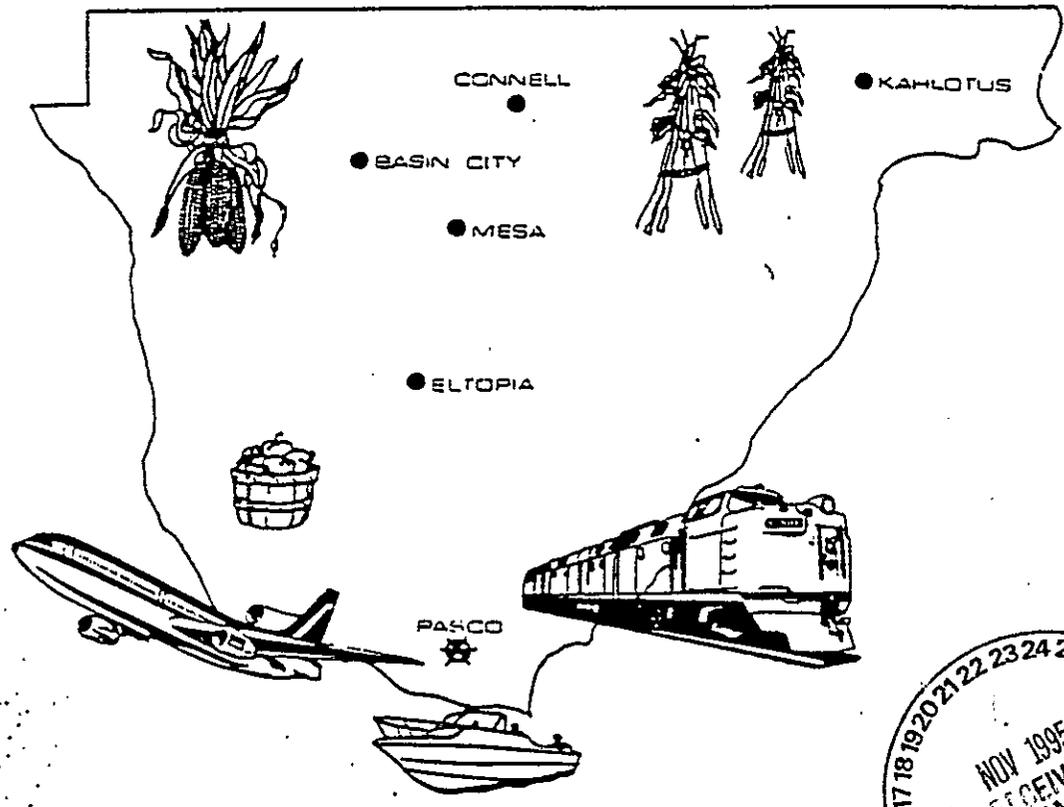


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FRANKLIN COUNTY



COMPREHENSIVE PLAN OCTOBER, 1979

*As Amended
May, 1982*

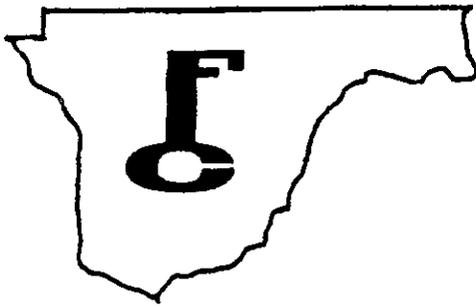
FRANKLIN COUNTY
COMPREHENSIVE PLAN

1979

Adopted: October 29, 1979 - Resolution # 79-124

- Amended:
- 1) April 20, 1980, Resolution # 80-32 (Agriculture to Rural Service Commercial)
 - 2) December 15, 1980, Resolution # 80-105 (Rural/Airport to Commercial)
 - 3) May 4, 1981, Resolution # 81-35 (Rural/Airport to Medium Density)
 - 4) June 22, 1981, Resolution # 81-53 (Policy Change - Professional Offices)
 - 5) August 24, 1981, Resolution #81-73 (Agriculture to Rural)
 - 6) January 25, 1982, Resolution # 82-14 (Developmental Restraints to Rural) - See also Corrected Resolution # 82-26
 - 7) April 26, 1982, Resolution # 82-51 - Text Amendments (Rural Settlement Area & Circulation Element)

Franklin County, Washington



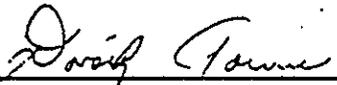
FRANKLIN COUNTY

COMMISSIONERS

COURTHOUSE - 1016 North Fourth
Pasco, Washington - Phone. 545-350

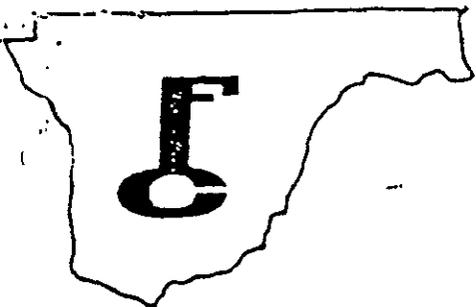
CERTIFICATION

In compliance with RCW 35.63.100, this is to certify that this is a true copy of the resolutions signed by the Board of County Commissioners adopting the 1979 Comprehensive Plan for Franklin County



Dorothy Towne
Clerk of the Board

Date: October 29, 1979



FRANKLIN COUNTY

COMMISSIONERS

COURTHOUSE - 1016 North Fourth
Pasco, Washington - Phone: 545-3535

RESOLUTION NO. 82-95

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON

IN THE MATTER OF COUNTY PLANNING - RE: AMENDMENT TO THE COMPREHENSIVE PLAN -
URBAN DENSITY RESIDENTIAL TO COMMERCIAL, APPLICANT, THOMAS A. KIDWELL (FILE
C.P. 82-2)

WHEREAS, on August 9, 1982, the Clerk of the Board did set a date (September 13, 1982) for an appeal hearing to consider the recommendation of the Franklin County Planning Commission, concerning the denial of an amendment to the Comprehensive Plan from Urban Density Residential to Commercial on the property generally described as follows:

GENERAL DESCRIPTION:

That property bounded by Court Street on the North, Brown Street on the South, Road 38 on the East and Road 40 on the West, except the Northwest corner (held under separate ownership). and;

WHEREAS, at the continued hearing on September 27, 1982, the Board has found as follows:

1. Notice of public hearing was given in accordance with statute,
2. The County Planning, after public hearing and consideration on August 3, 1982, did recommend denial of the plan amendment on the basis that the proposed change was not consistent with the goals and policies of the Comprehensive Plan as it relates to the location of commercial developments.
3. The Board at their hearing developed their own, "finding of fact and conclusions", and overruled the Planning Commission recommendation (see Commissioners findings of fact in the above referenced file). and;

WHEREAS, it appears to be in the public use and interest to approve said amendment to the Comprehensive Plan,

NOW THEREFORE, BE IT RESOLVED that the property generally described above be amended on the Comprehensive Plan Map from Urban Density Residential to Commercial in accordance with the provisions outlined in the Franklin County Zoning Ordinance.

Dated this 27th day of September, 1982.

Board of County Commissioners
Franklin County, Washington

AYES

Harold Matthews

Ken Bell

NAYS

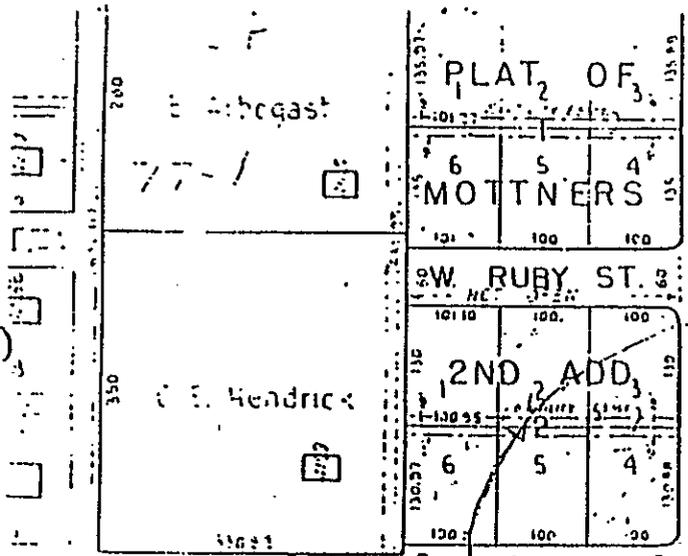
Phil Burt

ATTEST:

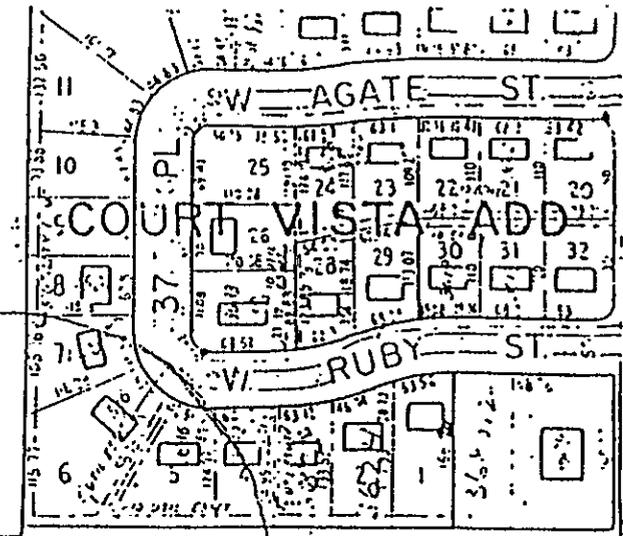
Neva Corkrum

Neva Corkrum,
Clerk of the Board

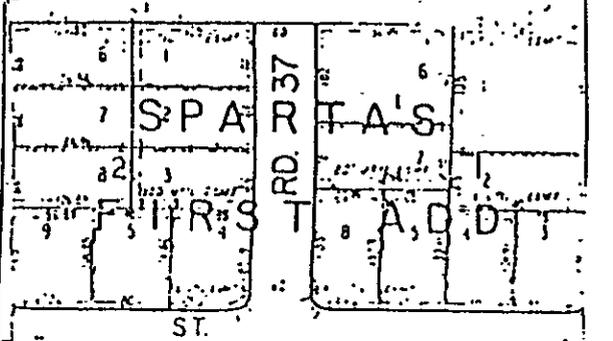
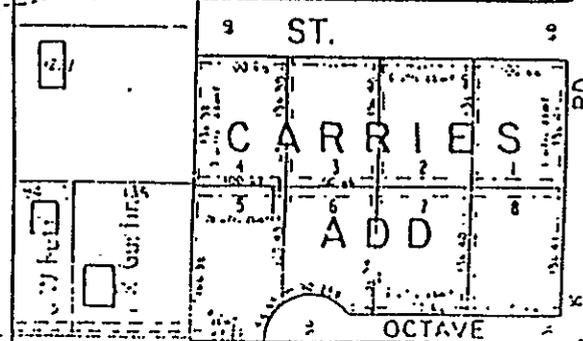
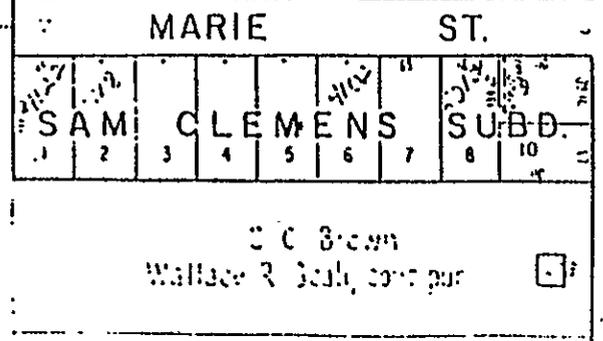
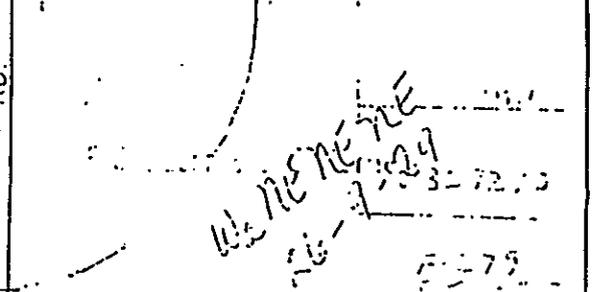
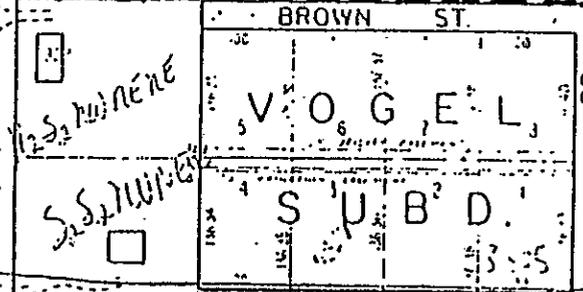
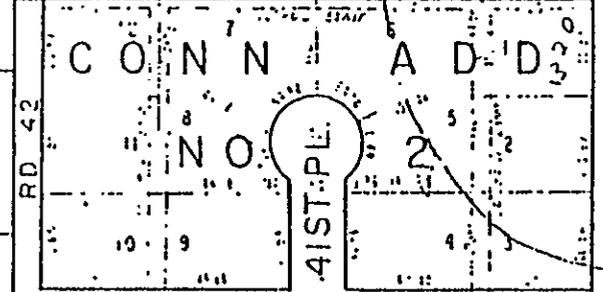
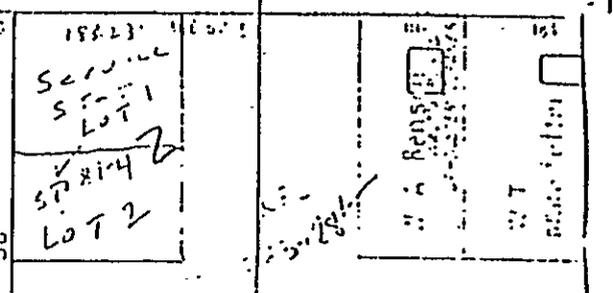
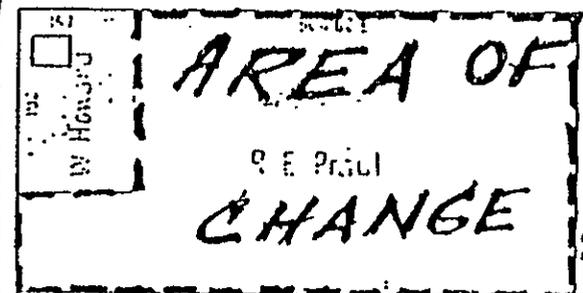
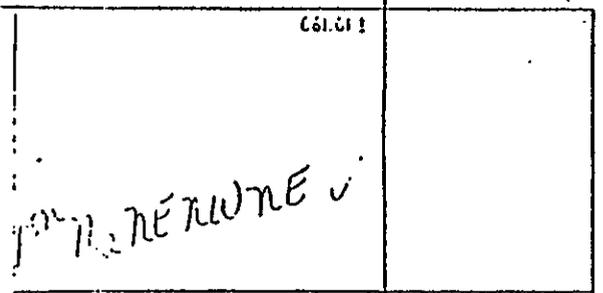
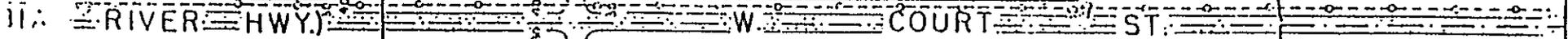
Effective Date: This Resolution shall become effective from and after the 17th day of October, 1982.



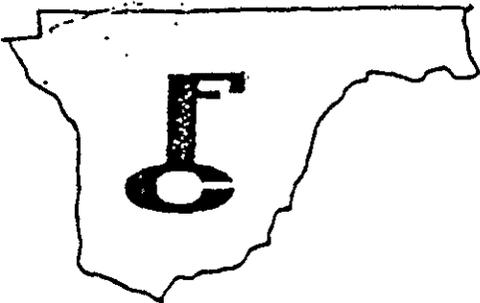
W2 SE SE 23-9-11



CASCADE NATURAL GAS CORP 6" LATERAL



C. C. Brown
Wallace R. Seale, comp. pur



FRANKLIN COUNTY

COMMISSIONER

COURTHOUSE - 1016 North Fourth

Pasco, Washington - Phone: 545-3535

RESOLUTION # 83-80

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON

IN THE MATTER OF COUNTY PLANNING - RE: Change in the Comprehensive Plan
From Recreation District/Public to Rural APPLICANT: P & C Cattle
Company.

WHEREAS, on June 8, 1983, the Clerk of the Board did set this date for a
public hearing to consider the recommendations of the Franklin County
Planning Commission to change the Comprehensive Plan for the following
described area:

DESCRIPTION:

Portion of Section 25, Township 14 North, Range 29 EWM, and portions
of Sections 29, 30, 31 and 32 of Township 14 North, Range 30, EWM,
Franklin County, Washington. That property containing approximately
1700 acres located on the north and south sides of Hendricks
Extension Road approximately 3/4 mile more or less, west of
Scootenev Road.

AND

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

1. Notice of public hearing was given in accordance with statute,
2. The County Planning Commission, after public hearing and
consideration on June 7, 1983, did recommend approval of said
plan change,
3. The application changing the Comprehensive Plan is now properly
before the Board for consideration; and

WHEREAS, it appears to be in the public use and interest to approve said
change in the Comprehensive Plan Map;

NOW, THEREFORE, BE IT RESOLVED that the area generally described above be
reclassified on the Comprehensive Plan Map from "Recreation
District/Public" to Rural" in accordance with the provisions of the
Franklin County Zoning Ordinance and as recommended by the Franklin
County Planning Commission.

DATED THIS 27th DAY OF June, 1983.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Chet Baird
Chairman

K. Mill
Member

Member

ATTEST:

Dee Ann
Clerk of the Board

EFFECTIVE DATE: This Resolution shall be in force and effect from and
after the 17th day of July, 1983.

VICINITY MAP — PLOT PLAN

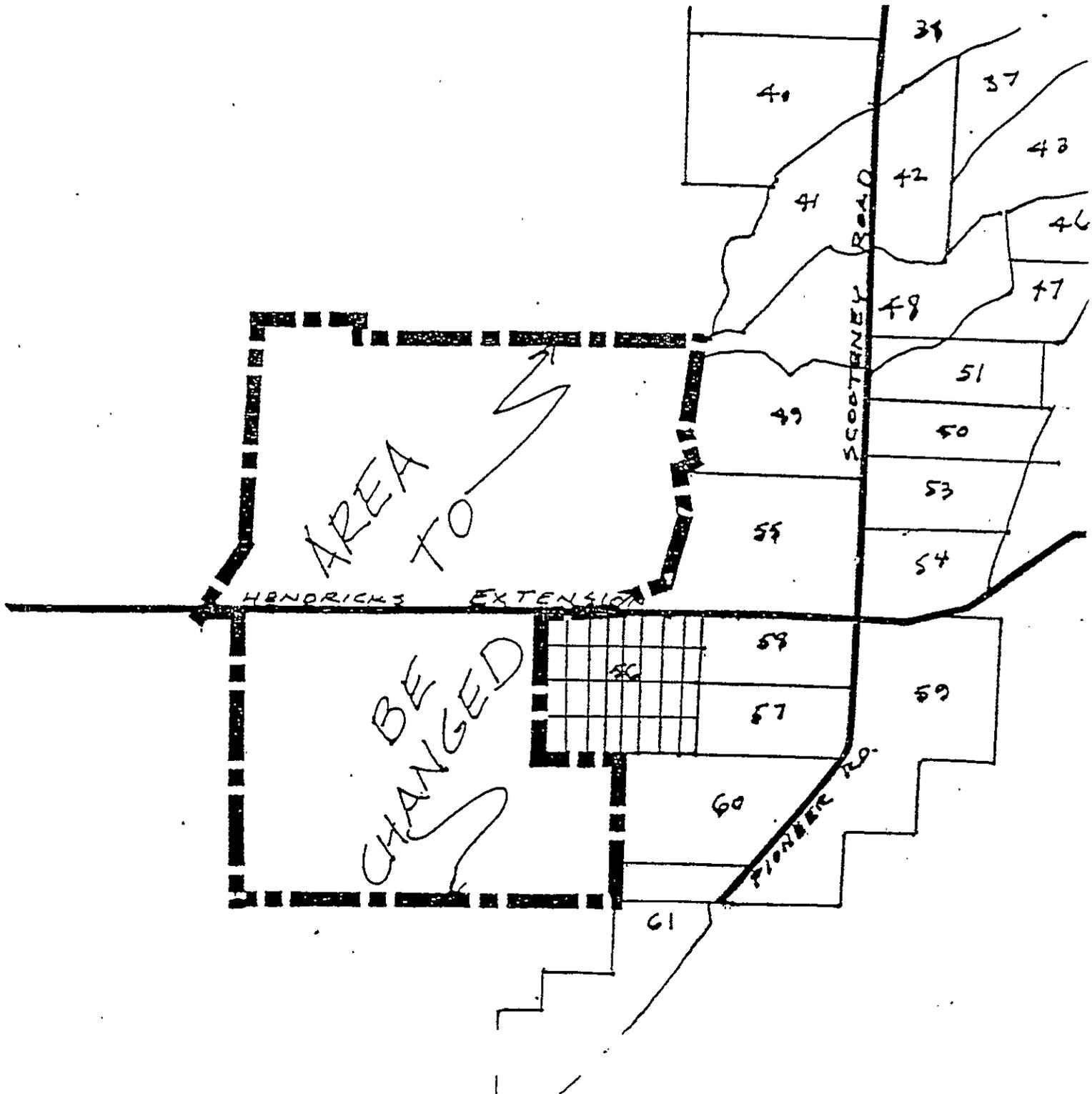
FOR: RECREATION TO RURAL

BY: PBC CATTLE CO.

FILE: C.P. 83-1



NORTH PT.
(NO SCALE)



Resolution # 79-124

A RESOLUTION BEFORE THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON, FOR THE ADOPTION OF AN UPDATED COMPREHENSIVE PLAN FOR PLANNING DISTRICTS 1a, 1b, 2, 3, 4a, 4b, 4c, 5, AND RIVERVIEW; AND REPEALING PORTIONS OF PREVIOUSLY ADOPTED PLANS.

WHEREAS, the 1935 Planning Enabling Act, Chapter 35.63 RCW, authorized the development and adoption of a comprehensive plan; and,

WHEREAS, the first Comprehensive Plan - Phase I adopted in December of 1970 is in need of updating; and,

WHEREAS, the Resolution adopting the 1975 Comprehensive Plan stated that it was to be submitted for review in at least three (3) years; and,

WHEREAS, this updated Comprehensive Plan shall include a goal and policy element, land use element, circulation element and community facility element together with technical appendices (to be updated as needed) describing soils, geology, present land use, economic base, population, transportation, etc.; and,

WHEREAS, all state and local requirements for the adoption of this Comprehensive Plan have been met.

BE IT RESOLVED that this Comprehensive Plan repeals those portions of previously adopted plans, so noted; and,

BE IT RESOLVED that development proposals will be reviewed based upon their conformance to the Comprehensive Plan; however, upon authorization of construction of the North Columbia Toll Bridge by the Transportation Commission, proposals for changes to the Comprehensive Plan for future rezones and subdivisions within the impact area will be reviewed."

NOW, THEREFORE, BE IT RESOLVED that the Comprehensive Plan for Planning Districts 1a, 1b, 2, 3, 4a, 4b, 4c, 5, and Riverview be adopted with all adopted changes and corrections approved by the Planning Commission and the Board of County Commissioners and that copies of said plan will be on file in the Franklin County Planning Department.

Signed this 29th day of October, 1979.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

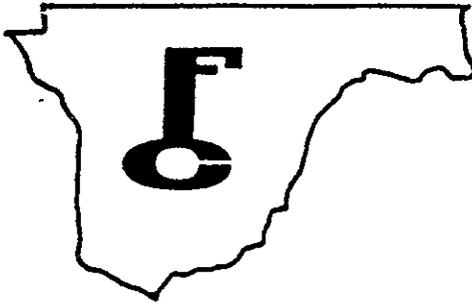
James Rogers
Chairman

Bruce Whitmarsh
Member

Attest: D. Roy Thomas
Clerk of the Board

iii

Harold Matlock
Member



FRANKLIN COUNTY COMMISSIONERS

COURTHOUSE - 1016 North Fourth
Pasco, Washington - Phone: 545-3530

RESOLUTION 79-123

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON, IN THE MATTER OF COUNTY PLANNING, RE: Adoption of the 1979 Comprehensive Plan for Franklin County,

WHEREAS, the Clerk of the Board did set a public hearing for October 23, 1979, to consider the recommendation of the Franklin County Planning Commission and to accept public comments regarding the Comprehensive Plan, and

WHEREAS, all notices of public hearings were given in accordance with statute, and

WHEREAS, the Chairman of the Board of County Commissioners did continue the hearing to Monday, October 29, 1979, at 11:00 a.m., in the Commissioner's Chambers and allowed additional written testimony to be accepted no later than Monday, October 29, 1979, at 10:00 a.m., and

WHEREAS, all persons present at the public hearings were given the opportunity to publicly comment on said Comprehensive Plan, and

WHEREAS, the Board of County Commissioners has reviewed all testimony (oral and written) given regarding the Comprehensive Plan, and

WHEREAS, it appears the public use and interest will be served in approving said Comprehensive Plan,

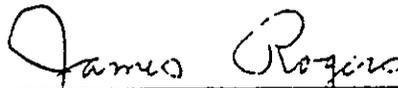
NOW, THEREFORE, BE IT RESOLVED that the 1979 Comprehensive Plan for Franklin County, Washington be approved and the recommendations of the Planning Commission be accepted with the following changes:

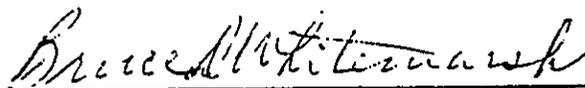
1. The Commercial designation located on the south and east side of I-182 at its juncture with the Columbia River is deleted and designated as Urban Density;
2. The Commercial designation at the I-182 and Road 100 interchange is expanded to include that general area north of Broadmoor Road approaching the edge of the sand dunes and extended generally south of the Franklin County Irrigation District irrigation canal. The commercial area is also to be extended south along Road 100 to a point not to exceed the quarter section line of Sections 17 and 18 of Township 9 North, Range 29 East. There is also to be an area of Urban Density between the Commercial and Medium Density Residential;
3. The Court Street alignment on the west side of I-182 is to be corrected on all maps. This is to be coordinated with the County Engineer;
4. All maps in the Comprehensive Plan showing the I-182 and Road 100 interchange at an angle are hereby deleted. The maps which show the interchange on the section line (Road 100) are the selected alternatives;

5. The maps which show the "NCTB Impact Area" are to be corrected to read "Bridge Impact Area";
6. The Circulation System Maps on Pages 70, 73 or 74, of the Final Draft of the Comprehensive Plan are to reflect the Arterial Classifications as presented by the County Engineer (Exhibit #16). The roads, shown on the Comprehensive Land Use Plan Maps, lying west of Road 100 between Dent Road and I-182 are proposed local access roads. The circulation map will also show the future extension of Road 44 and Road 60 north of I-182 to Selph Landing Road and the extension of the south alignment of Dent Road westward to Road 44;
7. The Plan is also to reflect the modification of the Urban designation along the southeast side of the I-182 corridor.

