None.

Franklin County approval to rezone property from AP-20 to RC-1 classification FCP: 1/13/2021

**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.)**

Proposed use of lot is for residential RC-1 purposes rather than AP-20 agricultural purposes.

Proposal is to rezone Parcel #126-200-128 from AP-20 to RC-1 zoning classification. Total area to be rezoned is approximately 40.07 acres. FCP: 1/13/2021

**12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. 6503 Columbia River Rd. Pasco, WA 99301**

TR-1 PTN FU11, IRR BLK 1 PER RS #495844

Township 10 North, Range 28 East, Section 13, W.M., Franklin County, WA FCP 1/13/2021

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use  
Only:**

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

**a. General description of the site:**

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

**b. What is the steepest slope on the site (approximate percent slope)?**  
15%

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

Gravel, sand, small amounts of clay Sagehill-Neepel-Finley FCP: 1/13/2021

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

No. None known at this time. FCP: 1/13/2021

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

None. No grading with this proposal. FCP: 1/13/2021

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

No. Yes, but there is no proposed site work associated with this proposal. FCP: 1/13/2021

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

No more coverage than the current structures, roughly 2 acres

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

None.

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use  
Only:**

**2. Air**

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

None.

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

No. N/A FCP: 1/13/2021

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

NONE.

**3. Water**

**a. Surface Water:**

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

No.

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

No.

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

None.

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use  
Only:**

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

No.

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

No.

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

No.

**b. Ground Water:**

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

Yes, as current wells are withdrawing. Nothing new.

No new groundwater withdrawal. FCP 1/13/2021

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

DOMESTIC SEWAGE ACCORDING TO CURRENT CIRCUMSTANCES AND STRUCTURES.

No new septic systems installed. FCP 1/13/2021

**c. Water runoff (Including stormwater):**

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

Irrigation from yardwater. Ground seepage only.

No changes to site associated with this proposal. FCP: 1/13/2021

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

No.

Not Applicable. No development associated with this proposal. FCP: 1/13/2021

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use  
Only:**

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

No.

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

None.

**4. Plants**

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

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

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

None. There is no construction activity associated with this proposal. FCP: 1/13/2021

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

Unknown.

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

None.

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

Tackweed

**5. Animals**

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use  
Only:**

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

**Examples include:**

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_  
Hawks, rockchucks, coyote, deer, bull snake, garden snake, woodpeckers, robins,  
kildeer, crows, magpies, racoon, skunk

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

Unknown. Ferrugious Hawk, listed as threatened by Washington Department of Fish and Wildlife.  
FCP: 1/13/2021

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

No. Pacific Migratory Flyway. FCP: 1/13/2021

- d. Proposed measures to preserve or enhance wildlife, if any:  
NONE.

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

Unknown.

**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.

None. N/A FCP: 1/13/2021

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No, N/A FCP: 1/13/2021

- 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:

None. N/A FCP: 1/13/2021

**7. Environmental Health**

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

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use  
Only:**

result of this proposal?  
If so, describe.

No.

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

None.

None known. FCP: 1/13/2021

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

None.

None known. FCP: 1/13/2021

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

None.

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

None.

N/A FCP: 1/13/2021

- 5) Proposed measures to reduce or control environmental health hazards, if any: None.

N/A FCP: 1/13/2021

**b. Noise**

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

None.

Some farm and residential noise, but these will not affect the proposal. FCP: 1/13/2021

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

None.

- 3) Proposed measures to reduce or control noise impacts, if any: None.

N/A FCP: 1/13/2021

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use  
Only:**

**8. Land and Shoreline Use**

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

Properties to the North and West are RC-1, Properties to the South and East are AP-20. FCP: 1/13/2021

**b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? Has been a working vineyard since 1983 but we recently tore out the vineyard in the spring of 2020.**

Approximately 38 acres will be converted from farmland to residential. FCP: 1/13/2021

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

None.

