

ORDINANCE NUMBER 5-2015

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

**IN THE MATTER OF COUNTY PLANNING - TO CHANGE THE ZONING
CLASSIFICATION ON APPROXIMATELY 38.58 ACRES OF LAND FROM
RESIDENTIAL TRANSITION (R-T) TO RESIDENTIAL SUBURBAN 20,000
(RS-20) FOR PARCEL NUMBER 115-180-040**

APPLICANT: Dave Greeno (Big Sky Developers, LLC), 12406 Eagle Reach Ct, Pasco, WA 99301.

WHEREAS, on August 26, 2015, the Clerk of the Board did set this date for a public meeting to consider the positive recommendation of the Franklin County Planning Commission to change the zoning classification on approximately 38.58 acres of land (Parcel Number 115-180-040); and

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

The County Planning Commission, after an open record public hearing and consideration on ZC 2015-01 did recommend approval of said rezone (see attached map), with the following five (5) findings of fact:

Findings of Fact:

1. The application to rezone approximately 38.58 acres of land from Residential Transition R-T to Residential Suburban 20,000 (RS-20) **IS** in accordance with the goals and policies of the Pasco Urban Area Comprehensive Plan.
 - a. In accordance with Franklin County Code, Title 17 Zoning, Chapter 17.86.010, and consistent with County Resolution Number 93-015 (County-Wide Planning Policies), the Comprehensive Plans of the City of Pasco, the City of Connell, the City of Mesa, and the City of Kahlotus have been adopted by Franklin County to guide development and redevelopment of lands within each respective City's Urban Growth Area. All zone change activities are to be guided by the respective City's Comprehensive Plan for those lands within a designated Urban Growth Area.
 - b. The land is located within the City of Pasco's Urban Growth Area Boundary. The proposed rezone is consistent with the Pasco Urban Area Comprehensive Plan designation of Low Density Residential. The proposed rezone for RS-20 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.

- c. The County Comprehensive Plan encourages urban level growth and development to occur in designated urban growth areas where adequate public facilities (city water) exist or may be provided.
- d. The purpose of Franklin County Code, Chapter 17.24, R-T Residential Transition Zoning District:
 - i. This zone is intended to be applied or assigned to lands within Urban Growth Area Boundaries that are essentially undeveloped, however, ultimately intended for suburban or urban residential growth.
- e. The purpose of Franklin County Code, Chapter 17.28 RS-20 Residential Suburban 20,000 Zoning District:
 - i. This zone is established to provide Urban Growth Area Boundaries a low density residential environment permitting two dwelling units per acre.
- f. Rezoning the property to low density residential is supported by the Urban Area Comprehensive Plan and would be considered a proper implementation of the Plan.
- g. Recent changes in the immediate vicinity that warrants other or additional zoning:
 - i. The 4 developments (Pelican Point, Goose Hollow, Pheasant Run, and Quail Bluff) along the west side of Dent Road are nearing completion.
 - ii. Archer Estates Phase I was recently approved and recorded.
 - iii. Eagle Crest Development was recently approved and is proceeding toward final plat approval.
 - iv. Spencer Estates was recently approved as a final plat on Kohler Road to the west.
 - v. The City has located a one (1) million gallon water tank on Broadmoor Boulevard in preparation of future growth.
 - vi. A city water main was extended in Burns Road earlier this year.
 - vii. Available land for residential development in the I-182 corridor is now limited due to the extent of recent development.

- viii. The City of Pasco Urban Area Comprehensive Plan anticipates the need for subdivisions to accommodate an additional 9,000 plus residential dwelling units within the Pasco Urban Growth Area from 2007 to 2027.
- 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. Single family residential uses exist or are planned for the general area. Residential lots are currently located on the west side of Dent Road (Eagle Crest Development, pending final plat approval) and north of the proposed rezone area (Archer Estates Phase I) with RS-20 Zoning designations located in the general area.
 - b. Access and County road infrastructure:
 - i. Franklin County's current six-year transportation program (STIP) calls for this portion of Dent Road to be widened in calendar year 2018. The current width of Dent Road, 26 feet, is below the minimum width of 28 feet seen in the County standards.
 - ii. Traffic and road related recommendations are necessary for any future development in the rezone area. These recommendations focus on ensuring new development has limited access to Dent Road, the collection of fees at time of development for the continued improvement of existing Dent Road, and conducting an evaluation of Dent Road as it relates to the County's speed ordinance update.
 - c. Health and Safety:
 - i. A rezone to RS-20 will cause the extension of the City's potable water system to the neighborhood.
 - ii. The extension of the water system will bring fully functioning (City operated) fire hydrants to the rezone area.
 - iii. The Health Department has no objections to this zone change application.
- 3. There **IS** merit and value in the proposal for the community as a whole.

- a. The rezone to RS-20 furthers the implementation of the Urban Area Comprehensive Plan. The Comprehensive Plan designates the site for Low Density Residential development. The proposed rezone to RS-20 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.
 - b. The rezone will lead to a residential development which:
 - i. Will provide for the creation of residential lots within the Urban Growth Area adding to the inventory of single-family lots.
 - ii. Will help improve the condition of Dent Road.
 - iii. Will extend city water service to the future development and with this, the extension of the water system will bring fully functioning fire hydrants to the area.
 - iv. The items listed above will contribute to the advancement of the public health, safety and general welfare of the neighborhood around the site in question.
4. Conditions **ARE** required to be imposed in order to mitigate any significant adverse impacts from the proposal.
- a. Future development at the site shall comply with the County Development Regulations (including, but not limited to Title 16 Subdivisions and Title 17 Zoning of the Franklin County Code).
 - b. Future development at this site shall comply with local, state, and federal agency standards.
 - c. Future development at the site shall comply with United States Bureau of Reclamation and South Columbia Basin Irrigation District standards as it relates to irrigation water and USBR facilities in the area.
 - d. Roads and Access: Future development at the rezone site shall be evaluated for the following:
 - i. Limited access to Dent Road for new lots. This has been the practice with other residential subdivisions and maintains the character of Dent Road as a collector. While local access roads into the subdivision would be permitted, street access to individual lots will not be permitted.

- ii. Collection of fees to go toward the improvement of existing Dent Road. Given the increase in traffic the development of this parcel could generate, and given that it does not seem equitable to require a single developer to improve the entire roadway, fee collection on this and other proximate developments appears to provide balance to this issue.
- iii. County Public Works to consider Dent Road during the County's speed ordinance update. As more residential development occurs along this roadway, the Public Works Department will conduct a traffic study to determine an appropriate speed for the area.

5. A concomitant agreement between the County and the petitioner **IS NOT** required for this application.

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

NOW, THEREFORE, BE IT ORDAINED that the 38.58 acres (approximate) of land be rezoned from Residential Transition (R-T) to Residential Suburban 20,000 (RS-20) as described above and as depicted on the attached map.

SIGNED AND DATED THIS 26th DAY OF AUGUST 2015.

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



Chairman

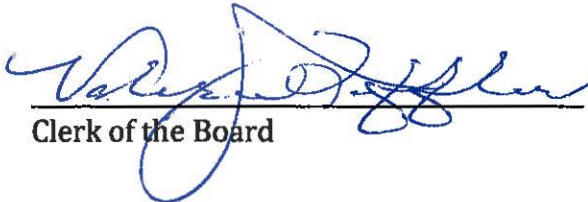


Chairman Pro Tem



Member

Attest



Clerk of the Board

**A rezone of 38.58 acres of land from
Residential Transition (R-T) to Residential Suburban 20,000 (RS-20).
(Parcel Number 115-180-040)**