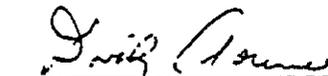
APPROVED AND ADOPTED THIS 29th day of October, 1979.

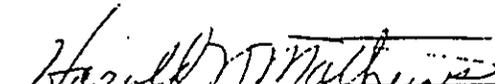
BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON


James Rogers, Chairman


Bruce Whitmarsh, Member

ATTEST:


Clerk of the Board


Harold Mathews, Member

FRANKLIN COUNTY STEERING COMMITTEE MEMBERS

Planning District No. 1a

Gary Siegfried
Roger Bailie
Henry Barnett
Anton W. Price
Richard H. Cobarr
Loen Bailie
Kenneth M. Benson
Chris Douglas
Louis Oddermott
Jean Timmons
Jack A. Gannon

Planning District No. 1b (Connell Area)

David Mudra
Aubrey Poindexter
Dorothy Miller
Lawrence Welch
Bill Bennett
Felix Anderson
Bill McMillan
Armin Frey
James Caraway
Fred Richman

Planning District No. 3

Henry Tessitore
Lee Boleware
Dudley Clark
Mary Lou Enlow
Patricia J. Schultz
George Hughes
Chris Foster
Bob Ranson
Henry G. Galbraith, Jr.
Howard D. Skelton
Max Merrill
Pat Steiner

*Planning District No. 4 (Block 1, Portion of Block 16 and Surrounding Area)

John Corson, Rick Corson
Pete Felsted
Jerold Bookwalter
Robert Moe
Helen Eby
Leon Holmes

Robert L. Mauseth
Carla Maulden
Lorene Cheney
Don Fluharty
Bob Mason

*Committee was dissolved on May 25, 1979.

Planning District Sub Area 4b - Pasco Heights Planning Association

Harry Bair
Robert Tschirky
Wanda Louder

William C. Saling
Yves Mocaer
Lucille Chubb

Planning District Sub Area 4c - North Columbia Toll Bridge Association

Charles D. Kilbury
Leon Holmes
Georgia Perkins
Shirley Sheppard
Sue Mason

Lorene Cheney
Pat Hilker
Jack Downs
Jim Swanda
Walt Carlson
Trish Schultz

Riverview Planning District (West Pasco)

Wayne Wilson
Andy Johnson
Dorothy Greenough
Raymond Debevec
Roy Fullerton

Douglas A. Jensen
R. E. Schappell
James D. W. Newton
Michael A. Baker
Dorothy Patchett

Planning District No. 5 (East Pasco-Star Grange)

Ed Hummell
Ron Reimann
Jack Alderson
Walt Neff
Gil Tomlinson

Ken Miller
Larry Van Hollenbeke
Loren Loeber
Al Yenny
James Prueher

Franklin County Commissioners

James Rogers, Chairman
Bruce Whitemarsh
Harold Mathews

Franklin County Planning Commission

Robert Davenport, Chairman
Robert Maulden, Vice-Chairman
Billie Ross, Secretary
Bryan Alford
Harold Cox
Richard Hart
Jim Timmons

Franklin County Planning Department

Robert H. Boothe, Director
Donald R. Neff, Assistant Planner
Melinda Wasson, Assistant Planner
Glenn Miles, Assistant Planner
Irene Rake, Secretary
Lois Siebe, Printer
Carolyn Siebe, Typist

PREFACE

The Franklin County Planning Commission, with the aid of Citizen Steering Committees and with the approval of the Board of County Commissioners, has undertaken the revision of the Comprehensive Plan for all of Franklin County. The adopting resolution for the 1975 Comprehensive Plan stated that the plan was to be reviewed within a three (3) year period. The intent of that resolution was that if the I-182 freeway became a reality, the Comprehensive Plan would be updated.

This Comprehensive Plan for Franklin County was revised and updated during 1978-1979, pursuant to the authority of R.C.W. 35.36. The Franklin County Park and Recreation Plan 1977, the Connell Plan (1979), the Plan for the Town of Mesa, and the area plan for Basin City, forthcoming, serve as supplements to the 1979 Franklin County Comprehensive Plan.

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SECTION I

SUMMARY

Goals

- Preserve the environmental quality of Franklin County.
- Provide for the efficient allocation of natural resources.
- Maintain and protect the agricultural economic base of Franklin County.
- Strengthen and diversify Franklin County's economic base and promote industrial and commercial development.
- Promote housing that meets the needs of all socio-economic groups of the County.
- Develop land uses that will preserve and enhance the quality of life and desired lifestyles.
- Guide growth and development in an orderly and acceptable manner with the least amount of land use conflicts.
- Provide an efficient transportation network.
- Provide essential public services to county residents while also considering the cost-benefit ratio of the services.
- Encourage full citizen participation in public decision-making.

Recommendations

1. It is recommended that there be continued participation by individuals and groups in the planning and decision-making process. The Steering Committees selected in each Planning District should be used to obtain citizen opinion on various projects presented to the Planning Commission and Board of County Commissioners.
2. The Planning Department should continue to act as a clearing-house for proposed public and private developments in the county. Relevant public agencies and interest groups should be informed and consulted about development on land management questions brought before the Planning Commission and Board of County Commissioners.
3. This plan should be reviewed and periodically updated to reflect changing conditions and current citizen input. This includes the changing status of the North Columbia Toll Bridge.

4. It is recommended that a Sphere of Influence Plan be adopted between the City of Pasco and Franklin County. This plan would encompass that area which the City of Pasco could be expected to serve in the next ten years. The same standards of land use controls and development would be adopted by the City and the County in that area.

SECTION II

INTRODUCTION

Planning Districts

In order to obtain citizen input into the planning process, the county was divided into seven districts. A series of public workshops were held within the districts for the purpose of obtaining citizen input and to review the plan. (See Map 1) The districts are defined as follows:

1a. Mesa, Basin City

This district occupies the northwestern portion of the county. It is bounded by the county line on the north, Russell Road on the south, the Columbia River on the west and S.R. 17 on the east.

1b. Connell Area

Occupying the northcentral portion of the county, this district is bounded by the county line on the north, Pepiot Road, Overturf Road and S.R. 15 on the south, Copp Road and Delaney Road on the east and S.R. 17 on the west.

2. The Kahlotus Area

This area comprises the northeastern portion of the county. It is bounded by the county line on the north, the Palouse River on the east, the Snake River, the Burr Canyon Road and the Pasco-Kahlotus Road on the south and S.R. 15, Delaney and Copp Road on the west.

3. Eltopia, Merrills Corner, Matthews Corner

Located in the west-central portion of the county, this district is bounded by Russell Road and Pepiot Road on the north, Sagemoor Road on the south, Coordes Road and U.S. 395 on the east and the Columbia River on the west.

4a. This area is bounded by the south line of Farm Units 84 and 105, Block 1, plus the south line of Section 6, T9N,R29E, plus the south and east line of Section 5, T9N,R29E, plus the Dent/Clark Road alignment eastward to Highway 395 as the north line; Highway 395 and the Pasco City limits on the east; the Franklin County Irrigation District Canal on the south and the Columbia River on the west.

4b. The Columbia River borders this sub-area on the west, the Block One Planning Association boundary, Taylor Flats Road and Road 68 on the east, Dent Road plus Sections 5 and 6 of T9N,R29E, plus Farm Units 84 and 105 on the south.

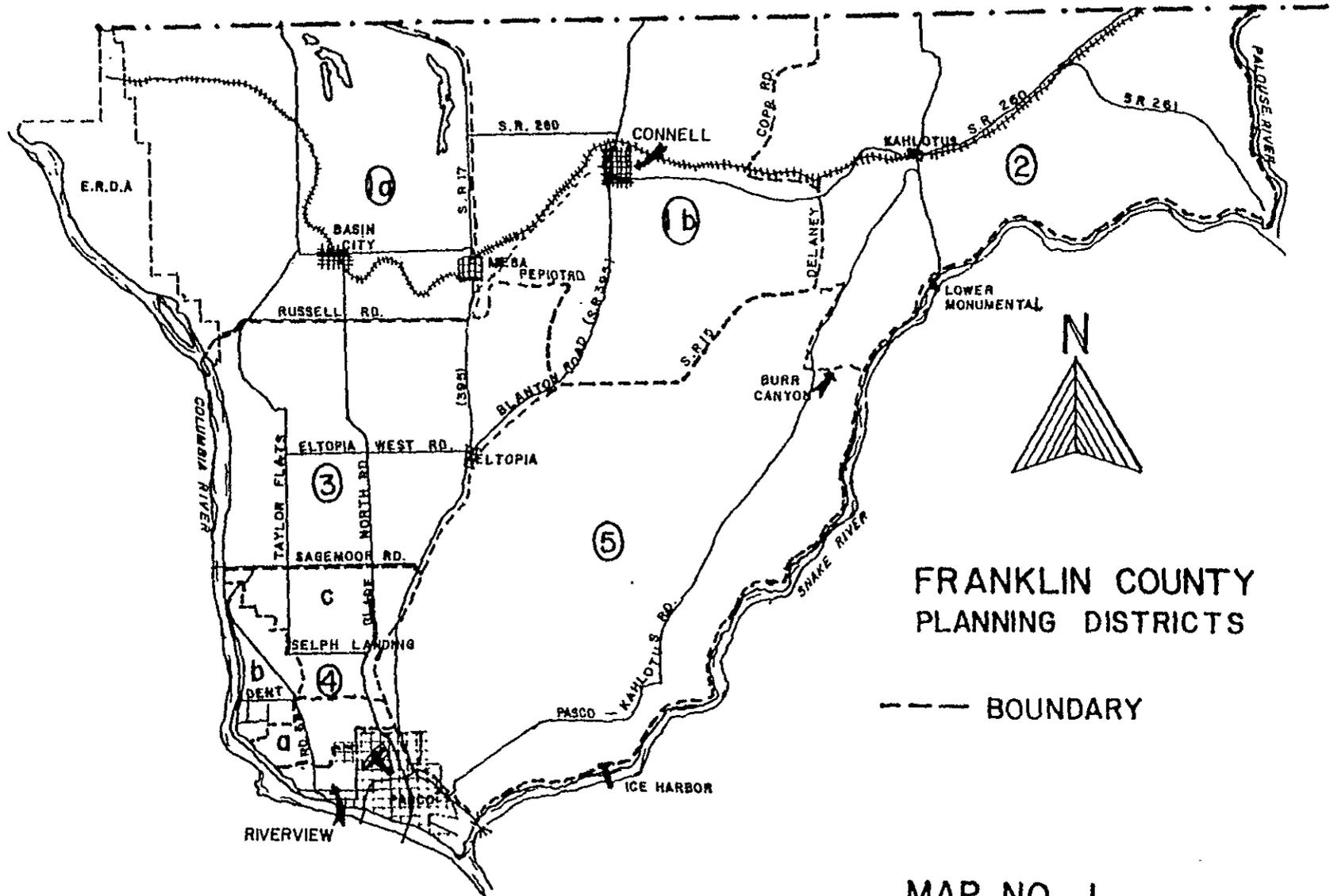
4c. Sub-area C is bordered by Sagemoor Road and the North line of Section 1, T10N,R28EWM on the north, Block One and Taylor Flats Road on the west, the Clark Road alignment on the south and Highway 395 on the east.

5. East Pasco, Star Grange Area

Encompassing the southeast quadrant of the county, this area is bounded by Overturf Road, S.R. 15 and Burr Canyon on the north, the Snake River on the south and east and the Pasco city limits and U.S. 395 on the west.

6. Riverview, West Pasco

Comprising the southwest portion of the county, this district is bounded by the Franklin County Irrigation Canal of the north, the Columbia River on the south and west and the Pasco city limits on the east.



FRANKLIN COUNTY PLANNING DISTRICTS

--- BOUNDARY

MAP NO. 1

Planning Process

In the last few years, the term Comprehensive Planning has come to be associated with an end product such as the Plan Map or Text and nothing more. This is somewhat of a misnomer. Comprehensive Planning is more "process" than "end-product" oriented. It is the continuous, rational interaction and cooperation that is important. Comprehensive Planning thus is as dynamic as the forces of population migration, economic growth and physical evolution. This process of Comprehensive Planning synthesizes four basic functions: setting goals and objectives, surveying and analyzing resources, formulating plans and implementing plans.

The first of these, "goals and policies", is one of the more difficult to deal with. "Goals" are used to designate the long range needs and desires of the community. They represent the qualities and lifestyles that people seek. Policies, on the other hand, are used to designate that which is more immediately attainable and measurable.

A second stage of inquiry involves "surveying and analyzing" the existing community resources, conditions and needs. Included here are land use inventories, population statistics, traffic and circulation patterns, economic base considerations and environmental resource limitations among other things.

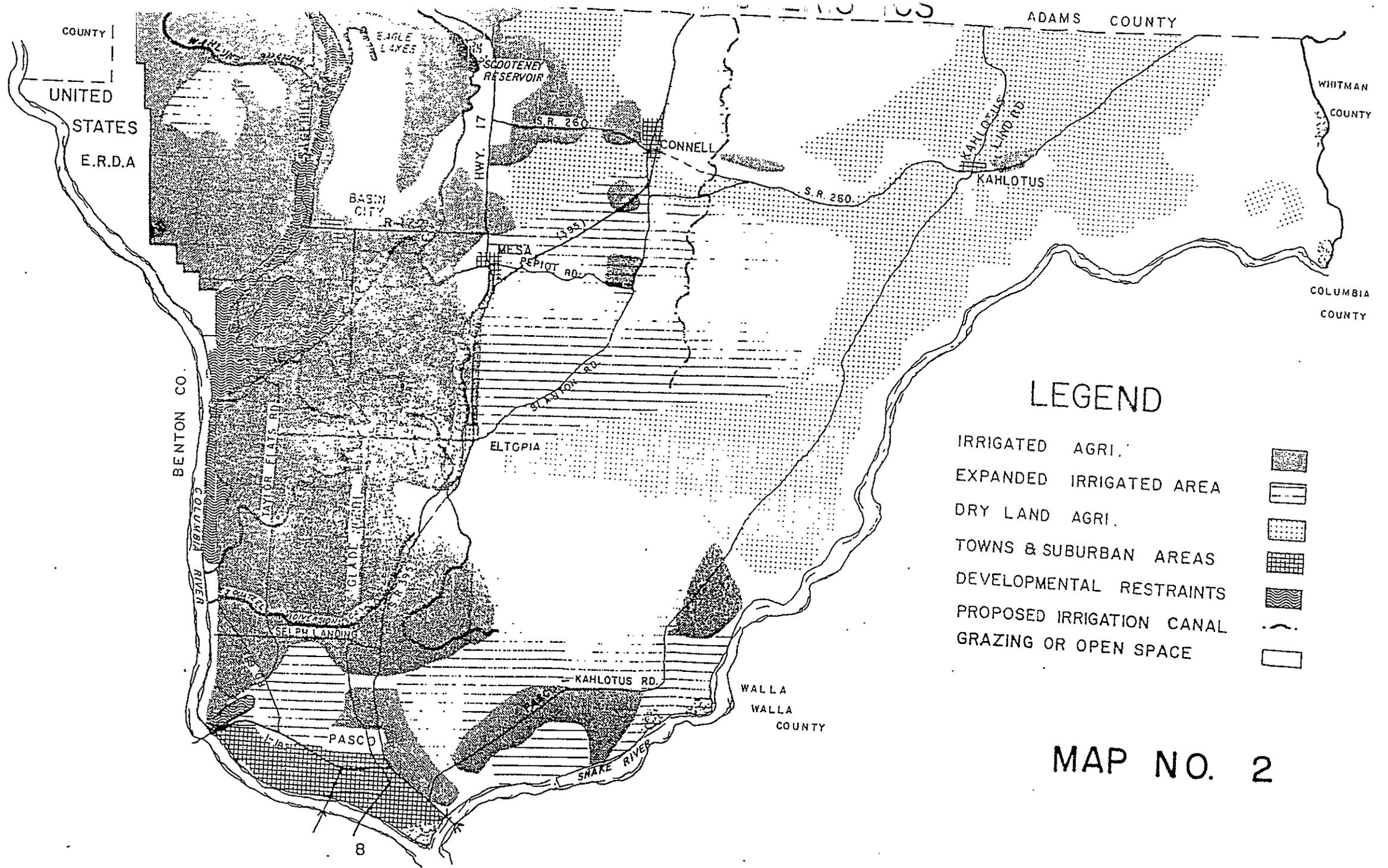
Once the community has thoroughly examined its resources, defined its expectations about the future, and formulated certain goals and objectives it wishes to achieve, it is ready to develop written policies and mapped plans. These are all interrelated; together they comprise a Comprehensive Plan. Included could be land use and circulation, community facilities and economic development plans. The next stage of this continuous planning process involves the implementation of these plans via a public information program, zoning ordinance, subdivision regulations, capital improvements program, building and housing codes and other such programs. As changing conditions warrant (i.e., demographic shifts accompanied by different community attitudes and goals, or discovery of previously unknown limitations to development, or changes in economic base), this process of Comprehensive Planning is followed time and again.

BACKGROUND

The county, located at the confluence of the Snake and Columbia Rivers, extends north from the confluence approximately 36 miles and has an east-west dimension of 60 miles. Its elevation ranges from 340 feet at Pasco to over 1,000 feet in the northeastern part of the county. The higher country in the north is crossed by a few, fairly deep, glacial drainage channels. It slopes downward to an extensive, fairly level basin in the southern part of the county.

It is in an area of generally very low precipitation, seven to fifteen inches annually, and is known for its warm, sunny summers and its rather mild winters. Forty-one percent of its 1,244 square miles is in irrigated agriculture, both from public and private wells and from the irrigation projects. Irrigation is mostly in the western part of the county though new development has been occurring in the southeast along the Snake River and Kahlotus Highway. Thirty-one percent in dryland farming is in the central and easterly part of the county. Twenty-seven percent of the county is grazing land with thin soils over basaltic bedrock or very steep lands along canyons and coulees and the breaks of the Snake and Columbia Rivers. Two percent of the area is in the town and suburban areas. (See Map 2)

The population in Franklin County is approximately 31,800 (1979). It is dominated by the urban population in Pasco, which is over 16,000. About one-half of the remaining people are suburban dwellers near Pasco, and the remaining half is divided between residents of small towns and the rural farming area. It must be recognized that Franklin County and Benton County (across the Columbia River to the west) combined, constitute a unit of interrelated agricultural and industrial development that has grown nearly 600 percent since the beginning of World War II. Economic activity includes agriculture, agricultural processing, the highly technical industries of Richland, and a variety of suppliers, wholesalers, and retailers. The proximity to one another of the Tri-Cities of Pasco, Kennewick, and Richland, the principle urban complex of the counties, suggests that long range growth could well merge the three cities into a continuous urbanized area with many potential problems. The planning of any one of the five jurisdictions (counties and cities) cannot be satisfactorily done without recognizing the presence and the impact of the others.



PROBLEMS AND NEEDS COUNTYWIDE

ENVIRONMENT/General

In order to preserve the quality environment of Franklin County, it will be necessary to observe the limitations posed by nature. Limitations of the land relate primarily to soils and geology interacting with topography and climate. Limitations of water pertain to both quality and quantity of surface and ground water supplies. Air constraints refer both to air and noise pollution potential. Disregard for the limitations has in some cases produced undesirable situations, such as raw sewage entering surface waters.

The County should proceed with developing detailed air, land, and water inventory and capability data to insure an environmental quality control and a legal basis for land use controls.

ENVIRONMENT/Land

Soil characteristics, such as texture, depth of bedrock, and permeability are important factors in proper land use planning. While it should be recognized that any change in topography or vegetation deserves attention, it is those soils with severe limitations for septic tank drain fields, load-bearing for buildings, or for excavation and road construction with which land use planning is most concerned. Physical constraints of the soil have been overlooked to some degree in the past. As a result, contamination of wells, groundwater, and surface water by faulty drainfields or increased runoff could become an increasing problem in the county.

Although soils have been given some attention in past land use decisions, underlying geology has been largely ignored. Soils and geology interacting together with the climate are significant factors in the erosion, slippage, and sedimentation of rivers. Construction of road and housing sites often produce oversteepening of natural slopes without providing compensating measures to stabilize the slopes. Otherwise firm earth materials may be weakened by overwatering from septic tank drainfields and irrigation of lawns and fields. The two major geologic factors to consider in land use planning are slope stability and differential settlement.

Existing soil and geologic data is inadequate for detailed land use planning. However, the Soil Conservation Service is engaged in updating soil information and a local geologist is also continually updating geologic information for the southern portion of Franklin County. Areas in the County which will require special attention before they are developed are shown as areas with developmental restraints on Map #2.

ENVIRONMENT/Water

Water quality is of vital importance to Franklin County. It is used for power generation, recreation, irrigation, transportation, and domestic uses. Maintenance of water quality depends upon management of what is put into it, how much is taken for use, and what occurs adjacent to it. Surface water and groundwater need to be judiciously used for the sake of future generations.

Generally, land use in areas subject to recurring flooding or seasonal high water table should be limited to agricultural, public recreation, or water-dependent uses. Residential or commercial development in the 100-year floodplain should be discouraged. The 100-year floodplain is that area where the highest level of flooding that, on the average, is likely to occur every 100 years; i.e., that has a one percent chance of occurring each year.

ENVIRONMENT/Air

Good planning in the future can help retain this resource since buildings, industry, transport modes, and open space can be designed to reduce air pollution.

Noise pollution is of increasing concern to county residents. Open space buffers, better sound insulation in home construction, and stricter enforcement of noise standards can help preserve the amenity of silence. Activities such as the use of motorbikes, motorboats, and other noisy equipment can provide pleasure to an individual while annoying many others. Thus, regulating the use of such equipment may be required, particularly in residential areas.

ENERGY

Due to the rise in energy and product costs, improvements are needed to existing facilities to conserve energy. Building and design standards are needed which will make efficient use of energy as well as protect the quality of life and the local economy.

Criteria for upgrading existing facilities should include their life cycle costs. The life cycle cost is the total cost of a proposed project during its expected life. The total cost of any project includes its initial construction cost, annual operation and maintenance costs, and decommission costs. All costs are determined on an annual basis for each year of the project's expected life.

NATURAL RESOURCES/Agriculture

Approximately 70% of Franklin County is productive cropland. Another 27% is open (scabland) or range land. Approximately 26% of the productive cropland, currently in dryland agriculture, is proposed for public irrigation. About one-fifth of this is now privately irrigated. Total acreage of farmland has increased in the last few years with increased irrigation development.

Farmers have been forced to "sellout" in the past because of development assessments or increased property taxes unrelated to their farming ventures. In other situations; suburban residents, being in the majority, have pressured for zoning limitations against potentially adverse farming practices that are considered nuisances by some residents; e.g. late night noise, odors, machinery storage, building structures or weekend spraying. More recently, farmers are having to give up production due to high costs and poor returns. They are looking toward the non-agricultural income potentials of their property such as housing developments, recreation or resource extraction. Completion of the Second Basin Siphon will make additional lands available for farming in the region which will affect the current supply/demand ratio of irrigated crops.

A plan for making residential developments compatible with operations should be devised. The retention of existing farms should be encouraged in order that agriculture can continue as a basic industry in Franklin County.

NATURAL RESOURCES/Minerals

Growth in Franklin County means more roads, homes, stores, schools, industry, and recreational facilities are needed. This in turn means that hundreds of thousands of tons of stone, sand, and gravel will be needed for construction. However, urban expansion commonly contributes to mineral sources being abandoned before they are adequately utilized. Because construction minerals have high bulk and low unit value, deposits must be developed as close to the population centers as possible. As an area grows, the mine, pit, or quarry is surrounded by other uses, and the operator finds that extraction activity is no longer welcome. In anticipation of future needs, this plan should provide for selecting areas of known mineral deposits for quarrying and mining, although the resources may not be needed for many years.

NATURAL RESOURCES/Fish and Wildlife

Fishing provides a means of recreation for county residents and nonresidents alike in Franklin County. The Columbia River, the Snake River, and many inland lakes are especially important. There are a significant number of spawning areas along the Columbia River.

ECONOMY

Diversified economic growth will be required for the increased population. Provisions should be made for additional agricultural processing and light and heavy industry. Industrial development should be encouraged which will maintain the quality of the environment.

