

FRANKLIN COUNTY ORDINANCE 01-2022

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, WASHINGTON

**Zone Change (ZC) 2021-01 to designate approximately 13.19 acres with RC-1 Zoning
(Situated in Section 13 Township 10 North, Range 28 East, W.M.)**

WHEREAS, on January 25, 2022, the Board of Franklin County Commissioners, via public meeting, considered the positive recommendation of the Franklin County Planning Commission to change the zoning designation for approximately 13.2 acres of land, comprising three (3) parcels, at 6900 Columbia River Rd., Pasco, WA 99301, Parcel #126-201-164, legally described as SHORT PLAT 2018-06 LOT 1; Parcel #126-201-165, legally described as SHORT PLAT 2018-06 LOT 2; and 6891 Columbia River Rd., Pasco, WA 99301 Parcel # 126-201-165, legally described as PTN FARM UNIT 8, IRR BLK 1 TR C-3 BEG AT NE COR OF SD FU; TH N89D30'W 1619.20' TH S01 05'40"W-814.75' TO C/L OF CO RD & TPOB, SD PT ALSO BEING PT OF CUR OF A CUR T O THE RIGHT WH LNG CH BEARS S48D03'E, 121.08'; TH AROUND SD CUR, 1 21.09' TO S LN OF SD FU; TH N89D40'W ALG SD S LN, 1053.8 TH N33D05 'E, 614.26' TO C/L OF SD CO RD; TH S56D55'E ALG SD C/L 385.2' TO THE PT OF CUR OF A CUR TO THE RIGHT WH LNG CH BEARS S53D05'E, 382.29'; TH AROUND SD CURVE A DISTANCE OF 382.58 FEET, TO TPOB SUBJECT TO AN EASEMENT FOR ROAD PURPOSES ALONG THE NORTHEASTERLY 30.0 FEET THEREOF, in regards to the application by Glen Clifford and Marilyn C. Eby; File # ZC 2021-01; and

WHEREAS, at the public meeting the Board has found that the County Planning Commission, after an open record public hearing and consideration on File ZC 2021-01 did recommend approval of the zoning designation change with five findings of fact and three conditions of approval listed in Exhibit A; and


WHEREAS, there were no appeals filed; and


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


NOW, THEREFORE, BE IT ORDAINED that the 13.19 acres (approximate) of land be rezoned from AP-20 (Agricultural Production 20) to RC-1 (Rural Community-1) as described and depicted on Exhibits B, C, and D; and

APPROVED THIS 25th DAY OF JANUARY, 2022.

BOARD OF COUNTY COMMISSIONERS FRANKLIN COUNTY, WASHINGTON


Chair


Chair Pro-Tem


Member

ATTEST:


Clerk to the Board

APPROVED AS TO FORM:


Jennifer Johnson, Franklin County Deputy Prosecuting Attorney

FRANKLIN COUNTY BOARD OF COMMISSIONERS

ZONING DESIGNATION CHANGE # 2021-01.A

ORDINANCE NUMBER 01-2022

EXHIBIT A

Findings of Fact:

1. The application to rezone approximately 13.19 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 25th day of January, 2022.