**c. Describe any structures on the site.**

5,500 sq/ft home, 40x70 shop

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

No.

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

AP-20

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

Rural Shoreline Development

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

N/A

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

No. There's a geohazard buffer area encroaching in the most Southwestern tip of the parcel. FCP: 1/13/2021

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use  
Only:**

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

**5** 5 people reside in the existing residential home. FCP: 1/13/2021

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

**k. Proposed measures to avoid or reduce displacement impacts, if any:**  
NONE.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:** We have chosen to request an RC-1 designation to coincide with the current designations of residential properties nearby. We are also in the Rural Shoreline Development area as indicated by the Comprehensive Plan.

**m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**  
This lot is not highly usable in the commercial agricultural industry. The size and shape make it prohibitive economically for anyone to be agriculturally productive, therefore, we are proposing to utilize the comprehensive plan rural shoreline development designation as a way to allow future residents to enjoy small, private agricultural practices.

**9. Housing**

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

None.

**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**

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use  
Only:**

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

N/A

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

None.

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

None.

**11. Light and Glare**

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

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

N/A

- 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?

Selph Landing boat launch

- 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:

N/A

**13. Historic and cultural preservation**

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use  
Only:**

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

No.

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

No.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A The "Washington Information System for Architectural and Archaeological Records Data" was consulted. FCP: 1/13/2021

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A Any Inadvertent discovery must be reported to the Yakima Nation, Colville Confederated Tribes and Confederated Tribes of the Umatilla Reservation. FCP: 1/13/2021

**14. Transportation**

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

Columbia River Rd (existing access at 6503 Columbia River Rd Pasco, WA)

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

No. Approximate distance to transit stop is 5.3 miles

Distance to transit stop is 4.5 miles as measured on GIS Map. FCP: 1/13/2021

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

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use  
Only:**

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

NONE.

N/A FCP: 1/13/2021

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

No.

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

None. Future subdivision would affect this with roughly 24 additional homes.

N/A FCP: 1/13/2021

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

No.

- h. Proposed measures to reduce or control transportation impacts, if any:  
Future subdivision development would include neighborhood streets to be maintained by the neighborhood HOA.

N/A FCP: 1/13/2021

**15. Public Services**

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

No additional services would be required. New schools are already in place on Power Line Rd.

**To Be Completed by Applicant:**

**Evaluation for  
Agency Use  
Only:**

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

None.

**16. Utilities**

- a. Circle utilities currently available at the site:

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

Domestic well

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

None.

**C. Signature**

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

Signature:   
Name of signee Meredith Harker  
Position and Agency/Organization Owner  
Date Submitted: 10/30/20

## D. supplemental sheet for nonproject actions

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

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

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

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

*This is a rezone. There will be no impacts to water, air, production, storage, or release of toxic or hazardous substances, or production of noise.*

Proposed measures to avoid or reduce such increases are:

*N/A*

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

*No affect to plants, animals, fish or marine life w/ this rezone application.*

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

*N/A*

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

*There will be no depletion of energy or natural resources with this rezone application.*

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

*N/A*

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

*Will use 35 acres of farmland that is unusable in the current market. The size + shape of lot does not offer productive farming options. N/A FCP: 1/13/2021*

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

*Allow RC-1 rezone so local residents can enjoy rural farming options per RC-1 conditions.*