A balanced mix of land uses are needed in the county so the necessary tax base will be generated to provide the services needed for residential growth. The freeway frontage created by I-182 is expected to attract light industry, warehousing, office parks, trucking and distribution centers as well as commercial retailing centers. These types of uses will not only generate employment but will broaden the tax base of the county. Along the North Columbia Toll Bridge tie-in to Highway 395, distribution and warehousing facilities related to the agricultural industry might develop.

HOUSING

With the completion of the I-182 and North Columbia Toll Bridges, Franklin County will be opened up as an additional bedroom community for the Hanford complex. Housing choices presently available in southwestern Franklin County are expected to broaden to include the duplexes, apartments, mobile home parks, and factory-built homes in conventional or planned unit developments.

TRANSPORTATION/Circulation

With the completion of the I-182 and North Columbia Toll bridges, additional arterials will be needed to serve these bridges. While federal and state monies will be available for major tie-ins to proposed bridges, additional arterials will be required.

PUBLIC SERVICES/General

There is a strong interrelationship between land use and public services. The distribution of population and land use intensities determine the need for the delivery of services. The reverse is true also. Availability of services will influence the distribution of people and intensity of land use. By identifying the most suitable land for growth and providing services to these areas, optimal land use can be achieved.

Fire districts are for the most part staffed by volunteer help. As certain areas become developed, new fire districts will be needed. At present, one area in the county has no fire protection at all.

PUBLIC SERVICES/Open Space, Parks and Recreation

There are many functions which open space serves. In addition to parks or other recreational facilities, green areas can serve to define and separate neighborhoods or communities and act as buffers between incompatible land uses. Strip open space can act as a transportation corridor for wildlife, bicyclists, pedestrians, and equestrians. Such areas, when of sufficient width and vegetation, also can serve to filter pollutants from the air and decrease intrusion of noise and light.

Open space can be provided as a function (by-product) of the preservation and enhancement of agriculture, forests, water resources, mineral deposits, and wildlife habitat. Open space also can result from zoning for protection against hazardous areas such as flood plains, marshes, major watersheds, steep slopes, airport approach areas, and areas bordering major arterials. The Franklin County Park and Recreation Plan of 1977 serves as the park and recreation supplement to the Comprehensive Plan.

PROBLEMS AND NEEDS BY DISTRICT

DISTRICT 1a

Planning District 1a has not developed its full economic potential due to inavailability of access and under utilization of its recreation potential.

Access is limited to the northwest because the federal government owns approximately 37 square miles along the Columbia River as a buffer for the Hanford project. The land is presently managed by the State Department of Game as a wildlife refuge area. Hunting is permitted but vehicular access is limited to marginal roads. Boat launching facilities are inadequate. Use is light due to their poor condition.

East-west access is limited to Highway 24. Many county roads are unpaved and in need of repair. Produce hauling causes crop damage.

Few support facilities for either agriculture or recreation are available in District 1a. Very little processing or storage of produce takes place in the area, although the potential exists for such facilities to be built. Trailer park hookups are inadequate during the hunting season. Campers must make use of farm land for overnight stay.

Game hunting, much sought after in the area, is only possible for a select few. At present, the burden to supply the needs of the hunter with limited resources is resting heavily upon the farmer.

One county park at Scooteney Reservoir supplies the water recreation needs of the area. At present, a conflict exists between water skiers and swimmers who need to be separated onto different parts of the lake for safety reasons.

DISTRICT 1b

This district surrounds the City of Connell, with a population of over 2,000. Connell has been experiencing rapid growth and associated problems, including the need for new sewage treatment facilities.

At the southwest boundary of this planning area is the town of Mesa, with a population of about 350. The town has recently annexed about 2/3 of a section in anticipation of a new highway interchange. Recent flooding in the vicinity of the Esquatzel Coulee, which passes through the City, has forced the evacuation of some residents over to mobile home parks in Basin City. A drainage canal is under construction to relieve the excess flows now being experienced in the Coulee.

Approximately 12 square miles of irrigated agriculture in the Columbia Basin Project are in the northwest part of the Planning District.

DISTRICT 2

Central to District 2 is the town of Kahlotus, which has a current population of about 225. Currently the district is primarily in dryland farming. Several recreation areas exist in the area along the Snake River, including Palouse Falls and Lyons Ferry State Park and Windust and Devils Bench County Parks. In addition, Lower Monumental Dam is located in the Snake River south of Kahlotus.

DISTRICT 3

Most of District 3 is in platted farm blocks within the South Columbia Basin Irrigation District. Lands presently not platted are limited in potential use due to steep terrain and unstable soil conditions.

The area is served by two major north-south secondary arterials, Taylor Flats and Glade North Roads. These roads receive a considerable amount of through traffic and recreation traffic. Farmers moving machinery in the vicinity are sometimes forced to use them. Potential conflicts exist between slow-and-fast moving traffic. Two major east-west secondary arterials serve the area, Eltopia West and Sagemoor Roads.

There are two rural commercial centers in the area, Mathews Corner at the intersection of Taylor Flats Road and Eltopia West Road and Merrils Corner at the intersection of Glade North and Eltopia West Roads. Eltopia, an unincorporated town located at Highway 395 and Eltopia West Road, also serves as a rural commercial area.

The District has no developed recreation sites at present. The Corps of Engineers owns a ten (10) acre site along the Columbia River which is currently undeveloped. The Bureau of Reclamation owns approximately 1,000 acres southwest of Eltopia on the Esquatzel Coulee which will be transferred to the State of Washington for administration by the Department of Game. This area will be used for the preservation of natural wildlife and vegetation. Most of Planning District 3 is not included within a fire district.

DISTRICT 4

Sub Area A

There are currently a number of one to five acre lot subdivisions in this area, occupying approximately one square mile and comprising about 200 lots with a potential population of 600 people. Lots in the northeast portion are rapidly developing and the need has arisen for local improvement districts to provide roads. In addition two private community water systems have been formed. Problems have arisen with enforcement of covenants and lack of control over non-conforming uses. These subdivisions have not been rezoned from Agriculture to Residential.

The area is served by Road 68, Court Street, Dent Road and Clark Road. An area comprising about one square mile is in sand dunes. The south half of this dune is leased by a gravel-mining operation while the central area is used by off-road vehicle enthusiasts.

Sub Area B

The area is bisected by Road 68 and served by several lateral roads, including Dent Road, Fanning Road, Selph Landing Road and Helm Drive. Approximately 10 of the 110 farm units, which range in size from 40 to 265 acres, have been segregated or platted into approximately 200 lots with a potential population of 600 people.

Virtually all of the land in this sub area is in platted farm units although some outside lands, bordering the south end of Taylor Flats, are included in the planning sub area.

Sub Area C

The area south of Selph Landing Road and the land fronting Selph Landing on the north is outside of the platted farm units. At present, only one tract of approximately 60 acres has been segregated into five-acre tracts in this area. Little, if any, development has taken place, except for some private pivot irrigation. The majority of this area is currently in open space. (Note: Open space here is not to be confused with land under the Open Space Taxation Act.)

The area north of Selph Landing Road is predominately in platted farms. Three farm units have been segregated into five acre parcels. Little of this acreage has been developed, however, and is currently in agriculture.

The eastern portion of the area is served by the Northern Pacific Railway, Highway 395 and is drained by the Esquatzel Coulee. The Esquatzel Diversion Canal intersects the Coulee and diverts drainage to the west, which would otherwise flow into the Riverview area. This diversion canal empties into the Columbia River approximately 3/4 miles south of Sagemoor Road.

Approximately 70 farm units averaging about 100 to 150 acres in size lie north of the diversion canal, in addition to the three segregated units. About ten building permits have currently been issued on parcels that have been segregated.

The area is served by Taylor Flats Road, connecting the Riverview area with the north part of the county, and Glade North Road, the major access route between Pasco and Basin City. East-West access is by Selph Landing and Sagemoor Roads.

Currently, north-south roads receive a considerable amount of through traffic from the north part of the county going to the Tri-Cities on weekdays and back. On weekends the roads are heavily used by recreation traffic leaving the Tri-Cities for the north part of the county and returning.

The area outside of the farm blocks along the Columbia River is federally owned. It is currently designated as protected lakeshore, meaning that land access to this area and boating along the shorelines are contingent upon approval under the Shoreline Master Plan.

RIVERVIEW

Riverview currently has a population of approximately 7,000 people. Approximately 1/2 of the 7 square mile area is in residential development. Another one-half to one-third is in pasture and crops and the remaining is either vacant or in public or quasi-public uses.

Residential development is generally progressing westward from Pasco, although a considerable amount of new development has taken place immediately north and south of Court Street and west of Road 84.

A small amount of multi-family development has taken place west of Highway 12. This area has been annexed by the City of Pasco.

Commercial development is virtually non-existent, except for a few businesses along Court Street just west of the city limits. This area was recently annexed by the City of Pasco. Commercial development is currently being proposed for this area at Road 36 and Court Street.

The Tri-Cities airport lies northeast of Riverview and one approach area overlaps the northeast portion.

DISTRICT 5

This area is currently in dryland farming in the north portion and open space in the central portion. One irrigated farm block exists in the southwest portion (Block 17). It contains approximately 22 square miles and is platted into 60 units ranging in size from 80 to 300 acres.

The district contains several recreation areas including the Sacajawea State Park, McNary National Wildlife Refuge, and three County parks along the Snake River.

Some privately irrigated agricultural development has taken place in the south portion. Approximately 275 5-acre tracts have been segregated in the southwest portion with a potential of 800 people. Problems with further subdividing of these tracts have arisen. They are located within a rural fire protection district which is not equipped to fight residential fires. They are isolated from the area requiring urban services; i.e., busing of children to school and police protection. A lack of information exists on the ground water supply and the affect new wells would have on existing wells. Finally, some tracts have no easements for road access. Those that do have no guarantee that the roads will ever be built to them.

SECTION III

GOALS AND POLICIES

The following section introduces the goals and policies arrived at by the people of Franklin County for the development of the county area. These steps establish the general policies that will be addressed in future development of Franklin County. The goals and policies of a development plan are the final concensus of public and private participation in the planning process; they form the guideline which points toward realistic possibilities for area improvement. Briefly, the goals of development reflect the general needs and desires of the people, while the policies establish the process by which these goals may be attained. Regional and statewide needs, desires, goals and policies must also be considered.

More detailed Goals and Policies by Planning District can be found in the Appendix.

I. ENVIRONMENT/General

- A. GOAL: Preserve the environmental quality of Franklin County.

POLICIES:

1. Make land use decisions on the basis of the capability of the land, water, and air to sustain human activities. Prepare land capability maps and refer to them when decisions on land subdivision, development, or zoning must be made.
2. Provide for future growth to take place primarily in the existing urban centers and rural communities.

II. ENVIRONMENT/Land

- A. GOAL: Guide development to areas where soils and geology pose the fewest limitations to quality growth.

POLICIES:

1. Require on-site geological and engineering studies before development is allowed in areas with potential slope instability or soil settling problems. Use local Health Department and/or Soil Conservation Service standards as a guide in determining slope instability or soil settling problems.
 2. Discourage development or limit densities where severe soil limitations coincide with other limiting factors, such as geologic instability or surface flooding.
 3. Where unsewered areas already are developed and can be serviced, permit infilling to take place with special attention to community water systems, alternate sewage treatment, vegetation maintenance, and street and foundation construction.
- B. GOAL: Guide growth and development in an orderly and acceptable manner.

III. ENVIRONMENT/Water

- A. GOAL: Maintain high water quality by insuring that adjacent land uses are compatible with water uses.

POLICIES:

1. Establish flood plain zoning and building controls in conformance with the National Flood Insurance Program and official local flood plain ordinances.
2. Design densities and development standards along shorelines and steep uplands to discourage degradation of water quality. The Shoreline Master Program for Franklin County shall serve as the policy governing shoreline use. See also, "Public Services/Open Space, Park and Recreation."
3. Include provisions in proposed subdivision and large site plans to protect the natural drainage system. Require supplemental drainage facilities where the natural system is not adequate.
4. Restrict areas with limited groundwater quantity or quality to low density uses unless adequate domestic water supplies are available. Community water systems should be provided for residential developments of two units per acre or more in areas not served by sewer systems.
5. Use the Water Quality Management Plan for Water Resource Inventory Areas (Sub-Basins) 33, 34, and 36 ("303E PLAN"), by the Department of Ecology, as the policy guide governing water quality in Franklin County.

IV. ENVIRONMENT/Air

- A. GOAL: Preserve the county's clean air and minimize noise and odors.

POLICIES:

1. Adopt and enforce performance standards for air quality, noise and odors. Standards should include such factors as site location, shape of buildings, and height of emitting stacks, and should prevent degradation of air quality. Use State regulations on noise levels (Chapter 173-60 Washington Administrative Code) and regulations adopted by the Tri-County Air-Pollution Control Board as guidelines for performance standards.

2. Create buffers between noise-generating and odor-generating uses and other uses through zoning and subdivision ordinances.
3. Acquire necessary rights-of-way and zone setback requirements along the most heavily traveled State highways and County roads.
4. Cluster residential development off the main roads. Require adequate screening from arterials.
5. Adopt performance standards for home insulation to lessen noise intrusion and conserve energy. State legislation governing this should be used as a guide for Franklin County.
6. Use noise exposure forecasts (N.E.F) zones mapped by the Tri-Cities Airport as a planning tool to help determine the most appropriate land use within the noise zones.

V. ENERGY/General

- A. GOAL: Prepare for the rise in energy costs and product costs by developing energy conservation measures.

POLICIES:

1. Encourage the consideration of life cycle costs when upgrading existing structures or building new ones.
2. Encourage comprehensive analysis of the site, site design, structure design, construction, remodeling (and consideration of life cycle costs) to take advantage of energy conservation factors.
3. Encourage the adoption of energy (resource) efficient design standards in heating, insulation and cooling systems of all structures.
4. Encourage the upgrading and maintenance of heating and cooling systems in existing structures to increase energy resource efficiency.
5. Investigate the Community Energy Management program as directed by the State Energy office.

See also "Public Services/Utilities."

VI. ENERGY/Utility Transmission Facilities

A. GOALS:

1. Allow for the necessary high tension electrical and gas transmission lines across the county while protecting the environment, the health and welfare of the people and the rights of property owners.
2. Prescribe a formula which will allow for the routing of said lines while preserving productive agricultural land and protecting the rights of agricultural producers to utilize mechanical irrigation systems and other modern equipment that is necessary in the efficient production of food and fiber.

POLICIES:

1. When a new high tension electrical transmission line will parallel an existing installation, if it is possible to do so, upgrade the existing line in voltage and suspend it on heavier towers or existing tower sites.
2. Route high tension electrical and gas transmission lines:
 - a. on land that is publicly owned;
 - b. on scab lands or land that is marginal from a production standpoint; or
 - c. along existing right-of-way and property lines and property borders or section lines.
3. Reroute existing lines along farm borders and property lines when they are being upgraded to a higher voltage and new towers must be installed. Reroute existing lines if they prevent the use of mechanical irrigation and other modern technology.

VII. NATURAL RESOURCES/General

- A. GOAL: Provide for the efficient allocation of the natural resources through comprehensive planning.

VIII. NATURAL RESOURCES/Agricultural

- A. GOAL: Maintain and protect the agricultural economic base of Franklin County.

POLICIES:

1. Develop a plan for preserving agricultural land. Encourage retention of land in agriculture in order that agriculture can continue as a basic industry in Franklin County.
2. Provide incentives for those who wish to continue farming.
 - a. Implement a system for taxation on the current use.
 - b. Investigate the possibility of taxing farm lands based on the income generated from the farm based on a "rolling" five (5) year period.
 - c. Encourage farmers and ranchers to enroll in open space taxation where it is feasible for them to do so.
3. Provide buffers between agricultural areas and residential areas, especially around dairy, beef, and poultry farms. Light industry, warehousing, pasture, cropland, recreation, or low density residential can serve as suitable uses for buffer areas. It is important that buffer strips not become neglected, weed-infested areas that will result in the infestation of grazing and cropland with potential danger to livestock and crops.
4. Encourage farm practices and structures which contribute to more efficient agricultural production. Criteria for review of projects should be limited to preserving the public health, welfare, and safety.
5. Inform and consult the Soil Conservation Districts, Granges, Rural Development Committee, Cattlemen's Association, and other agricultural interest groups about agricultural questions brought before the Planning Commission and Board of Commissioners.

6. Provide incentives for planned unit developments in the agricultural areas so that impacts on agriculture can be minimized.
7. Plan for and anticipate the changes occurring in agriculture in Franklin County resulting from construction of the Second Bacon Siphon.

See also "ECONOMY/Industry and PUBLIC SERVICES/Utilities."

IX. NATURAL RESOURCES/Fish and Wildlife

- A. GOAL: Support and protect recreational fishing in Franklin County

POLICIES:

1. Adopt and enforce control measures to prevent indiscriminate landfills, dredging, waste discharges, increased storm runoff, upland erosion, water diversions, or other activities or practices which reduce water quality.
2. Support Department of Fisheries and other programs to manage production of sporting fish in both natural and artificial environments.

- B. GOAL: Identify and preserve natural wildlife habitat in Franklin County

POLICIES:

1. Use studies and inventories done by the Fish and Game Department to identify fish and wildlife habitat.
2. Protect and manage significant habitats.
3. Encourage property owners whose land provides significant wildlife habitat to enroll under the Open Space Tax Act.

X. NATURAL RESOURCES/Minerals

- A. GOAL: Insure full use of mineral deposits (gravel pits, etc.) prior to the development of the land for other purposes.

POLICIES:

1. Manage economically significant mineral and aggregate deposits as a non-renewable resource. Such resources should be protected from the encroachment of high density uses.

2. Encourage extractive industries to locate in areas with significant deposits.
3. Utilize Department of Natural Resources standards for mineral and aggregate extraction and site rehabilitation. When the raw materials in a deposit are depleted, the land should be rehabilitated for uses consistent with land uses in the surrounding area.

XI. ECONOMY/Industry

- A. GOAL: Strengthen and diversify Franklin County's economic base and promote employment.

POLICIES:

1. Plan for the type and number of industries needed for processing locally produced crops.
2. Promote industrial facilities that require employment on a year-round basis, thus stabilizing the work force. However, this is not to say that other industrial facilities should not be promoted.

- B. GOAL: Encourage all types of industrial development.

POLICIES:

1. Enhance regional economic goals, making use of regional documents maintained by the Benton-Franklin Governmental Conference.
2. Encourage industrial parks and developments to use planned development concepts and locate downwind from residential developments. Make maximum use of currently zoned or designated industrial property.
3. Develop and enforce performance standards for industrial activities, buffers, and traffic access through means of the Zoning Ordinance.

Use "Maximum Environment Noise Levels" adopted by the State Department of Ecology (Chapter 173-60 Washington Administrative Codes) as a guide as well as the Tri-County Air Pollution Central Authority guidelines in the development of industrial areas.

4. Support capital improvement programs to improve utilities and services for industrial parks under development.

XII ECONOMY/Commercial

- A. GOAL: Encourage the location of commercial uses (urban and Rural) at regional and local transportation modes.

POLICIES:

1. Designate regional commercial, light industrial, distribution, warehousing and trucking facilities at regional highway interchanges serving urban areas.
2. Encourage development of community commercial centers where the need is established. Involve residents in decisions about commercial centers.
3. Encourage development of neighborhood commercial activities at major intersections rather than in commercial strips. Locate such development next to compatible land uses; i.e., medium or urban density residential areas, offices, public facilities or recreation areas.
4. Make full use of property zoned for commercial uses. Carefully review requests for rezones.
5. Allow for home occupations which do not change the residential character of a neighborhood.
6. Require adequate site planning of commercial facilities to accommodate loading, unloading and maneuvering of trucks.
7. Support rural area commercial services. Allow commercial, agricultural-related businesses to locate where it is convenient to local farmers.
8. Recognize the relationship between professional services and other land uses and encourage their concentration in appropriate locations.

Professional offices should be located on the periphery of the respective Commercially designated areas (i.e., "Urban Residential Areas") and should have a similar traffic pattern associated with it. Properly located and designed, these can provide necessary services to the nearby residential neighborhood yet act as a buffer between commercial and residential units.

(Note: Professional office areas are not generally reflected on the map, but rather, are anticipated to occur in accordance with relevant policies.) (Amended: 6-22-81, Resolution #81-53.)

XIII. HOUSING AND RESIDENTIAL DEVELOPMENT

- A. GOAL: Promote housing that meets the needs of all socio-economic groups of the county.

POLICIES:

1. Require that mobile homes conform to the standards governing placement of conventionally built homes. Establish a process for applying for a mobile home park and develop performance standards governing the site placement of mobile homes. Govern modular or factory-built housing (meeting the uniform building code) the same as conventionally built housing.
2. Encourage rehabilitation of substandard housing.
3. Develop performance standards for energy requirements in housing.

- B. GOAL: Develop land uses that will preserve and enhance the quality of life and desired lifestyles as defined by the steering committees of the various planning districts.

POLICIES:

1. Encourage builders and developers to deliver desired price ranges, amenities, natural settings and conveniences.
2. Protect residential neighborhoods from incompatible land uses.
 - a. Maintain natural boundaries (road, creek, hill tree stand, etc.)
 - b. Cluster developments off main arterial roads with vegetated buffer strips between houses and main roads.
3. Provide for pedestrian circulation in new housing developments paying particular attention to the needs of children walking to and from the neighborhood school or bus stop. (See also Circulation: Riverview Goals and Policies)

4. Buffer future developments from existing farm activity to alleviate nuisances generated by either use. "Buffering" can be accomplished by such means as increasing setback requirements, requiring landscaping, etc.
5. Discourage housing developments within the Airport 30 N.E.F. (Noise Exposure Forecast) Zone. Use "Maximum Environmental Noise Levels" adopted by the State Department of Ecology (Chapter 173-60 Washington Administrative Code) as guidelines in the development of residential areas. If residential development is allowed it should be at low densities.

C. GOAL: Guide growth and development in an orderly and acceptable manner with the least amount of land use conflicts.

POLICIES:

1. Require that residential developments built within the urban areas or on the fringes of existing towns include adequate provision for eventual connection to community sewer and water systems.
2. Establish densities and lot sizes in keeping with land capability, availability of utilities, roads and services and with neighborhood goals.
 - a. Encourage higher densities along designated major arterials and center sections.
 - b. Make minimum lot size subject to State Health regulations depending on services available.
3. Require that developments pay for themselves, as much as possible.
4. Plan for the extension of urban services to high growth areas, while at the same time protecting public health, safety and welfare in remaining areas.

XIV TRANSPORTATION/Circulation

A. GOAL: Provide an efficient transportation in Franklin County.

POLICIES:

1. Develop a comprehensive circulation plan consistent with neighboring jurisdictions and with state and federal programs.
 - a. Plan for the I-182 Freeway, the North Columbia Toll Bridge and new road designations associated with the bridge, the realignment of Highway 395 between the Eltopia, Mesa and Connell area and plan for arterials to serve the interchanges in those areas.
 - b. Develop a diversified arterial road system to insure efficient movement of people, agricultural products, and services throughout Franklin County.
 - c. Emphasize a system of arterials and secondary streets to protect the neighborhood.
 - 1) Arterial access should be limited to intersections only.
 - 2) Local streets should discourage through traffic. A gridiron street pattern is recommended; however, the use of curvilinear streets and other subdivision design techniques could be more efficient.
 - 3) Discourage private road development in subdivisions. Minimum construction and maintenance standards for private roads should be developed where private roads are approved by the County.
 - 4) Maintenance and improvement of existing roads should have priority over creation of new roads.
 - 5) Pedestrian, bicycle, and bridle paths should be built in accordance with the Regional Bikeway System Plan and should be given a "high" priority in developing the circulation plan.
 - (6) Franklin County should also look into the possibility of planning for and constructing a scenic drive near the shoreline of the Columbia River with selected view points along the road within Planning District #4.

- 7) Franklin County should plan for a scenic drive along the ridge north of the Franklin County Irrigation District Canal.
- 8) Franklin County and the incorporated cities within the county should work together and jointly adopt ordinances which regulate the procedures for naming streets within newly created subdivisions. For example: In Riverview and the area north, the east-west roads should be street names, while the north-south roads should be numbers.
- 9) Land use decisions should consider their impact on adjacent roads. Similarly, road improvements should be consistent with proposed land use densities.
- 10) Special building setbacks should be established on some major county arterials to allow for future widening.
- 11) Individual lots should not have direct access to major arterials; access should be by local streets connecting to arterials.

XV PUBLIC SERVICES: General

- A. GOAL: Provide essential public services to county residences while also considering the cost-benefit ratio of the service.

POLICIES:

1. Encourage development patterns consistent with availability of services and utilities as well as with land capability and goals and policies of the county plan.
2. Provide emergency services via a centralized 911 communication and dispatch system which conforms to geographic or jurisdictional boundaries.
3. Coordinate public improvements and programs with the cities. Public facilities located in the county and the cities serve residents of both jurisdictions. Only through cooperative efforts can economies of scale and high levels of service be achieved.
4. Plan for health facilities and develop policies for treatment of social problems and diseases.

XVI PUBLIC SERVICES/Utilities

- A. GOAL: Promote provision of utilities sufficient to protect the public health and welfare.

POLICIES:

1. Coordinate systems for water delivery and waste water collection and treatment in the urban and suburban area.
2. Use the "Water System Coordination Act" to help implement a program relating to public water system coordination.
3. Encourage experimentation with alternate modes of sewage treatment (i.e., waterless toilets, package treatment plants, gray water recycling, and solar sewage treatment).
4. Extend sewer and water facilities into Riverview to reduce the danger of groundwater contamination resulting from septic tanks.