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

Attest: 
Clerk of the Board


Chair

Original to County Commissioners

Duplicate to File

Duplicate to Applicant

Duplicate to be Filed with Auditor

FRANKLIN COUNTY BOARD OF COMMISSIONERS

ZONING DESIGNATION CHANGE # 2021-01.B

ORDINANCE NUMBER 01-2022

EXHIBIT B

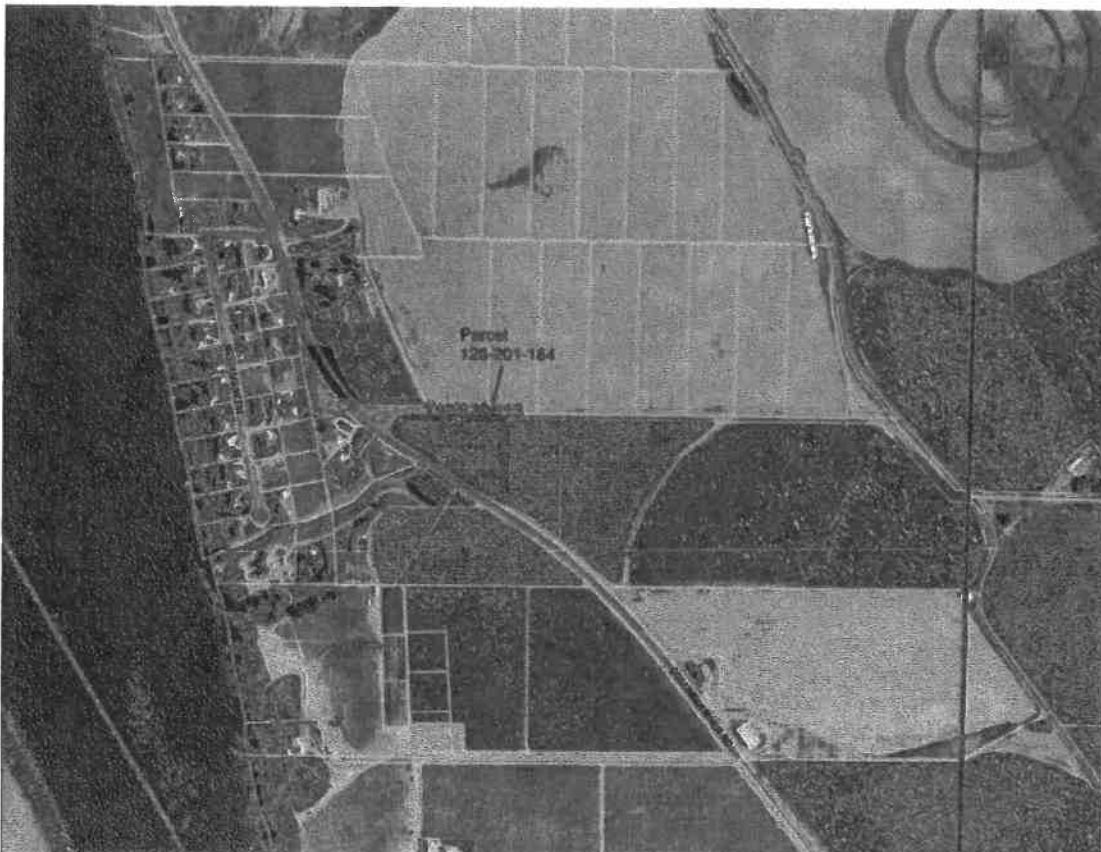
The following Zoning Designation Change is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissioners on January 11, 2022.

APPLICANT: Glen Clifford and Marilyn C. Eby

LEGAL DESCRIPTION: (Parcel #126-201-164), legally described as SHORT PLAT 2018-06 LOT 1

NON-LEGAL DESCRIPTION: 6900 Columbia River Rd., Pasco, WA 99301. The property is bounded by Columbia River Road to the SW, a crop circle with an unnamed private access and RC-5 zoned properties to the north, and Parcel 126-201-165 to the east. Current use of land is an active orchard. Approximately 3.58 acres (net) The County's Comprehensive Plan map designates the land use as "Rural Shoreline Development."

Vicinity Map:



FRANKLIN COUNTY BOARD OF COMMISSIONERS

ZONING DESIGNATION CHANGE # 2021-01.C

ORDINANCE NUMBER 01-2022

EXHIBIT C

The following Zoning Change is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissioners on January 11, 2022.

APPLICANTS: Glen Clifford and Marilyn C. Eby

LEGAL DESCRIPTION: (Parcel #126-201-165), legally described as SHORT PLAT 2018-06 LOT 2

NON-LEGAL DESCRIPTION: The property is not currently addressed, bounded by Columbia River Road to the SW, a crop circle with an unnamed private access and RC-5 zoned properties to the north, and Parcel 126-201-164 to the west. Current use of land is an active orchard. Approximately 3.7 acres (net)

Vicinity Map:



FRANKLIN COUNTY BOARD OF COMMISSIONERS

ZONING DESIGNATION CHANGE # 2021-01.D

ORDINANCE NUMBER 01-2022

EXHIBIT D

The following Zoning Change is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissioners on January 25, 2022.

APPLICANTS: Glen Clifford and Marilyn C. Eby

LEGAL DESCRIPTION: (Parcel #126-201-118), legally described as PTN FARM UNIT 8, IRR BLK 1 TR C-3 BEG AT NE COR OF SD FU; TH N89D30'W 1619.20' TH S01 05'40"W-814.75' TO C/L OF CO RD & TPOB, SD PT ALSO BEING PT OF CUR OF A CUR T O THE RIGHT WH LNG CH BEARS S48D03'E, 121.08'; TH AROUND SD CUR, 1 21.09' TO S LN OF SD FU; TH N89D40'W ALG SD S LN, 1053.8 TH N33D05 'E, 614.26' TO C/L OF SD CO RD; TH S56D55'E ALG SD C/L 385.2' TO THE PT OF CUR OF A CUR TO THE RIGHT WH LNG CH BEARS S53D05'E, 382.29'; TH AROUND SD CURVE A DISTANCE OF 382.58 FEET, TO TPOB SUBJECT TO AN EASEMENT FOR ROAD PURPOSES ALONG THE NORTHEASTERLY 30.0 FEET THEREOF.

NON-LEGAL DESCRIPTION: The property is addressed as 6891 Columbia River Rd., Pasco, WA 99301, bounded by Columbia River Road to the NE, an active farm operation to the south, a single-family residence and orchard to the west and north, with RC-1 zoned properties to the west and south. Current use of land is an active orchard. Approximately 5.91 acres (net)

Vicinity Map: (Please see next page)

