

FRANKLIN COUNTY ORDINANCE 03-2023

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF  
FRANKLIN COUNTY, WASHINGTON

*Zone Change (ZC) 2023-01 to designate approximately 63.56 acres with I-2 Zoning  
(Situated in Section 19, Township 10, Range 30, W.M.)*

**WHEREAS**, on May 23, 2023, the Board of Franklin County Commissioners, via public meeting, considered the positive recommendation of the Franklin County Planning Commission to change the zoning designation for approximately 63.56 acres of land, comprising three (3) parcels, Parcel #124-550-147, legally described as PTN WDU 68, IRR BLK 17. Parcel # 124-550-211, legally described as SHORT PLAT 2010-09 LOT 1. Parcel #124-550-212, legally described as SHORT PLAT 2010-09 LOT 2, in regards to the application by George Dockstader for ; File # ZC 2023-01; 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 2023-01 did recommend approval of the zoning designation change with five findings of fact and four conditions of approval listed in Exhibit A; and

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

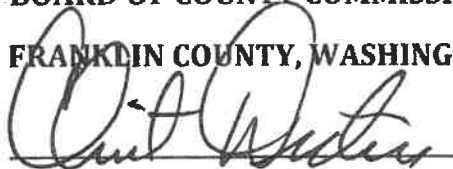
**WHEREAS**, it appears to have been substantial changes in the area since the original zoning designation and that the zone change does bear a substantial relationship to the public health, safety, morals and welfare; and

**NOW, THEREFORE, BE IT ORDAINED** that the 63.56 acres (approximate) of land be rezoned from AP-20 (Agricultural Production 20) to I-2 (General Industrial) as described and depicted on Exhibits B, C, and D.

**APPROVED THIS 23<sup>rd</sup> DAY OF MAY, 2023.**

**BOARD OF COUNTY COMMISSIONERS**

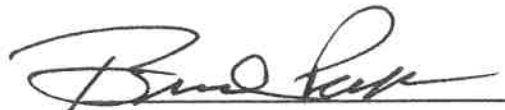
**FRANKLIN COUNTY, WASHINGTON**



Chair



Chair Pro-Tem



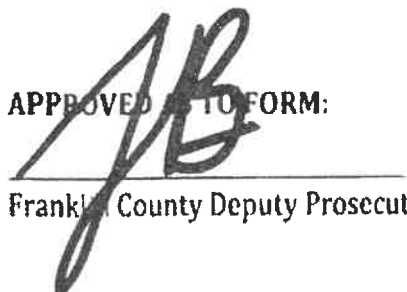
Member

**ATTEST:**



Clerk to the Board

**APPROVED TO FORM:**



Franklin County Deputy Prosecuting Attorney

**FRANKLIN COUNTY BOARD OF COMMISSIONERS**

**ZONING DESIGNATION CHANGE # 2023-01.A**

**ORDINANCE NUMBER 3-2023**

**EXHIBIT A**

**Findings of Fact:**

1. The application to rezone approximately 63.56 acres of land to I-2, General Industrial **IS** in accordance with the goals and policies of the Comprehensive Plan.
  - a. The purpose of the I-2, General Industrial, Zoning District (per FCC 17.54) is *to preserve areas for industrial and related uses of such a nature that they do not create serious problems of compatibility with other kinds of land uses. Uses in this district have the potential to generate high levels of noise, light, odor, fumes, or smoke that require their protection from encroachment by incompatible land uses. Residential land uses are discouraged from this zone.*
  - b. The properties have an underlying Comprehensive Plan land-use designation of Rural Industrial.
  - c. Rezoning the properties to I-2 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 the surrounding area: The rezone request is consistent with the surrounding area.
    - i. Industrial uses exist within the North Pasco Industrial Area.
3. There **IS** merit and value in the proposal for the community as a whole.
  - a. The rezone to I-2 implements Comprehensive Plan. The Comprehensive Plan designates the properties for Rural Industrial. The proposed rezone to I-2 is consistent with the Plan designation.
4. Conditions **ARE** required to be imposed in order to mitigate any significant adverse impacts from the proposal.
  - a. Any new lots created requiring access to a county road shall be subject to the County Road Approach Policy.
5. A concomitant agreement between the County and the petitioner **IS NOT** required for this application.

**Conditions of Approval:**

1. Future development on the properties 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 on the properties shall comply with local, state, and federal agency standards.

3. Roads and Access: Future development at the rezoned properties shall be evaluated for the following:

- a. Any new lots that may be created, as a result of this propose 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 as development continues to grow in the area.

**This Zoning Designation Change is issued this 23<sup>rd</sup> day of May, 2023.**

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

Attest: Karin Milham  
Clerk of the Board

Ant Austin  
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 # 2023-01.B**

**ORDINANCE NUMBER 03-2023**

**EXHIBIT B**

The following Zoning Designation Change is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissions on May 23, 2023.

**APPLICANT(S):** George Dockstader

**LEGAL DESCRIPTION:** (Parcel #124-550-147), legally described as PTN WDU 68, IRR BLK 17.

**NON-LEGAL DESCRIPTION:** This property currently has an address of 1911 Selph Landing Rd. Parcel #'s 124-550-129 and 124-550-183 bound the property to the north, parcel #'s 124-550-211 and 124-550-212 to the south, Selph Landing Rd. to the west, and parcel# 124-550-192 to the east. Approximately 16.72 acres (gross). Current use of the land is rural industrial. The County's Comprehensive Plan map designates the land use as "Rural Industrial."

***Vicinity Map:***



**FRANKLIN COUNTY BOARD OF COMMISSIONERS**

## ZONING DESIGNATION CHANGE # 2023-01.C

ORDINANCE NUMBER 03-2023

**EXHIBIT C**

The following Zoning Change is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissioners on May 23, 2023.

**APPLICANT(S):** George Dockstader

**LEGAL DESCRIPTION:** (Parcel #124-550-211), legally described as SHORT PLAT 2010-09 LOT 1.

**NON-LEGAL DESCRIPTION:** The property currently has an address of 2431 Selph Landing Rd., bounded by parcel #124-550-147 to the north, Selph Landing Rd. to the west, parcel #124-550-212 to the east, and parcel #124-670-189 to the south. Approximately 6.1 acres (gross). Current use of land is Rural Industrial. The County's Comprehensive Plan map designates the land use as "Rural Industrial."

**Vicinity Map:**

**FRANKLIN COUNTY BOARD OF COMMISSIONERS**

**ZONING DESIGNATION CHANGE # 2023-01.D**

**ORDINANCE NUMBER** 03-2023

**EXHIBIT D**

The following Zoning Change is granted, in accordance with the provisions of the Development Regulations of Franklin County, and according to the motion passed by the Franklin County Board of Commissioners on May 23, 2023.

**APPLICANT(S):** George Dockstader

**LEGAL DESCRIPTION:** (Parcel #124-550-212), legally described as SHORT PLAT 2010-09 LOT 2.

**NON-LEGAL DESCRIPTION:** The property is currently not addressed, bounded by parcel #124-550-147 to the north, parcel #124-550-211 to the west, and parcel #124-550-192 to the east. Approximately 40.74 acres (gross). Current use of land is agriculture. The County's Comprehensive Plan map designates the land use as "Rural Industrial."

***Vicinity Map:***