5. Interim systems or "dry sewers" that can be tied into future sewer lines should be provided in development near the urban centers which can be serviced in the next decade. A comprehensive sewer plan should be done in order to establish guidelines for line sizes, etc. prior to implementing this policy.
 6. Development patterns should be consistent with the availability of services and utilities as well as with land capability and neighborhood goals.
 7. The Benton-Franklin Health District should provide inspection of potable water and waste water systems and enforcement of governing codes.
 8. Utilities should be placed underground whenever possible.
 9. Community water systems should be provided in unsewered areas where the residential density is higher than one unit per acre. Water pressure and quantity should be sufficient for fire-fighting capabilities.
 10. Consolidate power transmission lines with other utility corridors (pipelines, telephones, etc.) and transportation rights-of-way whenever possible.
 11. Permit trail development within utility corridors on public lands.
 12. Screen power substations with mature plantings and design them to blend visually with their surroundings.
 13. Plan for and deliver public services with energy conservation and the efficient use of energy in mind.
- B. GOAL: Encourage the establishment of utility guidelines and encourage affected agencies to work with the County Planning Department in their facilities planning.

POLICIES:

1. Extension or addition to utility's facilities should follow the intent of the Comprehensive Plan.

SEE ALSO: "Energy/Utility Transmission Facilities"

XVII. PUBLIC SERVICES/Police and Fire

- A. GOAL: Support adequate and effective police and fire services to all residents and land owners.

POLICIES:

1. Design fire district boundaries to provide maximum effectiveness for all residents of the county.
2. Fire protection should be expanded in areas where there is an increase in development. The same shall also apply to police protection.
3. All of Franklin County should be within a fire district. Those lands which are not within a fire district should be encouraged to form their own district or become part of one of the surrounding districts.
4. Scheduling and procedures should be designed to insure maximum law enforcement and fire protection.
5. County government should support crime and fire prevention activities of the County Sheriff's and Fire Marshal's offices. Ordinances that affect law enforcement and fire prevention and protection should be regularly reviewed and updated.
6. Review all proposed developments for adequacy of access and circulation by emergency law enforcement and fire vehicles and adequacy of water provision for fire.
7. Give greater attention to criminal actions against property, crops and livestock.
 - a. Investigate hiring part-time deputies to enforce trespass laws, (particularly in the agricultural areas) noise ordinances and safety ordinance.

XVIII. PUBLIC SERVICES/Education

- A. GOAL: Ensure that schools are properly located.

POLICIES:

1. Coordinate school siting and expansion with park and recreation programs, residential development, and road and bike path plans.
2. Encourage the development of rural schools.
3. Encourage multi-purpose after-hours use of school facilities.
4. Locate school sites which accommodate future anticipated needs in urban and rural areas.
5. Develop enrollment projections to insure future facilities are adequate.
6. Coordinate all planning with school districts.

XIX PUBLIC SERVICES/Solid Waste

- A. GOAL: Provide efficient and effective management of solid wastes.

POLICIES:

1. Work with municipal corporations through the Governmental Conformance in implementing the Regional Solid Waste Management Plan.
2. The County should continue to utilize the drop-box or transfer stations.
3. Encourage segregated solid waste collection and recycling of useable materials.
4. Utilize the "Solid Waste Management Plan for Benton and Franklin Counties" as governing policy of solid waste management in Franklin County.
5. Investigate the possibility of an additional solid waste disposal site at the north and south end of the county.

XX PUBLIC SERVICES/Open Space, Parks and Recreation

- A. GOAL: Preserve open space for its community-shaping, recreational and ecological value.

POLICIES:

1. Encourage cluster development and preserve greenbelts between communities and neighborhoods.

2. Coordinate park and recreation programs with school programs and facilities.
3. Use hazardous areas as open space.
4. Reserve utility rights-of-way on publicly owned land for future use as part of a trail system.
5. Use the Franklin County Park and Recreation Plan as the guide to development of park and recreation facilities.
6. Use the "park dedication or in-lieu of fee ordinance" to dedicate land for parks within new subdivisions or provide for payments in lieu of dedication so that park lands can be purchased.
7. Establish a Park and Recreation Department to implement the Park and Recreation Plan.
8. Coordinate recreational development along the shoreline with the Shoreline Management Master Plan and the Corps of Engineers Lakeshore Management Plan.
9. Encourage the development of the shoreline areas in regards to parks, bike and pedestrian ways, boat launches, and swimming pools (lagoons).
10. Establish the Juniper Forest areas as a "wilderness area" or a "unique and natural area."
11. Utilize the sand dunes within Planning District #4 as open spaces for passive recreational type uses until such time that other uses dictate a change from recreation.

B. GOAL: Promote recreation and tourism as an alternate source of revenue for the Kahlotus Planning District.

1. Enhance and develop passive recreational land uses on the Snake and Palouse Rivers and local lakes. (Lake Kahlotus)
2. Encourage standards for recreational development that are consistent with the agricultural, rural lifestyle and the "western" character of Kahlotus.

- C. GOAL: Establish a designated "Off-Road Vehicle" (ORV) site that will have the least possible conflict with local farmers or agricultural operations.
1. Use the "All-Terrain Vehicle--Action Plan" as a guide for ORV Planning.
 2. Provide proper and legal access into the ORV site.
 3. Encourage self enforcement, by local clubs, of ORV sites for policing the site or having a full-time manager of the site.
 4. Educate the ORV users in the proper use of safety features, such as spark arrestors and good mufflers.
 5. Encourage use of the ORV site only during the spring and fall seasons, when native vegetation would be resilient to traffic loads and when fire hazards are reduced.

XXI GOVERNMENT

- A. GOAL: Encourage full citizen participation in public decision making.

POLICIES:

1. Give priority to interests of the whole over the special interests of a small group.
2. Establish criteria for appointment of Planning Commissioners. Avoid conflicts of interest and assure fair treatment.
3. Insure continued participation by individuals and groups in planning and decision-making.
 - a. Encourage local planning by residents.
 - b. Ascertain citizen opinion on major issues in advance of decision-making. Use the Steering Committees within the Planning Districts as the focus of citizen input.
 - c. Institute meetings in established Planning Districts on issues affecting those within that particular Planning District.

- B. GOAL: Promote regional awareness and cooperation.

POLICIES:

1. Regional interest should be given full consideration when conflicts arise between jurisdictions.
2. Work closely with the cities and towns of the region as well as with neighboring counties and local special districts so that regional goals are achieved and local goals are coordinated.
3. Take into consideration current land use and long range goals in making land use decisions involving lands adjacent to other jurisdictions. A mechanism should be established to coordinate land use decision-making among the jurisdictions along their common boundaries.

- C. GOAL: Encourage re-evaluation of the efficiency and responsiveness of government, and promote coordination between governmental units.

POLICIES:

1. Promote communication and cooperation between agencies at all levels of government.
 2. Develop an information system to provide access to current trends, analysis, etc.
 3. Promote inter-agency effort and involvement in projecting future requirements.
 4. Coordinate social services including Planning, Law and Justice Planning, Health Planning, and drug and alcohol rehabilitation programs.
- D. GOAL: Develop and maintain a comprehensive plan that is adaptable to changing conditions.

POLICIES:

1. Make land use decisions conform to an adopted plan.
2. Update the plan as data and changing circumstances require.
3. Acquaint County Commissioners, Planning Commissioners, and County department heads with the county plan and other major reports.
4. Review the County Comprehensive Plan periodically and make amendments as needed by the people within their particular Planning District.
5. Minimize the granting of variances and nonconforming uses.
6. Develop flexible land use regulations applicable to Franklin County.

SECTION IV

POPULATION PROJECTIONS

POPULATION

In 1979, there were an estimated 31,800 people in Franklin County. Of these, an estimated 16,400 lived in Pasco. As Figure 1 indicates, the State of Washington has projected the population of Benton and Franklin Counties.

Currently, there are approximately 129,000 people in the bi-county area. As Figure 1 indicates, an upsurge in population took place in the mid 1970's. This upsurge was particularly noticeable in Benton County. However, Franklin County also underwent a significant absolute increase around this time.

It is believed that with the completion of the I-182 and North Columbia Toll Bridges, a greater portion of the actual growth projected for the bi-county area could shift to Franklin County. Projection "B" for Franklin County is based on the growth rate the county has experienced since 1975. A population of 75,000 in Franklin County by the year 2000 does not seem unreasonable.

The county projection made by the Franklin County Planning Department is based on the assumption that the level of construction activity currently in the Tri-Cities will remain for the projection period.

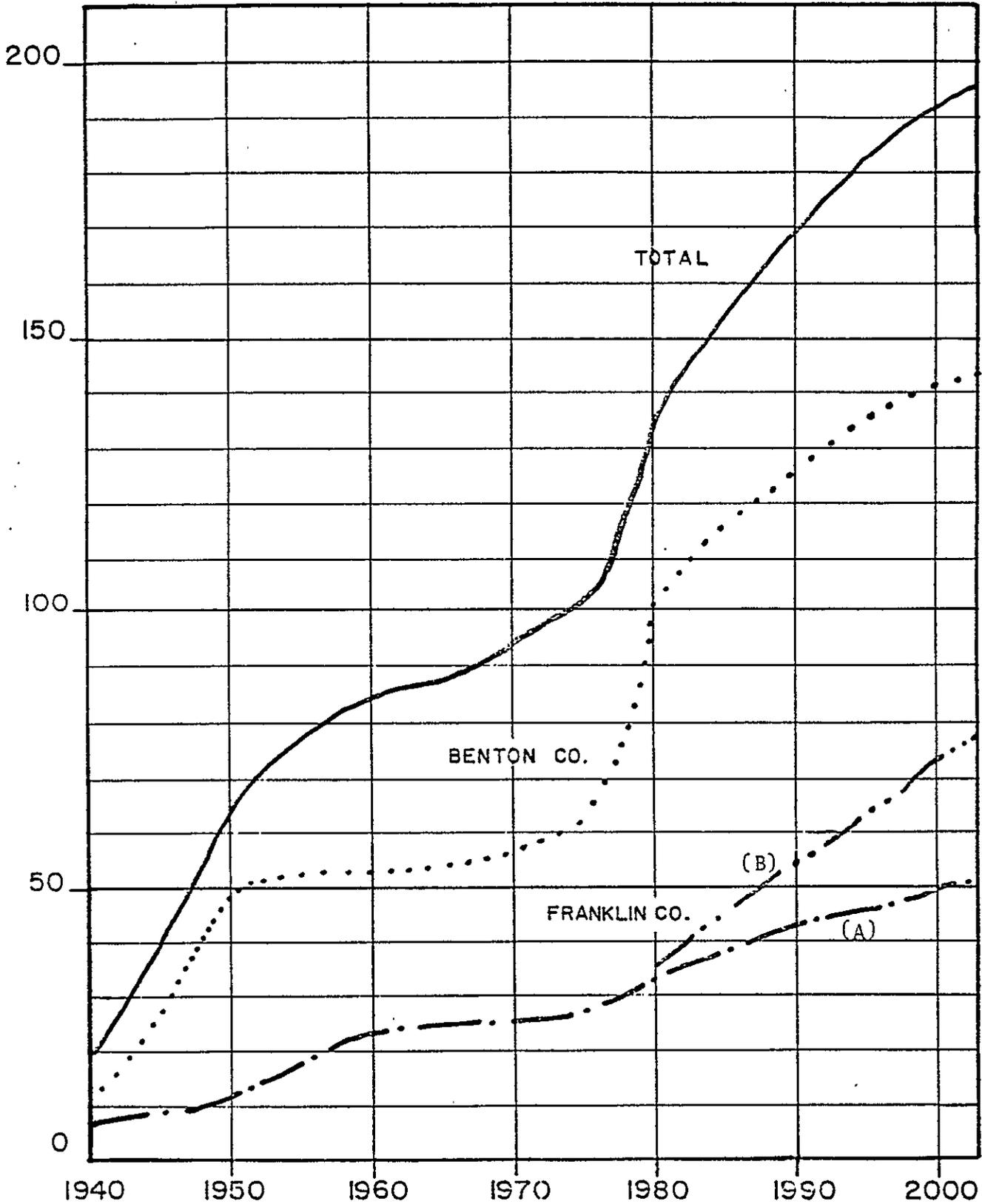
In 1969, it was estimated that approximately 76.5 percent of the population lived in the southernmost 25 square miles of the county (17,000 in Pasco and 4,600 in the adjoining Riverview suburban area). In 1978, it was estimated that 23,000 or 75.6 percent lived in this portion of the county. (16,000 in Pasco and 7,000 in the adjoining Riverview suburban area).

In the future years, the percentage of total county population in Pasco and Riverview is expected to continue to decrease. This is due to the expected addition of new people in the area north of Riverview as a result of I-182 and the North Columbia Toll Bridge.

While the population of Pasco has decreased slightly since 1969, it is expected, with annexation, that some of the growth currently taking place in Riverview will be absorbed by Pasco. Other communities in the county, including Connell, Kahlotus and Mesa all have experienced growth in the past ten years. Connell has grown by approximately 1100 people, Kahlotus by 10 people and Mesa by 135 people. By 1990, Connell is expected to grow by another 740 people. (See Table 1)

POPULATION PROJECTIONS

(THOUSANDS)



SOURCE: OFFICE OF FISCAL MANAGEMENT 8/79

(a) FRANKLIN COUNTY PLANNING DEPARTMENT

Figure 1

TABLE 1
POPULATION PROJECTIONS FOR BI-COUNTY AREA, 1980-2000

Agency	Date of Estimate	County	1980	1985	1990	1995	2000
Washington State (A)	1977	Benton	102,800	118,200	127,400	135,600	140,800
		Franklin	<u>33,100</u>	<u>38,700</u>	<u>43,300</u>	<u>46,600</u>	<u>49,300</u>
		Total	135,900	156,900	170,700	182,200	190,100
Franklin County (B)	1979	Franklin	34,000	44,000	54,000	64,000	74,000
Pasco/ Riverview	1979		23,000	28,000	33,000	38,000	43,000
Connell	1979		2,183	2,555	2,926	3,400	3,900
Mesa	1979		400	500	650	800	900
Kahlotus	1979		220	260	280	290	300

(A) Washington State, "Washington State County Population Forecasts by Age and Sex 1970-2005," August, 1979.

(B) Franklin County Planning Department

LAND USE

In 1974, there were 865 square miles of land devoted to agriculture in the county.¹ Agriculture occupied 70% of the total land area of the county. Approximately 45% of this was irrigated agriculture. Over half of the irrigated agriculture currently lies within the Columbia Basin Irrigation District. (See Map 2)

All but 36 square miles of the Irrigation District are currently unirrigated. Additional areas east of the district and along the Snake River are coming under private irrigation. This trend is expected to continue. By the target date of this plan, it is assumed that land currently in open uses will be partially or largely absorbed by irrigated agriculture, dryland agriculture or residential or recreation uses.

The total area devoted to residential uses is expected to stay the same but the density in the Riverview area is expected to increase from the current density of 1000 persons per square mile to about 5400 people per square mile by the year 2000. The area north of Riverview and south of Sagemoor is expected to increase from the current 15 people per square mile to about 150 per square mile. In terms of population, this would mean an additional 30,000 people in Riverview and another 10,000 north of Riverview up to Sagemoor. These projections are based upon Riverview being entirely served by area-wide water and sewer systems by that time. If water or sewer districts were formed north of Riverview first, and even larger portion of the projected growth could be expected in that area and a proportionally smaller portion in Riverview.

The area devoted to commercial development is expected to double by the year 2000 and Industrial uses could increase another 50%. The significant increase in the acreage projected for public and recreation use is based upon the assumption that the Juniper Forest area will be some type managed wildlife and recreation site by the year 2000, that the Eagle Lakes Wilderness area will be under public ownership and that current state and federally owned land will not change ownership by that date. This projection also assumes that all currently owned park sites will be fully developed by that date.

¹Franklin County Planning Department, Present Land Use, 1975

SECTION V

COMPREHENSIVE LAND USE PLAN BY DISTRICT

LAND USE CATEGORIES

The land use element of Franklin County is a general guide for future growth and future use of the land within the county. By designating land uses, the county can guide growth and development so as to minimize land use conflict. The Planning Commission recognizes that, in each land use area, there may be natural limitations to development, and will discourage development in those areas of potential hazard. The district maps 3-11 represent the goals and policies of the various planning district steering committees and the comprehensive plan by district.

It should be noted that the residential areas shown do not preclude the submittal of planned unit developments' (P.U.D.'s) applications within them.

The Franklin County Planning Commission, along with the aid of the comprehensive plan steering committees, have designated land use categories and their intent as follows:

1. Agricultural Uses

Areas shown in agricultural uses will eventually be in or already are in productive crop agriculture (these areas also include grazing lands). With water availability, the soils are sufficiently deep for irrigated cropping. Soils are also sufficiently deep for non-irrigated cropping.

Areas within this designation should be conserved, insofar as is practicable and desirable, for the continued economic welfare of the farm industry and residents of the county. Farm labor housing, farm supplies and agricultural storage/processing are compatible uses.

Densities in the agricultural area would not exceed one dwelling unit per acre where development is processed by the short or long plat method. However, where the development is processed as a planned unit development, the densities would be greater.

2. Rural Uses

The purpose of the rural designation is to insure that the individual farm can continue to operate without the pressure of escalating land prices. At the same time, it includes land currently in agriculture, but which, because of its location, has exceptional potential value as view residential property or for long-range urban area expansion or yet unspecified recreational development.

The rural residential designation is also intended for small farms and ranchettes. These ranchettes are sized for family hobbies and small businesses in agriculture, floriculture, horticulture and stock raising.

The density of the rural area generally would not be expected to exceed one dwelling unit per acre. However, higher density development would be considered if it met state requirements for domestic water and sanitary sewers. This would be 3-1/2 residences per acre with a domestic water system or five residences per acre with a domestic sewer system. Where the development is processed as a planned unit development the net residential densities could be greater.

3. Residential, Medium Density Areas

Medium density areas are those areas which have moderate land capability for development. Maximum densities may be up to 3-1/2 dwelling units per acre based on Health Department regulations for on-site sewage disposal systems. Where a public sewer system is available densities would not exceed five dwelling units per acre. These areas would be developed as single family tracts and should be protected from higher density residential developments. All residential development within this area should be serviced by a public water system.

4. Residential, Urban Density

This area would include, but not be limited to, single family residences, duplexes, condominiums and multiple family residences. This area can also provide areas for high density development where minimal negative impact on the environment, natural resources, rural atmosphere, and service cost to the county will occur. Densities may range up to ten (10) units per acre depending on land capability and the availability of adequate transportation, sewer and water systems.

5. Commercial District (Retail and General Business)

The purpose of the commercial district is to provide areas of the county with various levels of commercial development. Commercial areas include retail and general businesses needed to serve households. Uses can range from neighborhood and/or local business centers, community centers, and if needed,

regional shopping centers. These areas should be distributed in such a manner that adequate street access and related services areas are arranged without conflict with one another, and can be developed without causing major circulation problems on adjacent arterials. Commercial areas are proposed as clusters at major intersections rather than strip commercial development.

6. Rural Commercial Service Centers

The purpose of the rural commercial service area is to provide for the location of small businesses and commercial services in the rural areas for the convenience of county residences. These should be located at major arterial intersections and developed without causing major circulation problems on adjacent arterials. These areas could include farm (agricultural) supplies and machinery service and repair, building supplies and materials, contractors' yards, etc. Developments related to agriculture could also be in the agricultural areas.

7. Rural Settlement Areas

This Land Use category would recognize existing unincorporated communities within Franklin County. Within this designation, a zone change to any zone classification listed in the Franklin County Zoning Ordinance could be initiated by the Board of County Commissioners, the Planning Commission, or could be petitioned by the affected land owners.

Within the Rural Settlement, a mixture of zoning categories, allowing for single and multi-family dwellings, mobile homes, duplexes, commercial uses, and some industrial uses would be permitted. Standards in the Zoning Ordinance would govern outright permitted uses and conditional uses.

This Land Use category would apply to areas meeting the following criteria:

1. The area is an existing "named" rural center which has at least one retail or service business (excluding home occupations) and at least one public use (church, school, fire station, grange hall, etc.).
2. The area is served by a rural fire district.

Unincorporated rural communities within Franklin County which meet or could meet the criteria for this Land Use category include, but are not limited to, the following:

Basin City
Eltopia
Merrill's Corner (Currently not in a fire district)

8. Industrial Areas

Industrial development should enhance the economic activity, employment, and tax base without detracting significantly from the urban or rural character of environmental quality of the county. This category includes heavy and light industry of all kinds. These uses should be protected from incompatible residential development or other encroachment. They will need utilities and access to the necessary transportation facilities including arterial streets and railroads.

9. Recreation District/Public

This designation includes areas of aesthetic quality as well as areas set aside and developed for specific kinds of recreational pursuits, including all publicly owned sites. These should be protected from developments that preclude the particular recreation pursuits the area is intended and suitable for. These include parks and other publicly owned areas, as well as areas in private development. The recreation category also includes the Juniper Forest Area (closed vehicle area) as a unique recreational area for passive recreational use.

10. Areas With Limitations to Development (Developmental Restraints)

Areas that have been designated on the Plan Maps as "development restraints" have been identified for planning purposes to indicate that there are apparently potential problems in developing those lands. As development is proposed in those areas, "site-specific" information will be obtained to determine the full extent of the developmental potential or limitation. These limitations can include, but should not be limited to, landslide areas, high water table, aquifer recharge areas, unstable soils, fault zones or unstable geology, flood plains, or areas covered by the Shoreline Management Master Plan of Franklin County.

11. Airport Areas

Restricting development in the 30 Noise Exposure Forecast Zone insures compatible land uses adjacent to the airport and enables future development and air service to Franklin County without major disruption or incurring safety hazards. The airport area includes those lands directly within the immediate sphere of influence of the airport, both in terms of immediate operations and long-range development plans.

Guidelines for development

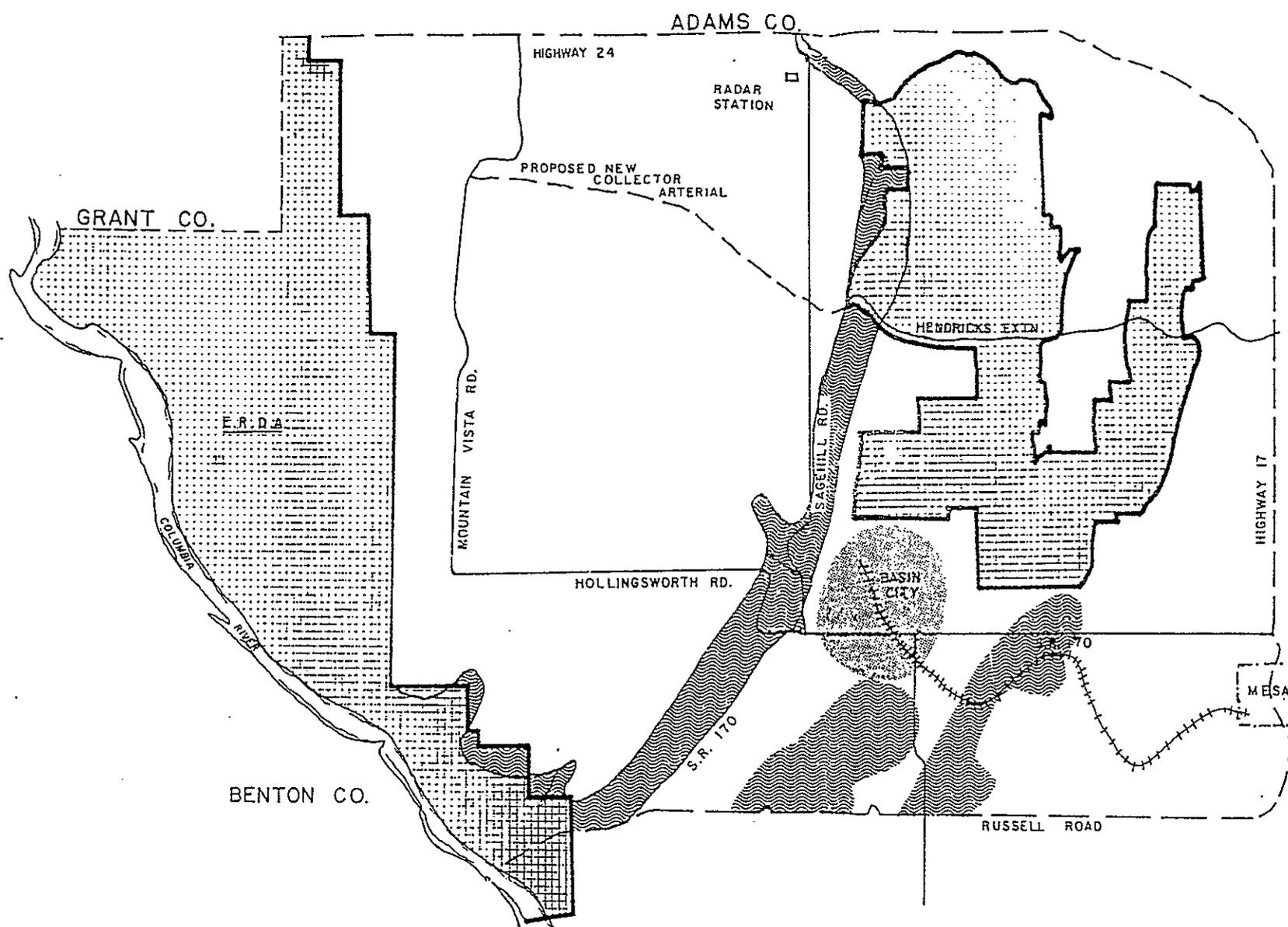
- a) Land underlying the air approach paths should be kept at a very low residential density to protect against possible accidents. Densities within the airport areas, as identified on the comprehensive plan map shall range from one dwelling unit per acre to one dwelling unit per five acres and shall be determined by the Planning Commission and/or Board of County Commissioners after public review.
- b) Land use in the area around the airport should be planned with potential noise problems in mind. Open space uses are most desirable (agriculture, parks, cemeteries, golf courses) in this area. Industrial use could be appropriate if located in planned parks. Very low-density residential use with sound-reduction construction is the third option for land use in the airport area.
- c) Performance standards for noise should be enforced and industrial site development in the airport area should be planned with airport needs as well as neighboring residential needs in mind.