*N/A FCP: 1/13/2021*

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

*Does not affect as does not adjoin shoreline.*

N/A FCP: 1/13/2021

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

*N/A*

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

*Will not affect at this time. No current projects.*

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

*N/A*

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

*No conflicts to my knowledge.  
No requirements, to my knowledge.*

**Agenda Item #3**

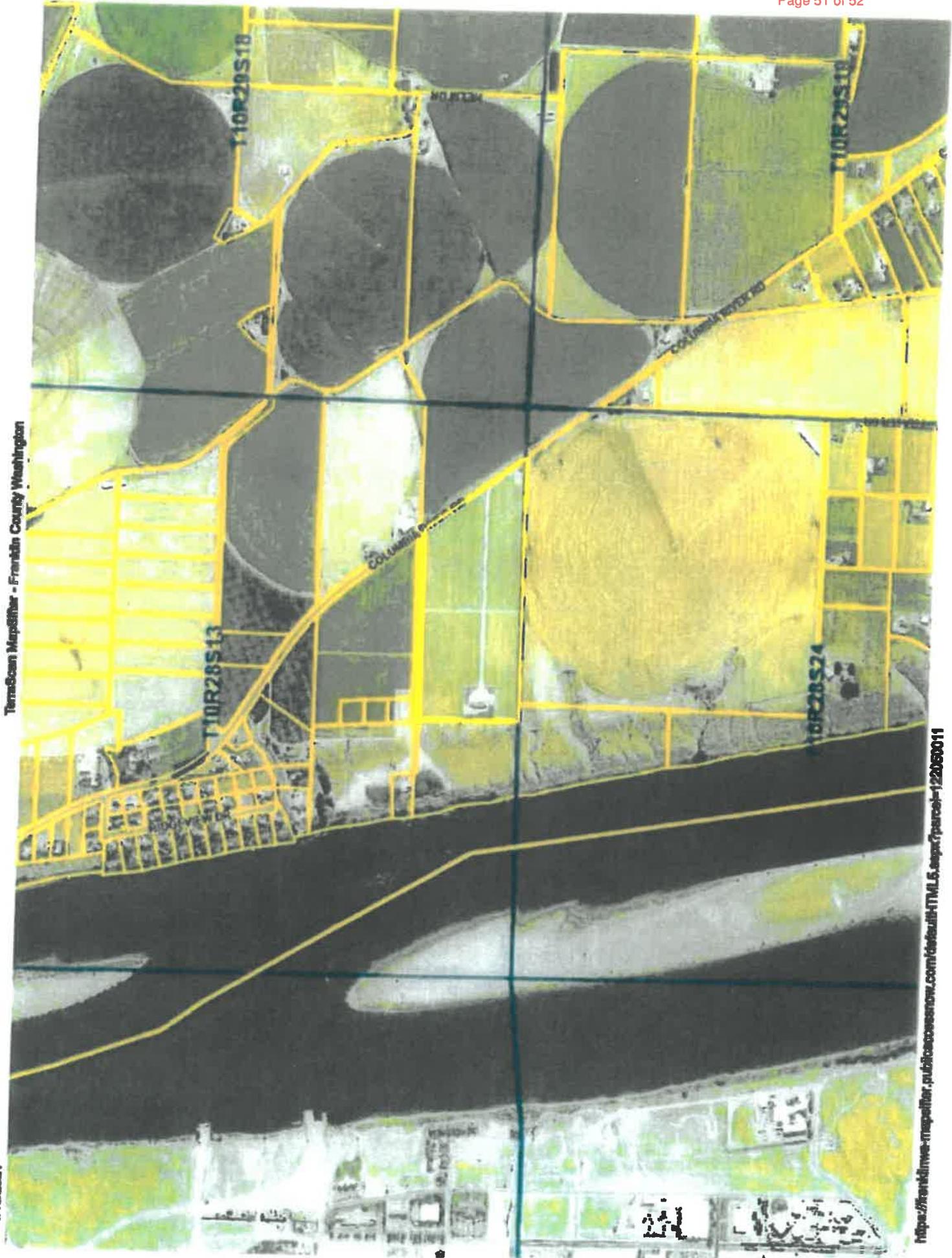
**MAPS**

**ZC 2020-03**

**Harker Rezone**

**Proposed Change from AP-20 to RC-1 (39.92 acres)**





TerraScan MapServer - Franklin County Washington

1/13/2021

<https://terradimwe-mapserver.puizicocessnow.com/default.html?layer=parcel&parcel=12060011>