12. Implementation

This portion of the comprehensive plan is the most important element of the document, and one that must be the most closely followed. Without firm standards and steps to effectively carry out allocation of land and its potential usage, the comprehensive plan as developed will become totally meaningless. Should the county not regulate the usage and development of its lands, a variety of incompatible uses may arise which could harm every facet of reasonable growth and development.

Ordinances currently governing land use are the Zoning Ordinance No. 129 as amended, Short Plat Sub-division Ordinance 77-4 as amended, Franklin County Platting Ordinance No. 5-72 as amended, an ordinance for Dedication of Land for Park and Recreation purposes as payment of fees in lieu thereof, adopted May 4, 1978, Ordinance No. 60 as amended, relating to mobile homes, Flood Damage Prevention Ordinance #2-79 and the Shoreline Management Master Program as amended, or other appropriate governmental legislation.

With the adoption a new zoning ordinance, (to be submitted after the Comprehensive Plan is adopted) Zoning Ordinance #129 will be repealed. However, no new zoning map will be adopted with the new ordinance. The current zoning map will be the official zoning map and any changes to it will require that the county or private individuals follow the rezoning procedure. Where development trends so indicate, area-wide rezoning may be necessary. Otherwise, new developments in undeveloped area will require rezoning applications. Rezoning proposals must be in conformance with the Comprehensive Plan.

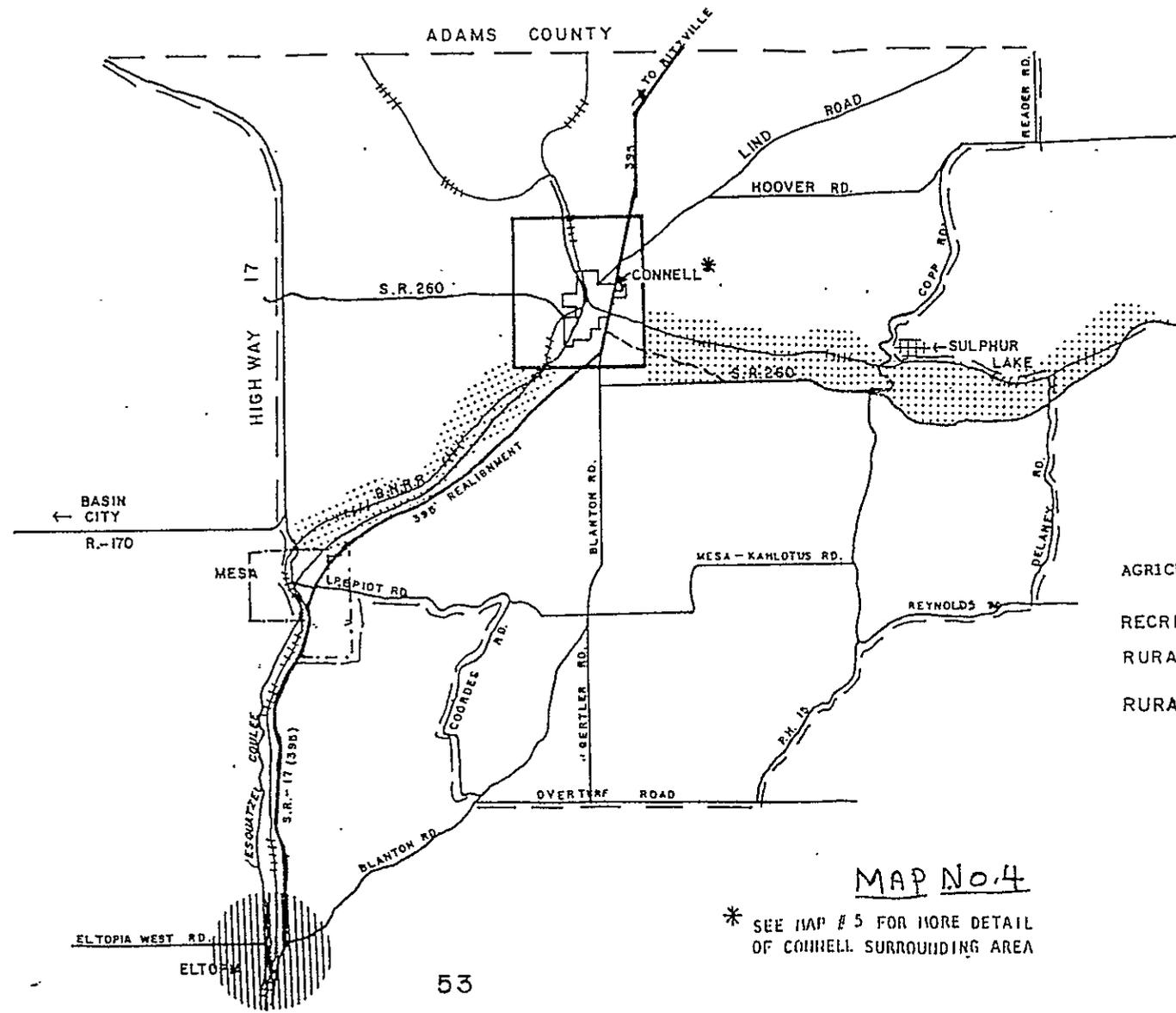


**BASIN CITY / MESA
DISTRICT 1-A**

LEGEND

-  PUBLIC / RECREATION
-  DEVELOPMENT RESTRAINTS
-  AGRICULTURAL AREAS
-  COMMERCIAL
-  RURAL SETTLEMENT
-  RURAL RESIDENTIAL

MAP NO. 3



COMPREHENSIVE
PLAN
CONNELL
DISTRICT
IB

LEGEND

- AGRICULTURE 
- RECREATION 
- RURAL 
- RURAL SETTLEMENT 

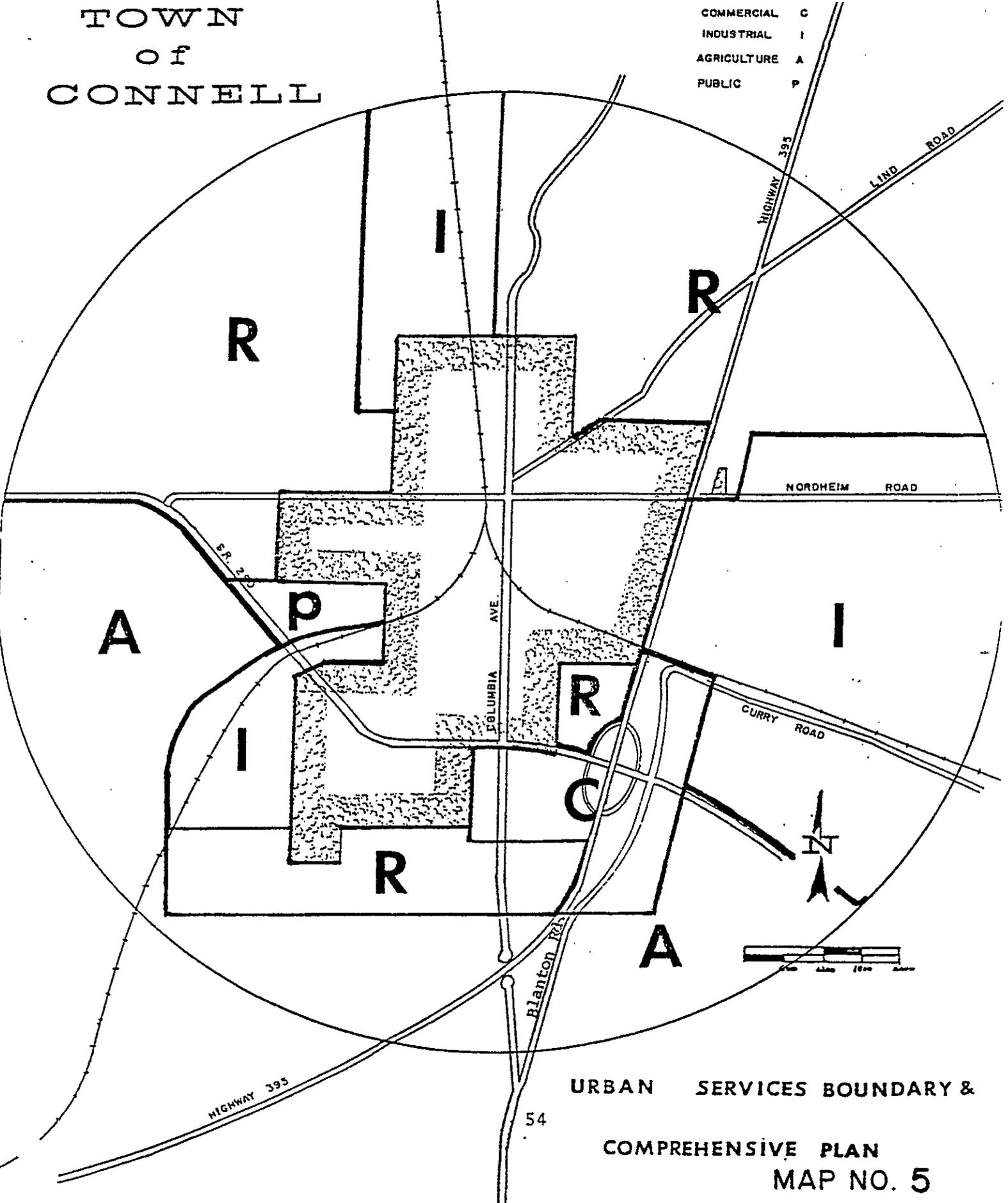
MAP NO. 4

MAP No. 4

* SEE MAP # 5 FOR MORE DETAIL
OF CONNELL SURROUNDING AREA

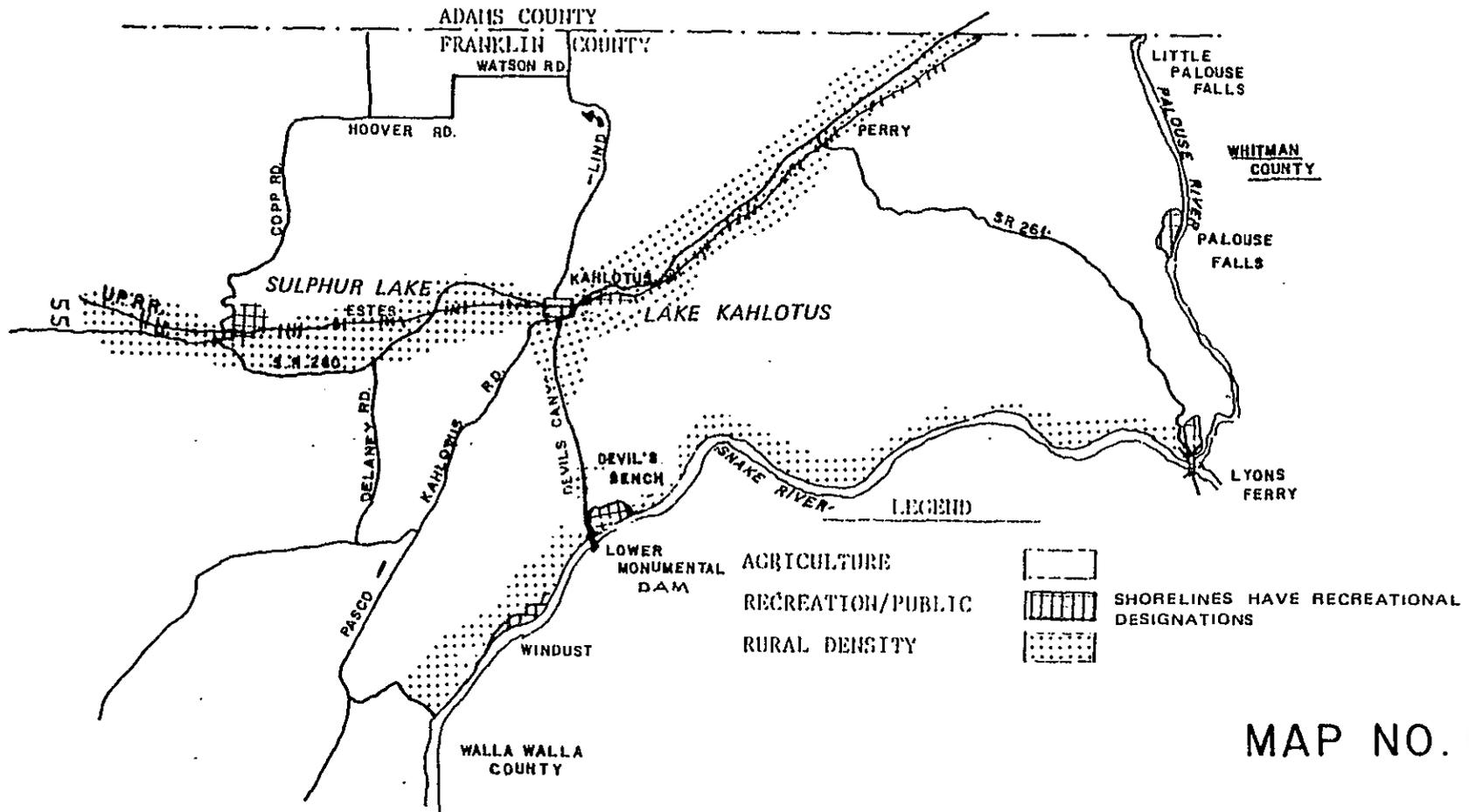
TOWN of CONNELL

COMMERCIAL C
INDUSTRIAL I
AGRICULTURE A
PUBLIC P

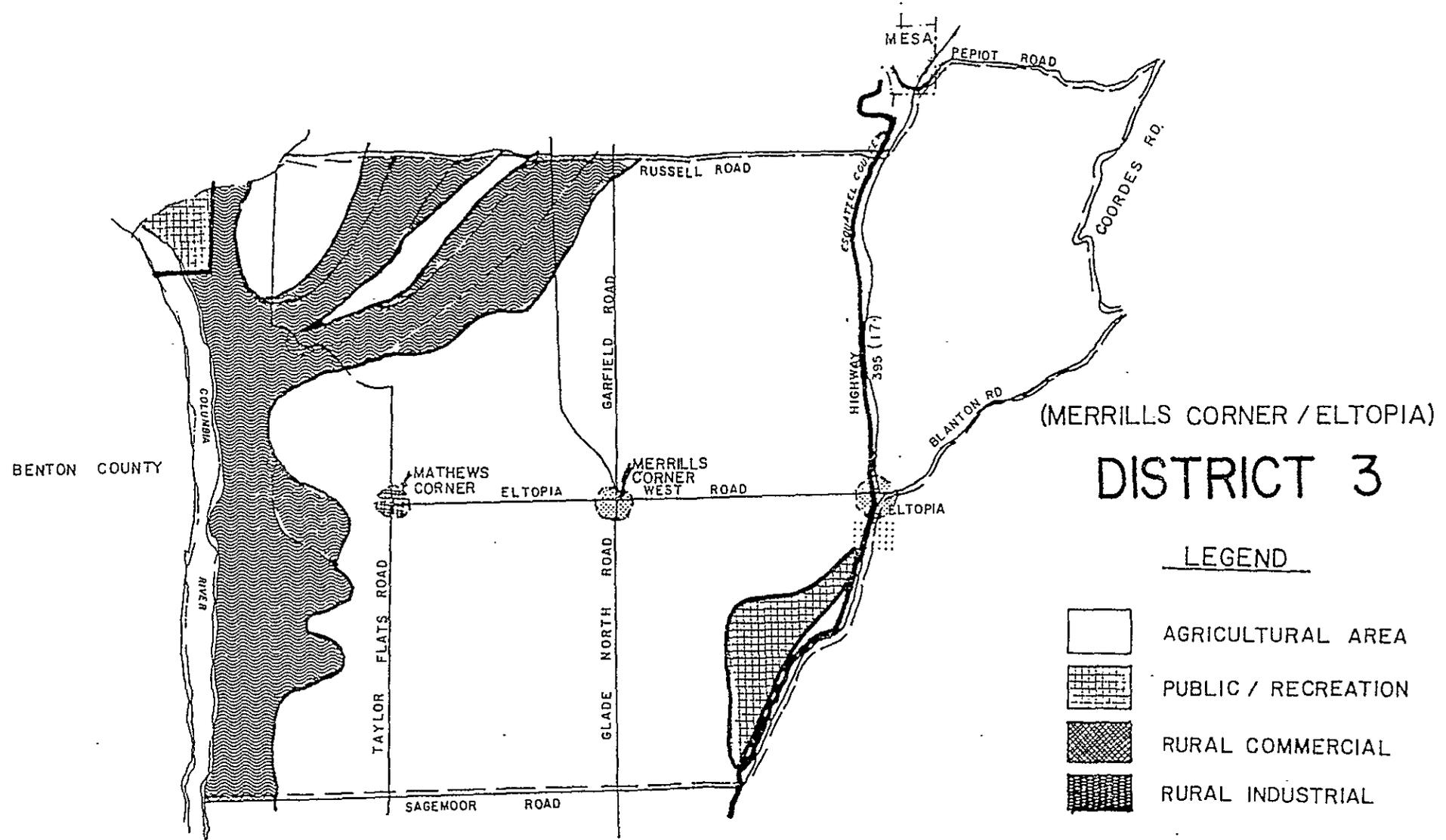


URBAN SERVICES BOUNDARY &
COMPREHENSIVE PLAN
MAP NO. 5

KAHLOTUS — DISTRICT 2



MAP NO. 6



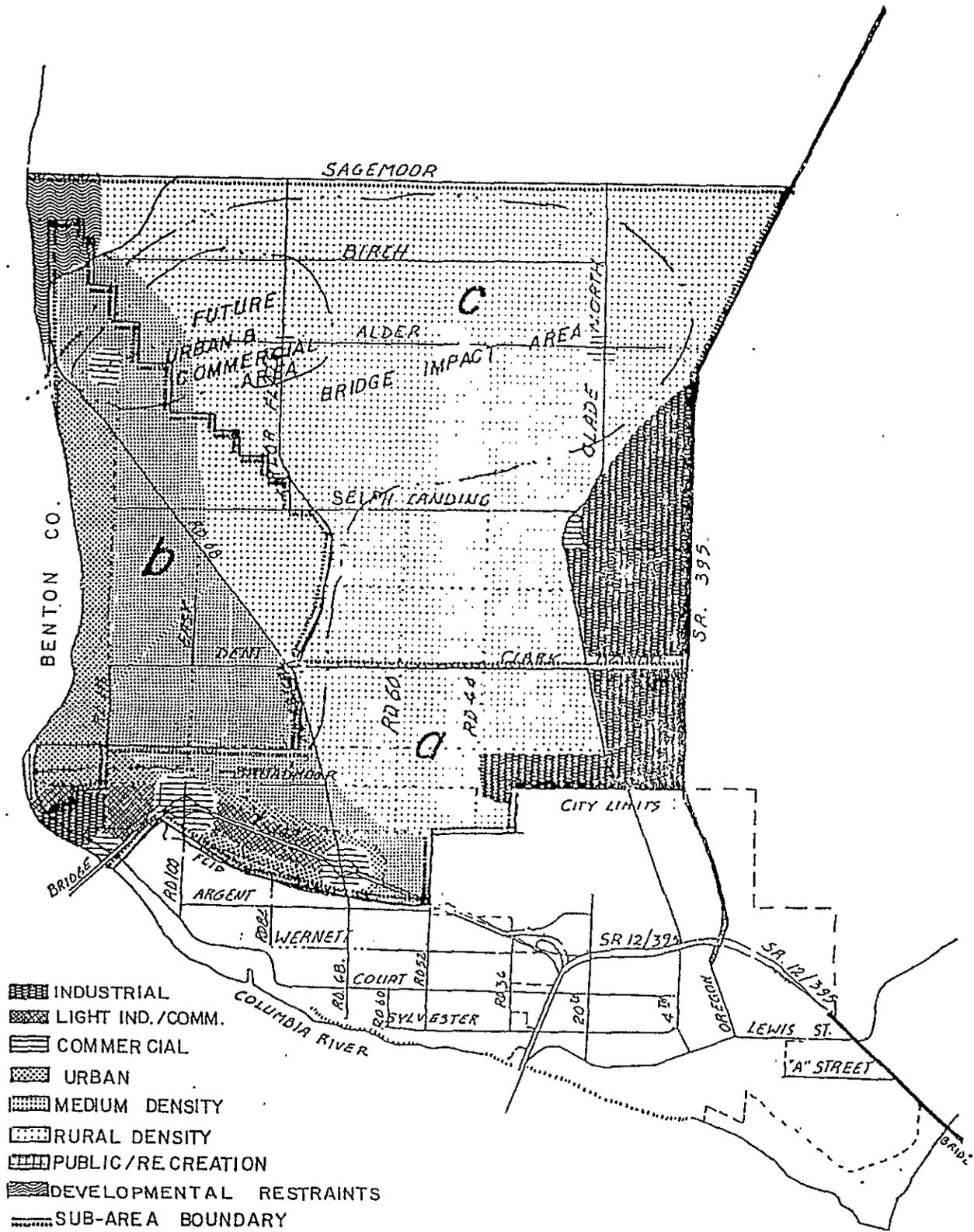
(MERRILLS CORNER / ELTOPIA)

DISTRICT 3

LEGEND

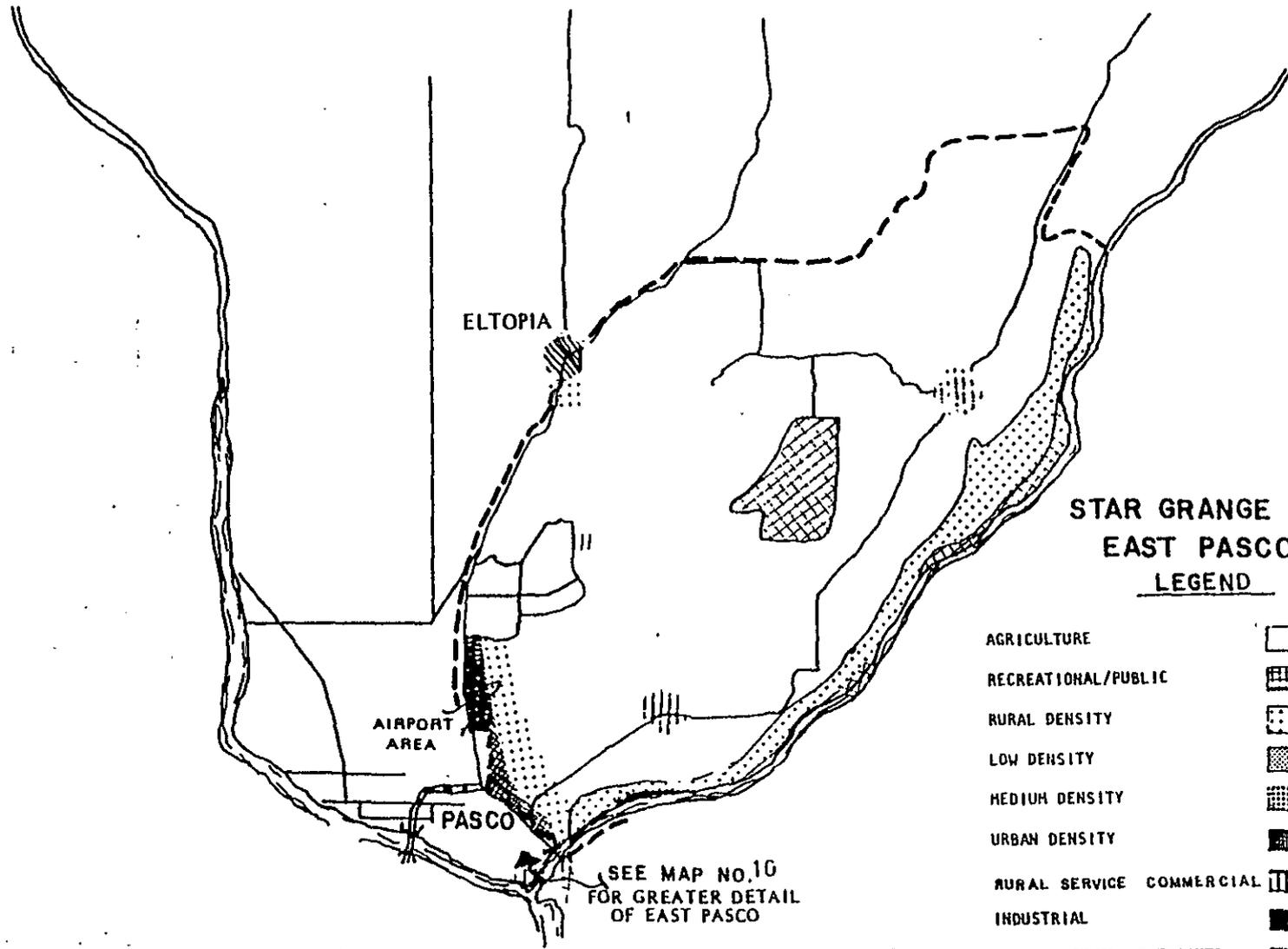
-  AGRICULTURAL AREA
-  PUBLIC / RECREATION
-  RURAL COMMERCIAL
-  RURAL INDUSTRIAL
-  ESQUATZEL COULEE
-  DEVELOPMENTAL RESTRAINTS
-  RURAL SETTLEMENT
-  RURAL RESIDENTIAL

DISTRICT 4



MAP NO. 8

DISTRICT NO. 5



58

STAR GRANGE AND EAST PASCO LEGEND

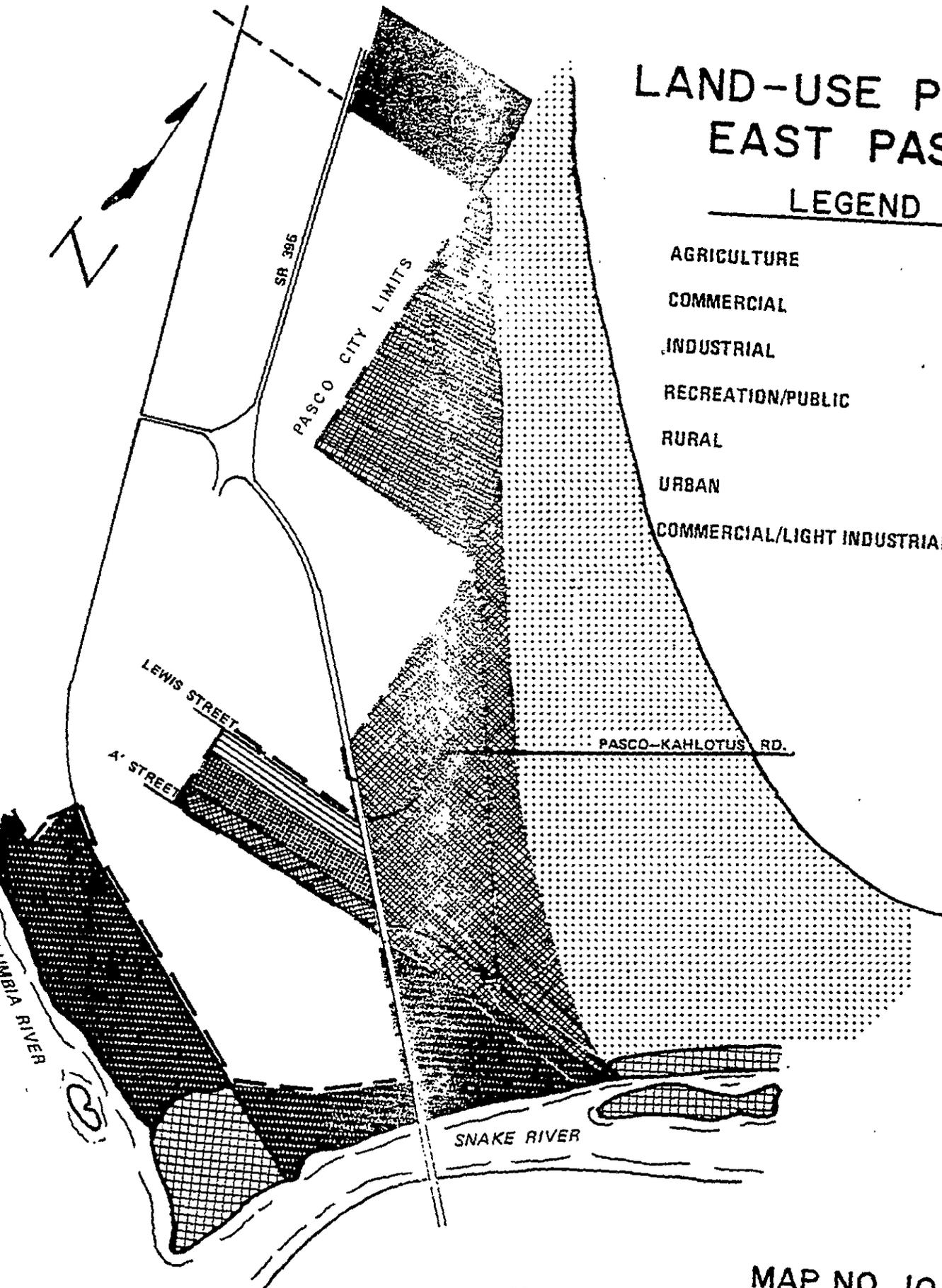
- AGRICULTURE 
- RECREATIONAL/PUBLIC 
- RURAL DENSITY
- LOW DENSITY 
- MEDIUM DENSITY 
- URBAN DENSITY 
- RURAL SERVICE COMMERCIAL 
- INDUSTRIAL 
- DEVELOPMENTAL RESTRAINTS 
- LIGHT INDUSTRIAL COMMERCIAL 
- RURAL SETTLEMENT 

MAP NO. 9

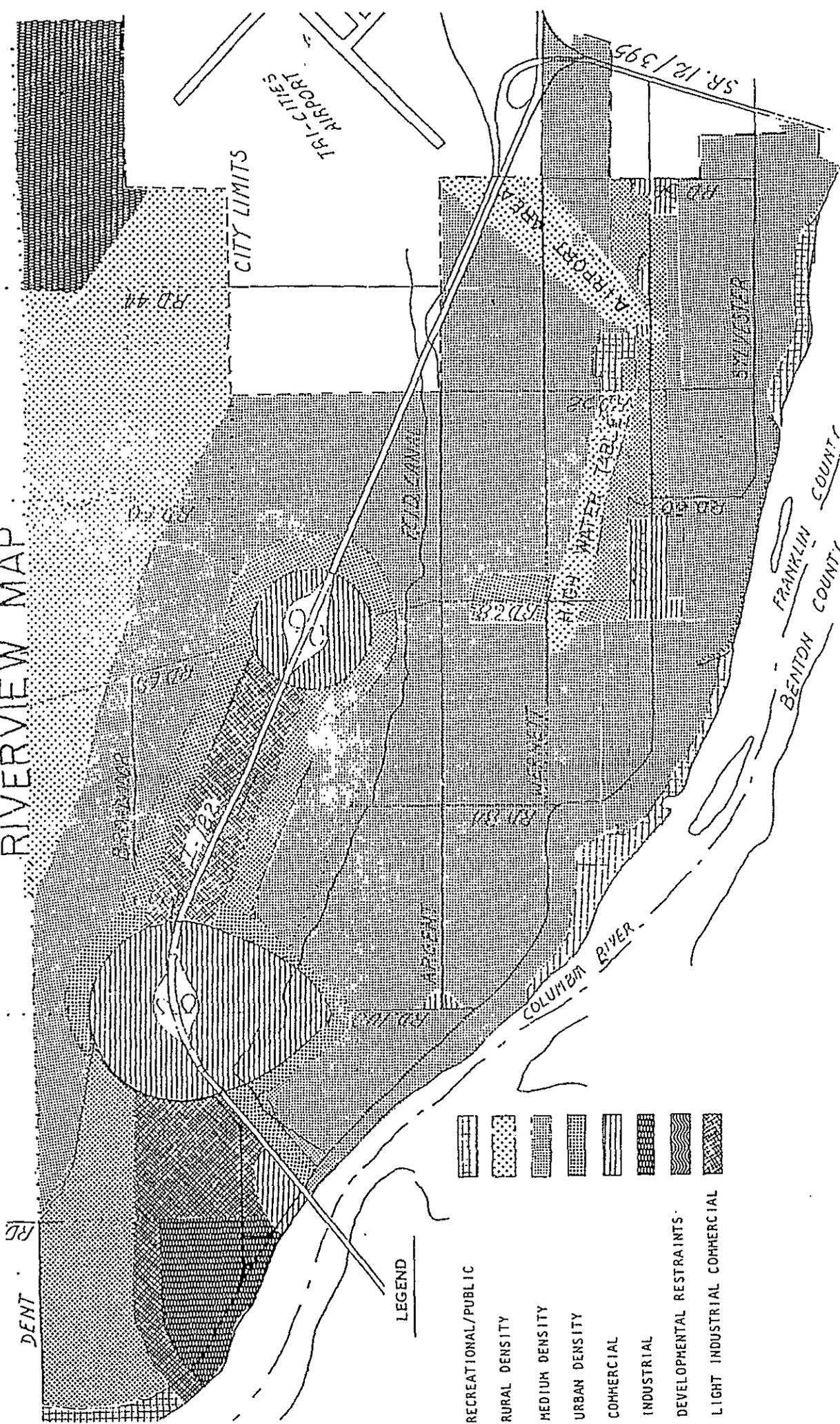
LAND-USE PLAN EAST PASCO

LEGEND

- AGRICULTURE 
- COMMERCIAL 
- INDUSTRIAL 
- RECREATION/PUBLIC 
- RURAL 
- URBAN 
- COMMERCIAL/LIGHT INDUSTRIAL 



RIVERVIEW MAP



- LEGEND
- RECREATIONAL/PUBLIC
 - RURAL DENSITY
 - MEDIUM DENSITY
 - URBAN DENSITY
 - COMMERCIAL
 - INDUSTRIAL
 - DEVELOPMENTAL RESTRAINTS
 - LIGHT INDUSTRIAL COMMERCIAL

DESCRIPTION BY DISTRICT

DISTRICT 1a

Approximately 18,000 acres of land north of Basin City may be purchased by the Bureau of Reclamation as a fish and wildlife refuge and public recreation area. At present, the majority of this land is used as a private hunting refuge. The land is marginally suitable for grazing but is non-irrigatable and unsuitable for agricultural crops.

If a public recreation area were developed north of Basin City, recreation support services in the form of trailer parks, overnight campgrounds, retailing and lodging could develop in an around Basin City. In addition, Basin City has the potential to expand its industrial park and provide additional sites for food processors and distributors. (See Map 3)

If roads were upgraded in the northwest part of the county, more intensive farming in the form of orchards could develop. High quality, paved roads are a prerequisite for this type of farming, however, in order that crop damage due to hauling can be avoided.

Located within this district is the old Othello Radar Base which was operated by the U.S. Airforce and is now under private ownership. The base has its own water and sewer system which could ultimately be used to serve future residential and possibly commercial and industrial development in the north portion of this district.

Also identified in this district are areas which are subject to mudslides which have limitations for development.

DISTRICT 1b

A comprehensive plan, recently completed for the City of Connell, projects the population to increase by at least 740 by the year 1990. Highway 395 will be realigned, creating a new interchange southeast of Connell. The Department of Natural Resources is planning to develop approximately two acres in this area for a recreation and vehicular trailer park. Other uses are expected to develop in the vicinity of the interchange, primarily commercial in nature. (See Maps 4 and 5)

Residential expansion is expected to take place in the northeast and northwest sectors of Connell and industrial expansion is expected in the north, east and southwest sectors. A new arterial is proposed from Highway 395 extending southeast to connect with Highway 260 to Kahlotus. (See Maps 4 and 5)

With the completion of the second Basin Siphon, approximately 130 square miles of land area have the potential of being converted to irrigated agriculture. This type of development would necessitate a closer network of roads to serve the more intensive type of agriculture accompanying irrigation.

State owned land in the vicinity of the proposed interchange southeast of Mesa is planned for central highway and tourist commercial uses, a mobile home subdivision, mobile home park and residential single family development. These areas will provide places for permanent relocation of displaced residents. Completion of a comprehensive plan for the area, will supplement this plan.

DISTRICT 2

Little change is expected to take place in this district in terms of land use, with the exception of approximately 17 square miles in the northwest corner which could be included as irrigated agriculture in the Columbia Basin Project. The town of Kahlotus could expect to experience a small increase, but only the immediately surrounding area would be impacted. (See Map 6)

DISTRICT 3

The closest east-west arterial to the North Columbia Toll Bridge, the area around Sagemoor, may experience some subdividing of farm units. This could be in conflict with current farming operations, unless they are protected from nuisance suits. Due to its direct tie-in with Highway 395, Sagemoor might also experience some agri-business-related development. Since this type of development is compatible with agriculture, all of District 3 is proposed for agricultural uses, with the exception of the commercial areas, public areas and areas with limitations for development along the shoreline. (See Map 7)

With the purchase of the wildlife refuge south of Eltopia, some demand may be created for additional overnight camping facilities and related businesses in the vicinity of Eltopia. If Blackman Ridge Road were extended over to the proposed Juniper Forest preservation area, additional demand for weekend tourist-related businesses may be generated in the Eltopia area.

With the development of the Eagle Lake Recreation area in District 1a, the potential for additional tourist traffic exists on both Glade North Road and Taylor Flats Road. With the completion of the two bridges, it is expected that Taylor Flats Road will experience increased through traffic. Proposed improvements to Garfield Road from Russell to Glade North will help to alleviate some of the traffic pressure on Glade North.

DISTRICT 4

SUB AREA A

Sub Area A is the site of the proposed Interstate 182. This area is expected to begin urban-type development during and after construction, or after 1982. At full development, this area could accommodate 40,000 people. Full development is not expected to occur until well after the target date of the plan or the year 2000. (See Map 8)

Approximately five square miles could develop at rural densities, primarily that area in and north of the 30 Noise Exposure Forecast Zone of the Tri-Cities Airport. This area would accommodate about 10,000 people. About three square miles could be medium density development with septic tanks, accommodating about 21,000 people. With sewer service, the potential could be greater. About one-half square mile is projected for urban development for about 9,000 people. (See Map 8)

Because of the preponderance of Quincy Sands in the western portion of this planning subarea, community water service will be needed in order to insure quality drinking water. Areas proposed for urban densities will require sewer service. This will have to be provided either from the city of Pasco or a sewer district will have to be formed.

SUB AREA B

Because this planning area is positioned between the two proposed bridges and is situated nearest the major employment generators of the region, it is the closest available area for residential expansion once the bridges are built. All of the farm units could ultimately be subdivided at full development. This is expected to occur some time after the year 2000.

Under present zoning limitations, if all farm units were subdivided, approximately 5300 lots could be created with a population of 15,000 people. If some subdividers opt for rezoning, the potential population could be higher. (See Map 8)

The potentials of this area suggest that it should be considered for both community water and sewer systems. In addition, a full complement of community services will be needed, including fire and police protection, schools, parks and other urban community facilities. A more detailed master plan for the area would be necessary to insure that the area is adequately served.

SUBAREA C

The area south of Selph Landing Road and west of Glade North Road currently in open space (not to be confused with the Open Space Tax Act), has the potential of becoming platted into one acre subdivisions or expanded for privately irrigated agriculture on an interim basis. It also has the potential of being developed into less than one acre lots on community water systems. The area east of Glade North Road is potential industrial expansion area.

The area north of Selph Landing will probably experience platting of the currently segregated units with a potential population of approximately 1500 people. In addition, other farm units could be expected to be segregated and platted in the vicinity of Alder Road and Sagemoor Road. If the farm units were segregated in these areas, another 3500 lots could be created with a potential population of 10,000 people, under present zoning limitations. If developers opt to rezone, the potential population could be greater.

With all of the potential population growth, conveniences shopping in the vicinity of Alder Road and Taylor Flats, and Glade North and Alder Road will be needed. Glade North Road from Alder Road such is a potential corridor for agri business-related industries. (See Map 8)

The timing of this potential development is expected to be during and following the construction of the North Columbia Toll Bridge or after 1990. This growth potential is contingent upon the regional employment picture at that time. The quantity of competing sites for residential expansion within equal driving time of the major employment generators will affect this growth potential.

The land currently in open space south of Selph Landing Road will compete with the land north, with the added advantage that it may be served by water and sewer systems at an earlier date. This open space area, comprising approximately six square miles, could house another 10,000 people.

The sub areas discussed will be competing with each other for this potential growth. Areas which can expect to grow first will be those with available services, i.e., water, sewer, roads, fire protection and community facilities. Because of the availability of land in Riverview with potential near-term sewer service and existing water service, much of the potential growth in Sub Area C is expected to occur after the target date of the projections or after the year 2000.

The area fronting the Columbia River, designated as a potential park site in the 1977 County Park and Recreation Plan, contains 19 acres and is owned by the Corps of Engineers.

This site could be a boat launch and picnicking area which would serve the potential growth that might be experienced in District 4. It would be accessible from Road 68 and Sagemoor Road.

DISTRICT 5

The southwest portion of this district is experiencing expansion pressures from the City of Pasco. Approximately 1400 acres have been segregated into approximately 275 five acre lots. The potential population is about 800 people. Further subdividing or platting of these lots has not occurred, mainly due to the inavailability of water, fire fighting equipment, paved roads or other community facilities. (See Map 9)

Some additional large lot platting can be expected in this district, particularly adjacent to the Pasco city limits. The City can be expected to expand into the area proposed for urban, industrial and commercial development. (See Map 10)

The potential exists for approximately 100 square miles to be converted to irrigated agriculture as part of the Columbia Basin project of the Bureau of Reclamation. This would be the area north of the Pasco-Kahlotus Road and west of Martindale Road. Road development would have to follow to serve this area.

The Juniper Forest area is being considered by the Bureau of Land Management as a wilderness study area. This would encompass some 8900 acres. Three additional county parks are proposed along the Snake River, including Rogers Reef, Page and Couch Landing.

RIVERVIEW - WEST PASCO

Most of Riverview is proposed for medium density development, with the exception of an area between Road 68 and Road 36 and Wernett and Court. The area west of Road 52 has a high water table and should be restricted to rural density development. The area between Road 52 and Road 36 is within the 30 Noise Exposure Forecast Zone of the Tri-Cities Airport and is also proposed for low-density development. (See Map 11)

An area along Court Street and Road 68 is proposed for urban density development, i.e., apartments, duplexes and multi-family dwellings. The proposed land use plan would serve a population of 37,000 at full development. This is expected to occur some time after the year 2000. The rate at which this area develops will be dependent upon the availability of services, i.e., water, fire protection, sewer and roads. This area will be competing with the area in District 4 for the new growth, with the advantage that more services are currently available here.

At the intersection of Road 36 and Court Street, and Road 68 and Court Street, and Road 100 and Argent, three expanded commercial areas are shown.

An existing park site exists at Road 48 and is expected to be developed soon. In addition, other park sites will be acquired in conjunction with the county's 1977 Park and Recreation Plan and accompanying ordinance for dedication of land for parks or payment of fees towards park acquisition.

SECTION VI

Comprehensive Circulation Plan

The system of roads and highways within Franklin County provide the basic transportation link between all of the community's internal land uses and their functions while the railroads, waterway and airport facilities are oriented toward external connections with the Pacific Northwest and the rest of the nation.

The circulation element of this comprehensive plan is a guide for the primary road system development within the County.

This development is directly related to the needs of the County's present and future pattern of land use development and in effect this plan will be used as a general guide in the preparation and implementation of the County's annual six-year road improvement program.

Through the implementation of this program, a safe efficient and coordinated system of roads can be developed throughout the County.

Definitions:

Freeway/Highways

Function: Rural Area: To serve corridor movements having trip length and travel characteristics indicative of statewide or interstate travel.

Urban Area: To permit relatively unimpeded traffic flow through and between the major elements of the urban area and its most important traffic generators; such as, central business district, major industrial district, etc.

Planning Features: Should not bisect a community district, shopping center, neighborhood, a park, or any other homogeneous area. Desirably located as a buffer between living and non-living areas.

Access Conditions: Full or partial control of access and generally with grade separations at intersections. Parallel frontage roads where necessary. Pedestrian crossings shall be at grade separations or at signalized intersections. Fence buffer area provided between the highway and the surrounding area.

Spacing: Variable, related to regional pattern of population and industrial centers.

Principal Arterial:

Function: To collect and distribute traffic from freeways/highways to less important arterials or destinations.

Rural Area: To serve trip length and travel characteristic of intra-county or shorter distances than the freeway/highway routes.

Urban Area: To expedite movement of traffic to and from major traffic generators; i.e., central business district, industrial area, etc., and from community to community.

Planning Features: Desirably located on community and neighborhood boundaries. Arterial streets should pass adjacent to but not through major shopping centers, parks, and other homogeneous areas. May be located within neighborhoods only when necessary to provide adequate service to traffic generators located within neighborhoods.

Access Conditions: Intersections at grade with restricted and preferably no direct access permitted to adjacent property.

Spacing: Two to four miles in the rural area; one to one and one-half miles urban area.

Minor Arterials:

Functions: To collect and distribute traffic from higher type highways or arterials to less important streets or directly to traffic destinations; to serve secondary traffic generators; such as, community business centers, schools, multiple residence or office area, etc., and traffic from neighborhood to neighborhood within a community.

Planning Features: Usually functions as an arterial street only within one area of a community and serves traffic only with an origin or destination within that area.

Access Conditions: Intersections at grade with restricted access permitted to adjacent property.

Spacing: Two to four miles in the rural area and one-half to one mile in the urban area.

Collectors:

Function: To collect and distribute traffic from higher-type arterial roads to access roads or directly to traffic destinations; to serve neighborhood traffic generators; such as, one store or a small group of stores, school, church, small hospital, small apartment area, etc.

Planning Feature: Usually functions as an arterial road only within one area of a community, and serves traffic only with an origin or destination within that area.

Access Conditions: Intersections at grade with direct access to adjacent property permitted.

Spacing: Minimum spacing one mile in rural areas and one-quarter to one-half mile in urban area.

Local Access Roads:

Function: To provide access to adjacent property and to provide for trips of relatively short distances as compared to collectors and other higher arterials.

Planning Feature: Should be designed and located to prevent continuous or unobstructed flow of traffic through a neighborhood.

Access Conditions: Intersections at grade with direct access to adjacent property, by permit.

Spacing: As needed to serve adjacent property efficiently.

Freeway/Highway Development

Within Franklin County the only present highway meeting a freeway standard is S.R. 12. This State highway provides major access between Richland, Kennewick and Pasco. U.S. Route 395 provides a major access route from Pasco to the North area of the County, via Mesa and Connell. This route provides for travel between Spokane and I-84. State Route 17 is a North-South route beginning on U.S. 395 at Mesa and heading North towards Moses Lake. Other highways with Franklin County are SR 24, SR 260, and SR 261.

Future State highways development within the County are:
1) The Construction of I-182, 2) The four laning of U.S. 395, and
3) Improvement on SR 260. The work on I-182 has already started with the work on the Columbia River Bridge, and should be complete sometime around 1986. The construction projects on U.S. 395 and SR 260 are planned for the future and depend on future state construction funds.

Arterial and Collector Development

The plan for the development of Arterials and Collectors in Franklin County is presented in two parts; the rural, and the urban and urbanizing areas. The urban and urbanizing area is bounded by Sagemoor Road and the north line of Section 1, T10N, R28EWM on the North, U.S. 395 on the East and the Columbia River on the West and South. The rest of the County is considered to be rural.

The routes shown in both areas are to be considered as approximate route corridors only. Changes in existing and proposed routes to improve alignment, grade, capacity, safety, etc., may cause the shifting of a route in its corridor.

Rural Area

The arterial and collector system for the rural area is mostly developed. (See Map No. 12) Improvement to the system will continue to be made as County construction funds and Federal or State Funds are made available.

Several new routes are proposed to be constructed in the future. The extension of Hendricks Road from Sagehill Road to Mountain Vista Road and the completion of Mountain Vista Road are proposed in conjunction with the development of irrigated farm land in the Northwest corner of the County. The construction and improvement of Foster Wells Road between U.S. 395 and the Pasco-Kahlotus Road and a collector route South of Block 17 in Planning District 5 are proposed as more irrigated farm land is developed in that area. A loop route connecting U.S. 395 at the Lewis Street intersection will be constructed when more industrial and commercial development takes place in that area.

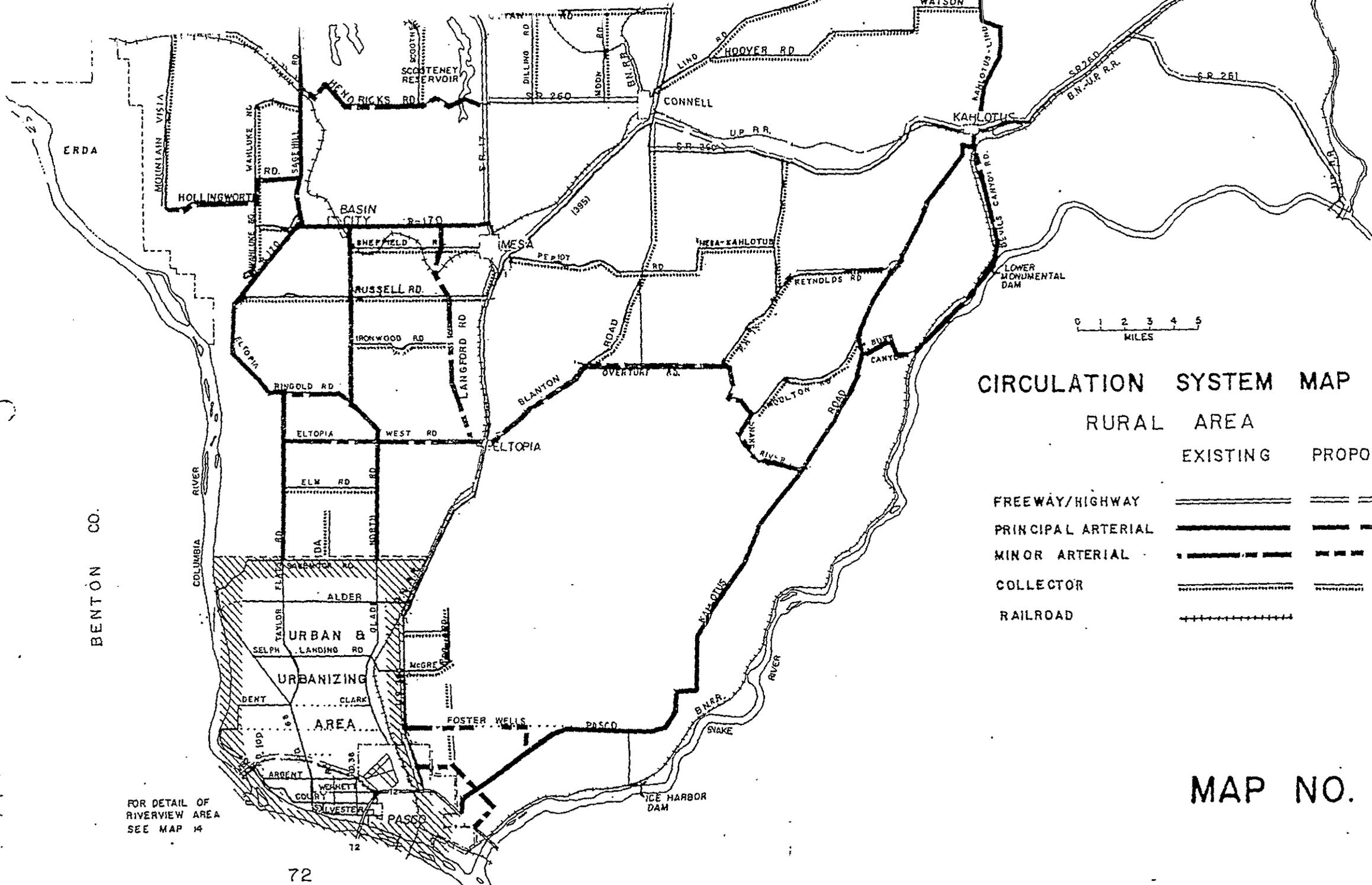
The construction of the Second Bacon Siphon and the East High Canal will have an impact on the arterial and collector routes East of Connell and North of SR 260, as will the continuing conversion of the dryland farms into irrigated cropland.

Urban and Urbanizing Area

This area will be experiencing the most urban, commercial, and industrial development in the County (See Maps No. 13 & 14). The Arterial and Collector circulation plan reflects this anticipated growth. The large number of proposed routes and amount of improvements that will need to be made on the existing system will require funding from many sources. Improvements will be made using County Construction Funds, and Federal and State Grants when available. It is anticipated that the expected residential, commercial and industrial developments will also be required to fund new road facilities and improvements to the existing road system.

The construction of the proposed North Columbia Toll Bridge and the completion of I-182 will have a major impact on the arterial and collector routes in this area. Alder Road will be upgraded to a principal arterial, Taylor Flats and Road 68 will eventually be widened to four lanes in conjunction with the phased construction of the Toll Bridge. The construction of Road 100, Broadmoor, and the freeway frontage roads will take place during and after construction of I-182.

The other arterials and collector routes shown on Maps 13 and 14 will be constructed as development of the area takes place. The eventual four laning of Road 100, Court Street or Glade North Road will take place as traffic increases and development occurs along these routes.



CIRCULATION SYSTEM MAP

RURAL AREA

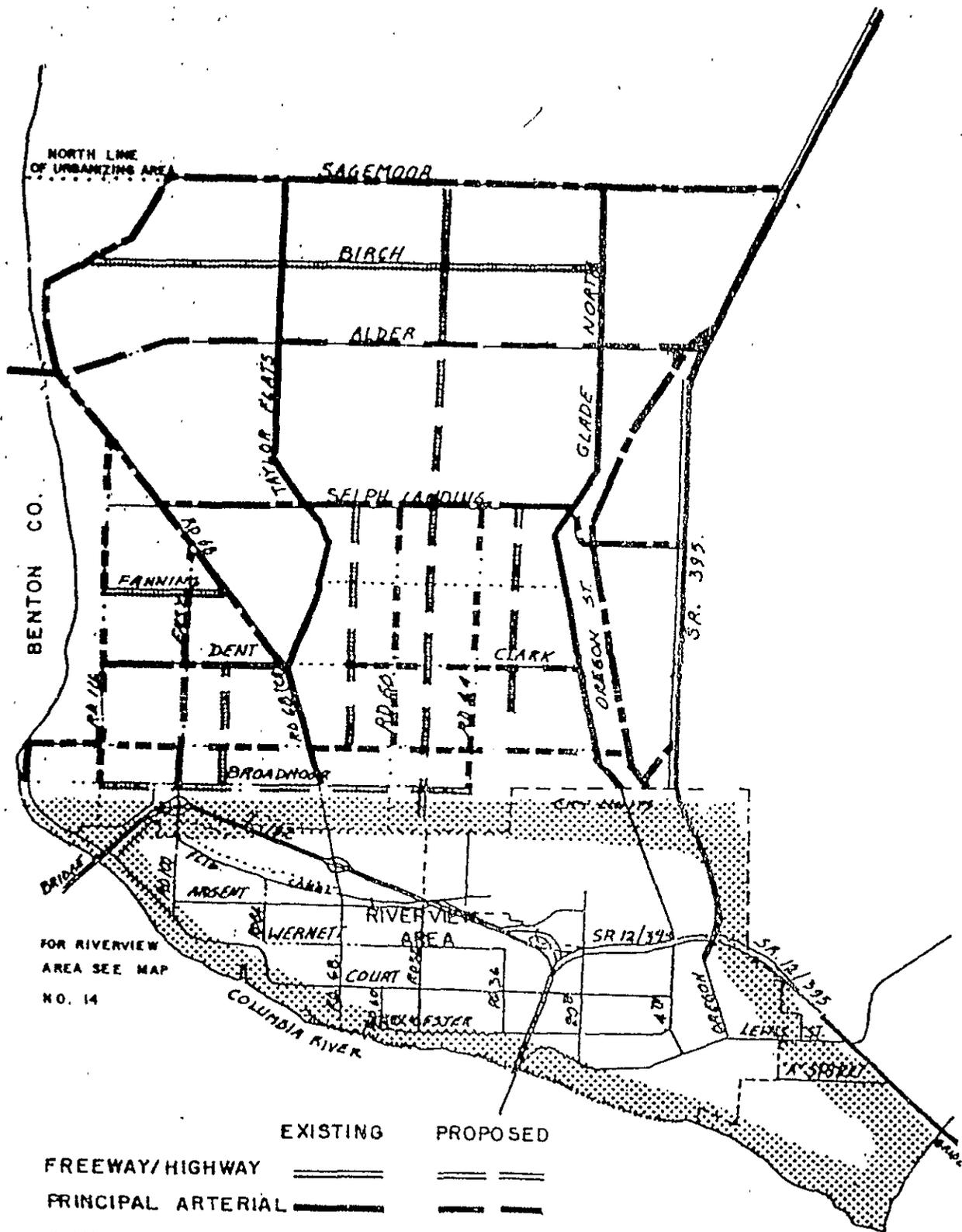
	EXISTING	PROPOSED
FREEWAY/HIGHWAY	====	====
PRINCIPAL ARTERIAL	————	————
MINOR ARTERIAL	- - - - -	- - - - -
COLLECTOR	~~~~~	~~~~~
RAILROAD	+ + + + +	+ + + + +

MAP NO. 12

FOR DETAIL OF RIVERVIEW AREA SEE MAP 14

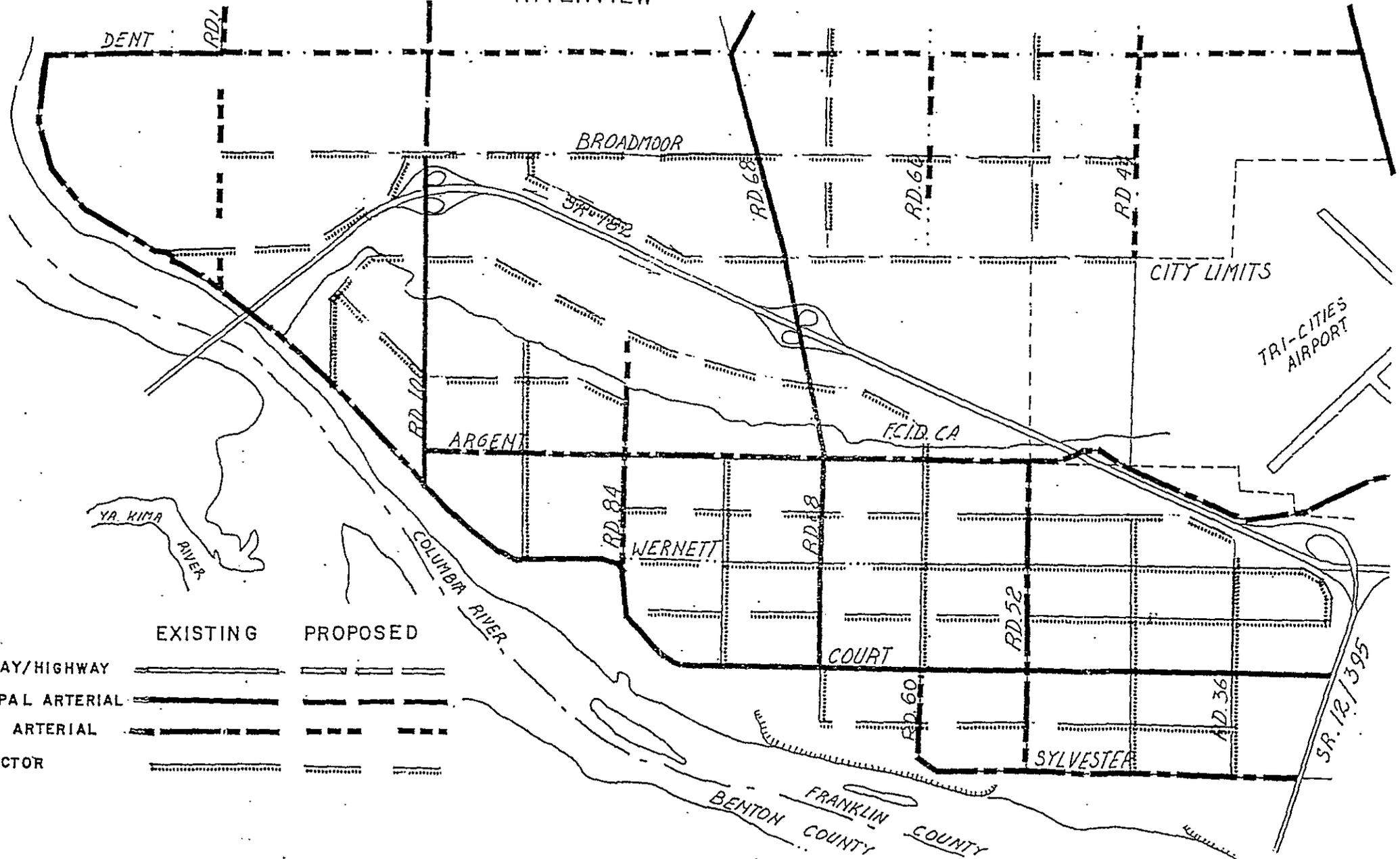
CIRCULATION SYSTEM MAP

URBAN AND URBANIZING AREA



CIRCULATION SYSTEM MAP

RIVERVIEW



	EXISTING	PROPOSED
FREEWAY/HIGHWAY		
PRINCIPAL ARTERIAL		
MINOR ARTERIAL		
COLLECTOR		

MAP NO. 14

SECTION VII

COMMUNITY FACILITIES

AND

HUMAN RESOURCES

COMMUNITY FACILITIES/Public Services

A community facilities plan should be prepared as a supplement to the comprehensive plan to aid in guiding future development of schools, parks, sewers, fire stations, libraries and other public facilities. Its major objective should be to insure that those facilities that are required for efficient future growth and development are considered in future development proposals. Those areas to be considered in this section of the plan should be: schools, parks, airport, sewer and water, fire stations, and libraries.

1. Schools

The Franklin County Planning Commission recognizes that the Pasco School District Study of 1963 needs to be updated. The planning commission will encourage cooperation with the school district to produce an up-to-date plan. School site selection factors will be considered and information on future school needs should be provided.

In 1976, the North Franklin School District enlisted the services of a consultant to prepare a detailed study and long range plan. Any inquiries with regard to the school district facilities or plans should be referred to that plan.

2. Parks, Recreation and Open Space

The recently adopted Park and Recreation Plan for Franklin County will supplement the comprehensive plan in determining the park needs for the people within the various planning districts.

There are many miles of shoreline along the Snake, Columbia, and Palouse Rivers which have excellent recreational park capabilities. The Shoreline Management Program supplements this plan as the guide for any proposed development along the shorelines.

A joint effort between the City of Pasco and Franklin County will be needed in order to develop

a coordinated bike and foot trail system, as well as a system for bridal trails. The Regional Bikeway System Plan will be used as a guide for developing these trails.

Funds have been given to Franklin County from the Interagency Committee for Outdoor Recreation (IAC) for the development of an Off-Road Vehicle (ORV) program. Proposed ORV sites have been reviewed and assessed for their potential. A large area of land in Planning District #5, under management by the Bureau of Land Management is one site with potential as a managed site.

3. Airport Area

In 1975, the Port District enlisted the services of a private consulting firm to prepare a detailed study and long range plan for the Tri-Cities Airport. In 1976, the Port District adopted the Tri-Cities Airport Master Plan. Copies of that plan, as well as recent noise contour maps have been made available to Franklin County to be used as a guide in making land use decisions. Franklin County should also coordinate the Connell Municipal Airport in planning around the area of influence of the airport.

4. Sewer and Water

Since the time of the 1975 Comprehensive Plan, the Board of County Commissioners have hired a consulting firm to investigate the possibilities of providing sewer to the residents in the Riverview (West Pasco) area. The study showed that it was feasible and that the most cost-effective approach would be to "tie into" the sewer system of the City of Pasco.

Alternate systems of sewage treatment, and performance standards for water systems (runoff, potable, and waste water) which can be applied to future residential, commercial and industrial development in areas not served by a municipal water and sewer systems also should be developed, as should guidelines for county coordination of water systems.

5. Fire Stations

The Planning Commission should work with the county fire districts in determining the best locations and numbers of companies that will meet the needs of the future population growth in the county.

6. Libraries

There are no libraries located in any of the planning districts of Franklin County. However, bookmobiles do serve the scattered population in the districts. A joint effort with the Mid-Columbia Regional Library will be needed to apply standards in working towards the establishment of branch libraries and their locations in the future.

SECTION VIII

HUMAN RESOURCE ELEMENT

In the past two years, progress has been made as the result of the increasing awareness of the need for social planning. Efforts of the Benton-Franklin Governmental Conference, the Community Action Committee, various social planning agencies, and city and county planning departments have resulted in: (1) a system for cooperative planning among citizens, social service agencies, and local government, (2) surveys of existing resources in the area of social services, and (3) systems for informing citizens of those available resources. Agencies and organizations are cooperatively seeking to identify gaps in social services. Further, a system is evolving that will establish criteria for the prioritization of social needs. Limited resources presently available should be directed to the more severe areas of need in the county.

APPENDICES

SPECIFIC GOALS AND POLICIES FOR DISTRICTS

District 1a

District 3

District 4b

District 4c

Riverview

Purpose

These goals and policies, and accompanying map, reflect the wishes and desires of specific steering committees or planning associations. They do not necessarily reflect the content of the County Comprehensive Plan. The purpose of including this section is to indicate the type of citizen input gathered.

The proposals in this section generally exceed growth projections for the year 2000. They express the type of growth members of these planning groups want to see in their areas at full development.

The two petitions included are in response to proposals made by steering committees or planning associations.

DISTRICT 1a

GOALS

1. Improve access from the northwest part of the county into adjoining counties.
2. Provide support facilities in the northwest part of the county to encourage the development of recreation-oriented and agriculturally-related land uses.

POLICIES

1. Mountain Vista, Hollingsworth and Hendricks Extension west along the Burlington Northern right-of-way should be upgraded to federally-funded secondary arterials. Basin Hill Road and Columbia Road should be improved for produce hauling.
2. Basin City should incorporate and promote the availability of sites for trailer parks, food processing industries, retailing and overnight lodging.
3. Basin City should prepare a more detailed comprehensive plan which includes expansion of roads, availability of on-site sewage disposal sites and sources of underground water. The plan should include an inventory of all natural resources in the Basin City area and sites of historical significance and will be a supplement to this plan.
4. As part of the plan, an economic base study should be prepared to include the potential for recreational uses in the area. The availability of industrial and domestic water and power should be outlined. Buildable areas for residential expansion should be identified.
5. Provide separate floating docks at Scootney Reservoir apart from the swimming area -- preferably across the lake.
6. The District 1a Steering Committee should stay advised on the status of the Eagle Lake project. They should provide input for the Environmental Impact Statement to be prepared by the Bureau of Reclamation.
7. The County should work with the City of Mesa in developing a comprehensive plan. The county plan should reference this plan as forthcoming.

8. Coordinate with developers to utilize the water and sewer system of the Radar Station to the greatest extent possible.
9. Identify those areas with limitation for development (mudslides) and carefully review projects occurring in these areas before withdrawing from development.

DISTRICT 3

GOALS

1. Separate through traffic from local traffic as much as possible to avoid potential conflicts between recreational vehicles and farm machinery.
2. Provide additional facilities for boaters, picnickers and overnight campers.
3. Protect agricultural operations by requiring any future nonagricultural developments to be made compatible.
4. Maintain the present water table and insure adequate supply and quality of drinking water.

POLICIES

1. Upgrade Taylor Flats and Glade North to accommodate additional traffic from the North Columbia Toll Bridge and Interstate 182.
2. Provide local roads for the movement of farm machinery so that through traffic can use secondary arterials.
3. Provide necessary traffic controls for safe movement of traffic from local roads across secondary arterials.
4. Develop a park along the Columbia River to serve Districts 3 and 4.
5. Provide overnight camping facilities in northwest Franklin County to serve hunters and fishermen in the area.
6. Allow subdividing of farm units with conditions of approval to insure compatibility with surrounding farm operations and irrigation systems.
7. Monitor the effects of the lining of canals and piping of laterals to insure that the water table will not be lowered.
8. Monitor the effect of septic tanks and wells in subdivisions on the quantity and quality of domestic water.

DISTRICT 4a

The following recommendations for District 4a were made by the District 4 Steering Committee at its final meeting:

1. The commercial areas shown around the Road 100/116 and Road 68 interchanges should be shown as commercial, but equidistant from the interchange in all directions.
2. The area fronting the I-182 between the Road 100/116 and Road 68 interchanges should be shown as some use other than commercial.
3. The area south of I-182 between the Road 100/116 interchange and the River should be shown as commercial.
4. The gravel pit should be designated in its current use and be buffered from the proposed residential area to the north with commercial uses.
5. The sand dunes should be deleted as open space.

DISTRICT 4b

GOAL

1. A concerted effort shall be made by elected officials, county administrators and Block 1 residents to encourage growth in Block 1 (District 4b).

POLICIES

1. Zoning restrictions which limit the development potential of any piece of property shall be reviewed as requested.
2. Development should be encouraged by the County in Block 1 (District 4b) if all state and county requirements are met.
3. Landowners wishing to qualify under the Open Space Taxation Act shall be allowed current use assessment.

RECOMMENDATIONS

1. Agriculture 1 and Agriculture 2 or any rural designations in Block 1 (District 4b) shall be deleted from the comprehensive plan.

INTENT

1. Medium Density: Will allow medium density development to 3-1/2 residences per acre with domestic water system and septic tanks; five residences per acre with public sewer system or an approved P.U.D. or L.I.D.
2. Urban Density: Will allow up to ten units per acre with domestic water and public sewer systems.
3. Future Development Area Designation:
 - a. To enable the Franklin County Planner and Block 1 (District 4b) residents in the designated Future Development Area to agree jointly to compile a growth pattern map. As the growth trend has not been established in this area, a land use plan should be revised as development trends indicate.
 - b. For three (3) years from acceptance date of comprehensive plan the comprehensive plan shall be in effect; however, the comprehensive plan shall be reviewed and adjusted by the county planner and affected landowners of Block 1 (District 4b) in designated Future Development Area as necessary before the expiration of the three (3) year limitation.

PROCEDURE FOR APPROVAL OF APPLICATIONS

1. Each application will require applicant to follow now existing procedure with the exception of the future development area. Applicants in the future development area will not be required to submit a new environmental impact statement or a comprehensive plan change within the time limitation of the future development plan.

ZONING

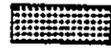
Zoning remains the same until such time as development takes place and at this time changes shall be made as requested if all county and state requirements are met.

DISTRICT 4

SUB-AREA B

BLOCK 1

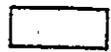
PASCO HEIGHTS PLANNING ASSOCIATION
LEGEND



URBAN DENSITY



MEDIUM DENSITY



FUTURE DEVELOPMENT
AREA

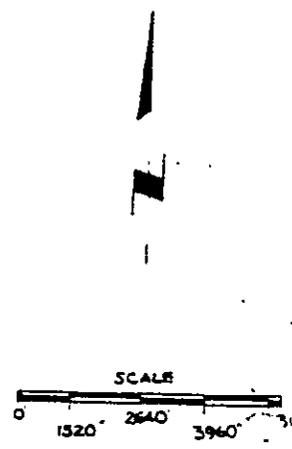
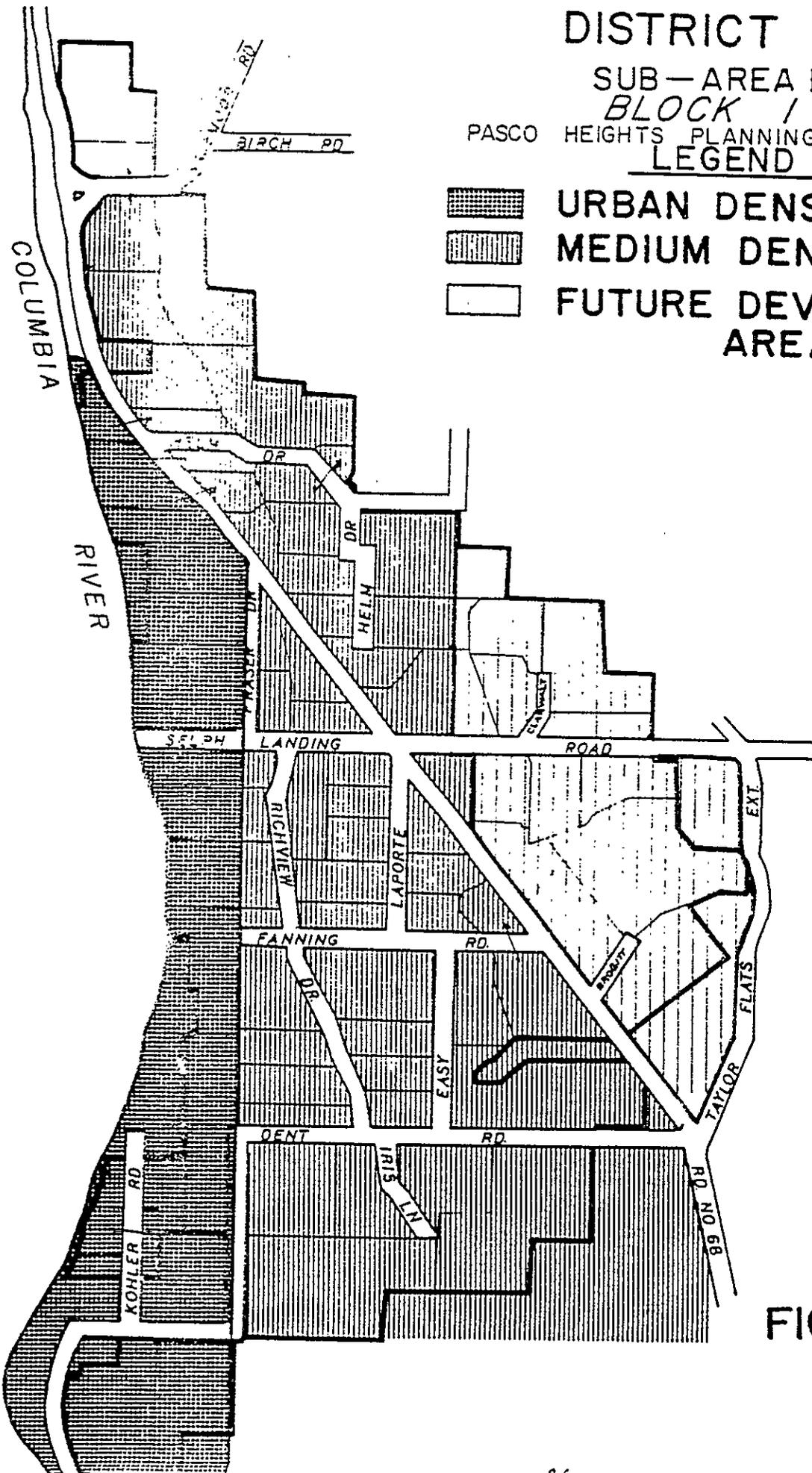


FIGURE 2

DISTRICT 4c

GOALS

1. All landowners shall be allowed to benefit equally from the growth potential in District 4, Franklin County.
2. A concerted effort shall be made by elected officials, County administrators, and District 4 residents to maximize the benefits of the North Columbia Toll Bridge for the benefit of the Franklin County tax rolls, the farmers, residents, and taxpayers. Additional agri-businesses, packing plants, industry, commercial and residential development shall be encouraged at appropriate locations in Sub Zone C.

POLICIES

1. Zoning restrictions which limit the development potential of any piece of property shall be reviewed.
2. Landowners wishing to qualify under Chap. 458-30 W.A.C. Open Space Taxation Rules shall be encouraged by the County to do so. Current use assessment shall be permitted in District 4.

LAND USE DESIGNATIONS

1. Urban and Rural Residential Variable Density shall be the land use designation for District 4, Franklin County, according to the specific intentions designated on the map provided. Ag 1 and Ag 2 designations shall be deleted from the Comprehensive Plan for District 4. It shall be considered a transition area.
 - a. Rural Uses: "Higher density development would be allowed if it met state requirements for domestic water and sanitary sewers." This would be 3-1/2 residences per acre with a domestic water system or five residents per acre with a domestic sewer system.
 - b. Amend Planned Unit Development Ordinance to allow Urban density.
2. The land use plan shall be examined as required for the purpose of identifying growth trends and need for services. This information will be used to implement an updated and more serviceable comprehensive plan.
3. Land use map provided including:
 - a. Recent sales of available tracts.

- b. Land divisions currently in progress.
 - c. Land use preferences for four to five year projection.
4. No new comprehensive plan or environmental impact statement shall be required for approval of subdivision of property in District 4.

SOUTH PORTION C. BLOCK 16

ALSO

BLOCK 161

68

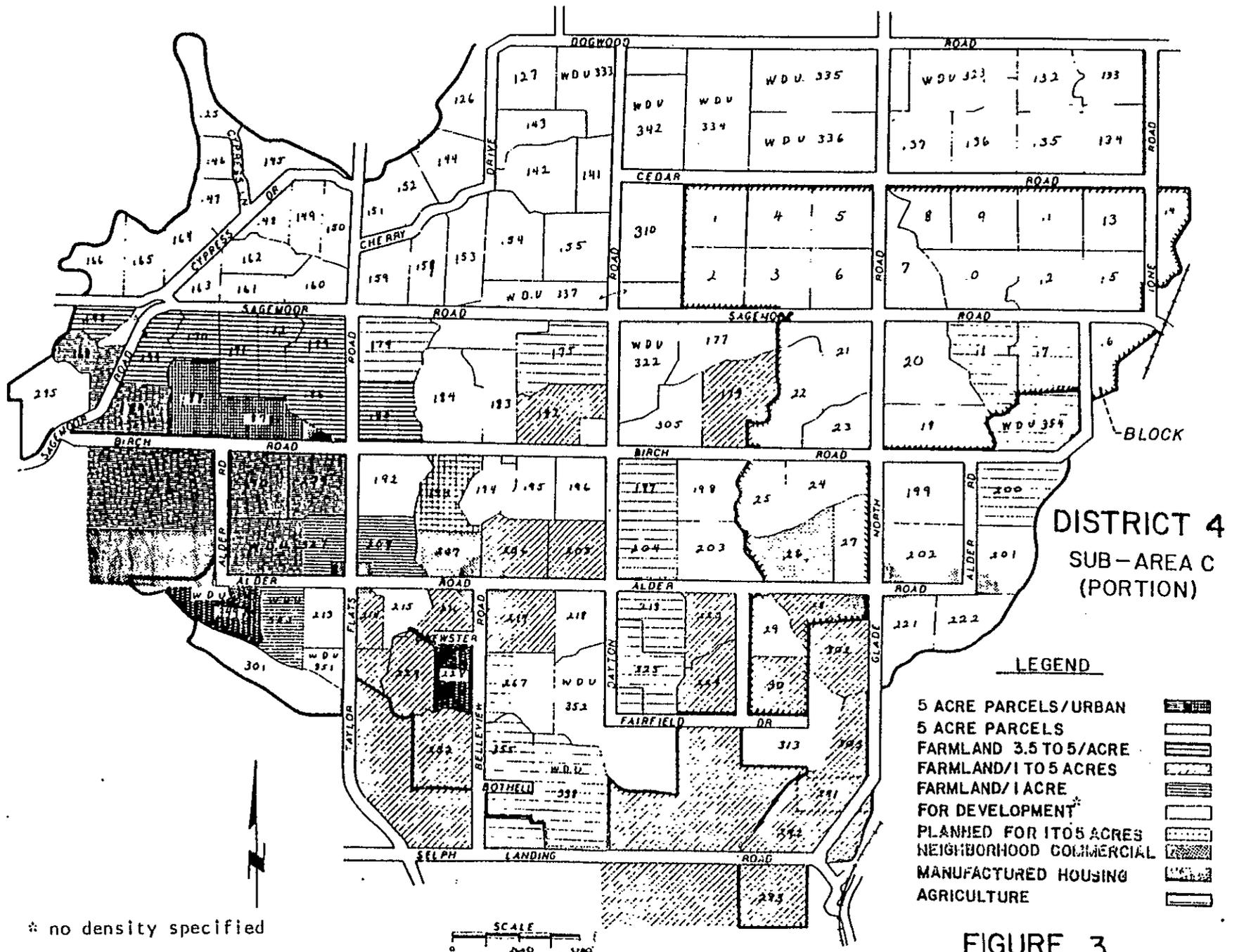


FIGURE 3

WE, THE UNDERSIGNED IN DISTRICT 4, WOULD LIKE TO GO ON RECORD AS OPPOSING THE LAND USE DESIGNATION OF ONLY MEDIUM DENSITY. (3½ - 5 houses per acre)

Doc

May 1979

FARM UNIT #	LANDOWNER	ADDRESS	AG-PLD?	STR-AG
			yes no	AG
1-36	Tom & Carla Mauden	Rt 5 Box 5190 Pasco		
174-18	Brian & Maria Alford	Rt 1 Box 992 Pasco		✓
174	Robert & Thelma Albion	Rt 1 Box 720 Pasco		✓
265	James & Fannie M. Schmidt	Rt 5 Box 5310 Pasco		✓
18-187	John & Mary W. Schindler	Rt 1 Box 5330 Pasco		✓
18-95-24	James & Pat Morrison	Rt 1 Box 810 Pasco		✓
1175-43	Clarence & Florence Schutte			
41-27	Paul & Clara Jackson	Rt 1 Box 876 Pasco		✓
18-194	John & Cora Ann Gorman	Rt 1 Box 915 Pasco		✓
18-152	W. Clark Brown Sr. & W. H. McLean	Rt 1 Box 750 Pasco		✓
240	Gene & Susan (Smith)	Rt 5 Box 820 Pasco		✓
18-22-5	Thomas & Jeanne M. Mungall	Rt 1 Box 410 Pasco		✓
111	John & Clara Mungall	Rt 1 Box 845 Pasco		✓
18-310	Ed & M. M. Mungall	Rt 1 Box 449 Pasco		✓
18-317	James & Alice Mungall	Rt 1 Box 310 Pasco		✓
18-318	Donald & Pauline Mungall	Rt 1 Box 310 Pasco		✓
18-319	Robert P. Woodward			✓
18-387-35	Dale J. Miller	Rt 1 Box 225 Pasco		✓
338-339	John Miller	Rt 1 Box 25 Pasco		✓
161	Robert & Alice Miller	Rt 1 Box 25 Pasco		✓
200	John Miller	Rt 5 Box 15 Pasco		✓
13-11-8	John M. Miller	Rt 1 Box 800 Pasco, Pasco, Washington		✓
161	John & Alice Miller	Rt 1 Box 830 Pasco		✓
18-395	John & Alice Miller	Rt 1 Box 840 Pasco		✓
18-4	John & Alice Miller	Rt 1 Box 840 Pasco		✓
18-213	Rich & Sharon Mungall	Rt 1 Box 955 Pasco		✓
18-214	John & Alice Mungall	Rt 5 Box 5310 Pasco		✓
181-9	John & Alice Mungall	Rt 1 Box 910 Pasco		✓
114-139	John & Alice Mungall	Rt 1 Box 910 Pasco		✓
18-24-7	John & Alice Mungall	Rt 1 Box 1240 Pasco		✓
36	Tom & Carla Mauden	Rt 5 Box 5190 Pasco		✓
#	Max & Mary Corson	7013 Ad 68 Pasco		✓
18-20	Robert & Thelma Albion	Rt 1 Box 5115 Pasco		X
41-16	James & Fannie M. Schmidt	Rt 5 Box 5310 Pasco		X
21-27-27	John & Alice Mungall	Rt 5 Box 5310 Pasco		X
6-313	John & Alice Mungall	Rt 1 Box 950 Pasco		X
18-24-7	John & Alice Mungall	Rt 1 Box 1240 Pasco		X
18-187	John & Alice Mungall	Rt 1 Box 5330 Pasco		X
18-152	John & Alice Mungall	Rt 1 Box 5330 Pasco		X
169-195	John & Alice Mungall	Rt 1 Box 5330 Pasco		X

RIVERVIEW

COMMERCIAL

GOALS:

1. Commercial activity should be located at major arterial intersections as designated in the comprehensive plan map.
 - a. Commercial activity should manifest itself in neighborhood/community shopping centers.
 - b. Commercial access on major arterials shall be a minimum of 330 feet from any intersection.
 1. Additional access points along major arterials shall be not less than 660 feet apart. (See Figure 5)
 - c. Commercial activity should focus at one corner of the arterial intersection.
 1. Future growth should extend radially from that corner. (See Figure 6)
 2. Supplementary commercial activity (gas stations and small convenience stores) should occur on the remaining corners.
 - d. Site plan review would reflect a parking plan that will alleviate auto-pedestrian conflicts and stimulate commercial activity.
 - e. Commercial centers should eventually develop in a concentrated multi-use, not excluding single use, forms. The most intensive uses should be concentrated within a limited area of high activity, interspersed with an adequate amount of open space.
 1. Multi-use means a wide array of activities in a small area, such as entertainment, business services, commercial shopping and commercial services.
 - f. Standards should be developed for the inclusion of open space and landscaped areas in commercial developments particularly for high activity areas (such as parking lots and service entries) and where the commercial and residential designations interface.

2. Alternative markets should be investigated to provide jobs and local revenues.
 - a. A farmer's market for locally grown vegetable products could be established.
 - b. Home occupations that are governed by special permits could be allowed.
 - c. Specialty and "craft" shops for sale of local artisans' craftwork.

RIVERVIEW

RESIDENTIAL

GOAL: To increase the availability of housing and maintaining the quality of life that the current residents enjoy.

POLICIES:

1. Allow the retention of existing land in agriculture (i.e., hobby farms, truck farms, etc.) whenever possible to help retain the rural life style.
 - a. Advocate current use tax assessment and enrollment into "open space taxation."
2. Increase the extent of urban densities along with urban services (i.e. general utilities, water, and sewer).
 - a. Allow higher densities (multiple family) along the designated major arterials and near the arterial intersections.
 - b. Preserve the single family residential neighborhood by discouraging multiple family densities in that area.
3. Allow large development proposals to utilize planned unit development (PUD) concepts, (this type of development is usually characterized by a unified site design for a number of housing units, clustering buildings, and providing common open space, density increases, and a mix of building types and land uses).
4. Standards should be developed for the inclusion of open space and landscaped areas in residential developments, particularly multiple family residential areas. (These areas should be used as buffers from other land uses.)
 - a. Site plan review for multiple family residence should be instituted as well as a sight review of the property being developed.

GOAL: The district should encourage a balanced variety of housing types.

1. Residential densities should be governed by considerations of availability of sewer and water services, depth to groundwater, distance from activity centers and recreation areas, convenience to the commercial area, street capacity and access, the relationship to adjacent uses, and topography.

2. A maximum choice of living environments and lifestyles should be available to existing and prospective residents.

GOAL: The district should encourage the creation of a physical and social identity for the neighborhood units.

RIVERVIEW

CIRCULATION

GOAL: A system of arterials and secondary streets should be emphasized to institute the neighborhood concept.

POLICIES:

1. Access onto arterials should be limited to local access roads and commercial centers.
 - a. Access points along major arterials should be not less than 660 feet apart. (See Commercial Goals and Policies for Figures)
 - b. Local streets should discourage through traffic and reduce speeds as much as possible although they should not hinder the movement of emergency vehicles.
 - c. Local street design should emphasize the neighborhood concept. A gridiron system should be used whenever possible. However, in the case of natural barriers (contours) curvilinear streets and other subdivision design techniques can accomplish this goal better while also conserving costs.

GOAL: The road system in Riverview should be improved for the projected population growth and provide for maximum efficiency in vehicle movement.

POLICIES:

1. Encourage further development of the local bikeway network together with establishing a bridle trail system.
2. Assess the possibility of upgrading selected arterials to parkway standards. This would include a landscaped median with turn lanes and sidewalks.
3. Widen roads in Riverview to include areas for the construction of sidewalks or walkways on at least one side of the road.
4. Plan for the extension of existing roads. (For example: Wernett Road from Road 64 to Road 84; Road 80 from Court Street to Argent, Sylvester Street from Road 62 to Road 68).
5. Investigate the possibility of one way roads in Riverview.

6. Plan for at least two pedestrian overpasses crossing Court Street--one at Road 40 near Mark Twin Elementary School and one at Road 48 near the park and recreation area.

GOAL: Truck traffic routes should be established on selected major arterials.

Gas station

Restaurant

Community
Shopping
Center

660'

330'

FIGURE 5

COMMERCIAL INTERSECTION
ACCESS

Radial
Growth

Shopping
center
(present
facility)

direction
of
growth

Linear
Growth

Present
facility

COMMERCIAL INTERSECTIONS
GROWTH

FIGURE 6

(6) Maintaining such intersection for freeway access and residential traffic will cause a substantial road tax savings over developing and maintaining such intersection to the standards necessary for commercial, residential and freeway access traffic mix.

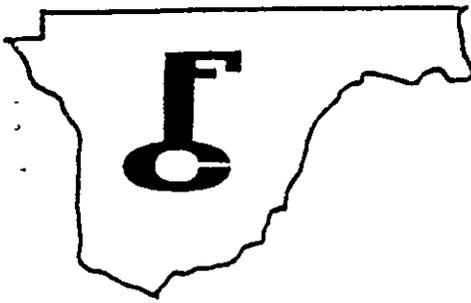
II

NAME	ADDRESS	Property Description or Location
Jimmy H. Canyon	3417 Rd 68	Rd 68 Pasco
Jimmy F. Carlson	4905 Valley View	
Robert S. Archibald	4905 Valley View	
Theresa A. ...	706 ...	
James R. ...	7113 ...	
Robert M. ...	7121 ...	
Eugene A. ...	7005 ...	Passo, WA
Robert ...	7013 ...	
George ...	7114 ...	Passo, WA
Richard ...	7004 ...	Passo, WA
Richard ...	7121 ...	Passo, WA
Raymond ...	7105 ...	Passo, WA
Thomas ...	5800 ...	Passo, WA
King ...	6809 ...	Passo, WA
James ...	6909 ...	Passo, WA

(6) Maintaining such intersection for freeway access and residential traffic will cause a substantial road tax savings over developing and maintaining such intersection to the standards necessary for commercial, residential and freeway access traffic mix.

III

NAME	ADDRESS	Property Description or Location
38 ...	7120 ...	1700 ...
William M. ...	7120 ...	1600 ...
William M. ...	7515 ...	5000 ...
James ...	7515 ...	5000 ...
...	2316 ...	2 1/2 ...
...	7316 ...	2 1/2 ...



FRANKLIN COUNTY

COMMISSIONERS

COURTHOUSE - 1016 North Fourth
Pasco, Washington - Phone: 545-353

RESOLUTION 80-32

BEFORE THE BOARD OF COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON:

IN THE MATTER OF COUNTY PLANNING - RE: CHANGE IN THE COMPREHENSIVE PLAN -
"Agriculture" to "Rural Service Commercial"
Initiated by P. S. Fertilizer, Inc.
(Sherman Stock)

WHEREAS, on April 3, 1980, the Clerk of the Board set a date for a public hearing for April 21, 1980, to consider the application of P. S. Fertilizer to change the Comprehensive Plan from "Agriculture" to "Rural Service Commercial" generally located on the following described property:

That property lying in a portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, T10N, R30EWM, Franklin County, and lying on the east side of Frontier Road approximately 1/3 mile south of Crestlock Road, and containing approximately five (5) acres; and

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

- 1) notice of public hearing was given in accordance with statute;
- 2) the Planning Commission did recommend approval of said application at their public hearing on April 1, 1980;
- 3) the application is now before this Board for consideration; and

WHEREAS, it appears to be in the public interest to approve said change in the Comprehensive Plan Map,

NOW, THEREFORE, BE IT RESOLVED that the property generally described above be reclassified on the Comprehensive Plan Map from "Agricultural, A-1," to "Rural Service Commercial."

SIGNED THIS 21 day of April, 1980

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

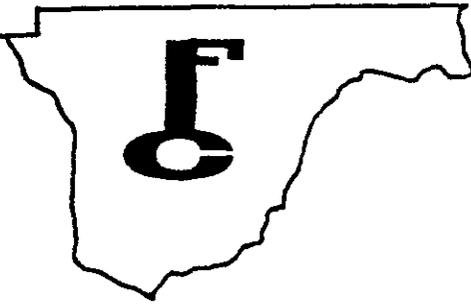
Bruce Whitmarsh
Chairman

Thurston M. Burgess
Member

ATTEST:

Louise Anne
Clerk of the Board

103 Member



FRANKLIN COUNTY

COMMISSIONERS

COURTHOUSE - 1016 North Fourth
Pasco, Washington - Phone: 545-3531

RESOLUTION 80-105

BEFORE THE BOARD OF COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON:
IN THE MATTER OF COUNTY PLANNING - RE: CHANGE IN THE COMPREHENSIVE
PLAN: "RURAL/AIRPORT AREA" to COMMERCIAL" Initiated by Dr. Harry Keyes.

WHEREAS, on November 5, 1980, the Clerk of the Board set a date for a public hearing for November 24, 1980, to consider the application of Dr. Harry Keyes to change the Comprehensive Plan from "Rural/Airport Area" to "Commercial" generally located on the following described property:

That property located at the northeast corner of Court Street and Road 48, containing approximately four and one-half (4½) acres.

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

1. Notice of public hearing was given in accordance with statute;
2. The Planning Commission did recommend approval of said application at their public hearing on November 4, 1980;
3. The application is now before this Board for consideration; and

WHEREAS, it appears to be in the public interest to approve said change in the Comprehensive Plan Map;

NOW, THEREFORE, BE IT RESOLVED that the property generally described above be reclassified on the Comprehensive Plan Map from "Rural/Airport Area" to "Commercial."

SIGNED THIS 24th day of November, 1980.

VOTE:

AYES:

NAYS:

Bruce White

Tom Mills

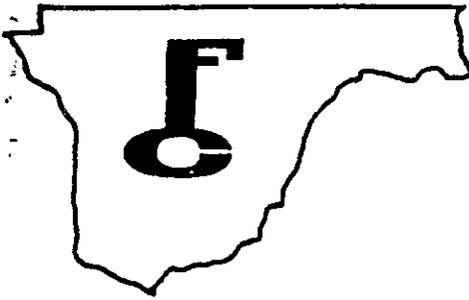
Richard D. Johnson

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

ATTEST:

Joel Gowen
Clerk of the Board

This Resolution shall be in force and effect from and after the 15th of December, 1980.



FRANKLIN COUNTY

COMMISSIONERS

COURTHOUSE - 1016 North Fourth

Pasco, Washington - Phone: 545.353

RESOLUTION NO. 81-35

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

IN THE MATTER OF COUNTY PLANNING - RE: CHANGE IN THE COMPREHENSIVE PLAN FROM Rural/Airport to Residential Medium Density. APPLICANT: Dan Mendenhall

WHEREAS, on April 13, 1981 the Clerk of the Board did set this date for a public hearing to consider the recommendations of the Franklin County Planning Commission to change the Comprehensive Plan on the following described property:

LEGAL DESCRIPTION:

The north 211 feet of the south 538 feet of the east 206 feet of the southeast quarter of the northwest quarter of the southeast quarter of Section 23, Township 9 north, Range 29 EWM.

AND

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

1. Notice of public hearing was given in accordance with statute,
2. The County Planning Commission, after public hearing and consideration on April 7, 1981, did recommend said rezoning,
3. The changing of the above-described property is in conformance with the intent of the Comprehensive Plan, and

WHEREAS, it appears to be in the public use and interest to approve said rezoning,

NOW, THEREFORE, BE IT RESOLVED that the property described receive Comprehensive Plan change from Rural/Airport to Residential Medium Density in accordance with the provisions of the Franklin County Zoning Ordinance.

DATED THIS 4th DAY OF May, 1981.

BOARD OF COUNTY COMMISSIONERS,
FRANKLIN COUNTY, WASHINGTON

VOTE:

AYES:

Harrison Malheur
Ken Miller

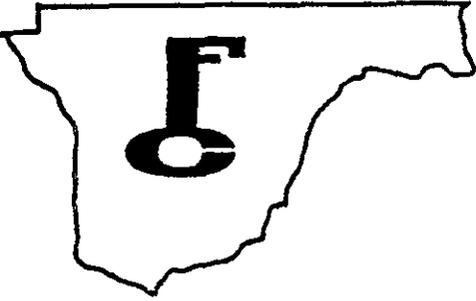
NAYS:

Chet Bria

ATTEST:

Daryl Trone
Clerk of the Board

This Resolution shall be in force and effect from and after the 24th of May, 1981.



FRANKLIN COUNTY

COMMISSIONERS

COURTHOUSE - 1016 North Fourth
Pasco, Washington - Phone: 545-353

RESOLUTION NO. 81-53

BEFORE THE BOARD OF COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON:

IN THE MATTER OF COUNTY PLANNING: RE: Comprehensive Plan Text change File # 81-3

WHEREAS, on June 3 1981 the Clerk of the Board did set a public hearing for June 22, 1981 to consider the recommendations of the Franklin County Planning Commission to review the application of Franklin County to add the following text amendment to the Comprehensive Plan:

A. Economy/Commercial - New Policy

- 8. Recognize the relationship between professional services and other land uses and encourage their concentration in appropriate locations.

Professional offices should be located on the periphery of the respective Commercially designated areas (i.e., "Urban Residential Areas") and should have a similar traffic pattern associated with it. Properly located and designed, these can provide necessary services to the nearby residential neighborhood yet act as a buffer between commercial and residential units.

(Note: Professional office areas are not generally reflected on the map, but rather, are anticipated to occur in accordance with relevant policies.)

AND

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

- 1. Notice of public hearing was given in accordance with statute,
- 2. The County Planning Commission, after public hearing and consideration on June 22, 1981 did recommend approval of said text change,

WHEREAS, the public use and interest will be served by approving the above-mentioned text change to the Comprehensive Plan,

NOW, THEREFORE, BE IT RESOLVED that the above-mentioned change to the Comprehensive Plan be approved in accordance with the provisions in Chapter 14 of the Franklin County Zoning Ordinance.

DATED THIS 22nd DAY OF JUNE, 1981.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

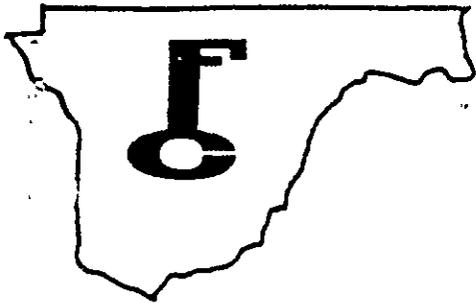
Harold W. Mathews Chairman

Chet B... Member

ATTEST:

Dorothy G...
Clerk of the Board

106 Ken Miller Member



FRANKLIN COUNTY

COMMISSIONERS

COURTHOUSE - 1016 North Fourth
Pasco, Washington - Phone: 545-3536

RESOLUTION NO. 81-73

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

IN THE MATTER OF COUNTY PLANNING - RE: CHANGE IN THE COMPREHENSIVE PLAN FROM AGRICULTURE TO RURAL. APPLICANT: William Zeigler

WHEREAS, on August 5, 1981, the Clerk of Board did set this date for a public hearing to consider the recommendations of the Franklin County Planning Commission to change the Comprehensive Plan for the following described area:

DESCRIPTION:

That property generally located south of Eltopia, within the North 3/4 of Section 14, Township 11 North, Range 30 E. W. M., on either side of Highway 395 and the Burlington Northern Railroad, in Franklin County, Washington.

AND

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

1. Notice of public hearing was given in accordance with statute,
2. The County Planning Commission, after public hearing and consideration on August 4, 1981, did recommend approval of said plan change,
3. The application changing the Comprehensive Plan is now properly before the Board for consideration; and

WHEREAS, it appears to be in the public use and interest to approve said change in the Comprehensive Plan Map;

NOW, THEREFORE, BE IT RESOLVED that the area generally described above be reclassified on the Comprehensive Plan Map from "Agriculture" to "Rural" in accordance with the provisions of the Franklin County Zoning Ordinance and as recommended by the Franklin County Planning Commission.

DATED THIS 24th DAY OF August, 1981.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Harold Matthews

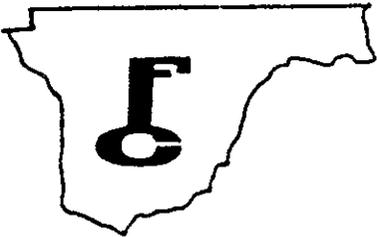
Chet Bania

ATTEST:

Nevo Clark
Clerk of the Board

Ken Mill

EFFECTIVE DATE: This Resolution shall be in force and effect from and after the 13th day of September, 1981.



FRANKLIN COUNTY

COMMISSIONERS

COURTHOUSE - 1016 North Fourth
Pasco, Washington - Phone: 545-3535

RESOLUTION NO. 82-14

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON

IN THE MATTER OF COUNTY PLANNING - RE: CHANGE IN THE COMPREHENSIVE PLAN FROM
AGRICULTURE TO RURAL. APPLICANT: Royal Shields

WHEREAS, on January 6, 1982, the Clerk of the Board did set this date for a public hearing to consider the recommendations of the Franklin County Planning Commission to change the Comprehensive Plan for the following described area:

DESCRIPTION:

A portion of Farm Unit 62, Irrigation Block 11, Columbia Basin Project, located in Section 4, T14N, R29EWM, Franklin County.

Also described as that general area located at the southeast corner of Sagehill Road and Highway 24.

AND

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

1. Notice of public hearing was given in accordance with statute,
2. The County Planning Commission, after public hearing and consideration on January 5, 1982, did recommend approval of said plan change,
3. The application changing the Comprehensive Plan is now properly before the Board for consideration; and

WHEREAS, it appears to be in the public use and interest to approve said change in the Comprehensive Plan Map;

NOW, THEREFORE, BE IT RESOLVED that the area generally described above be reclassified on the Comprehensive Plan Map from "Agriculture" to "Rural" in accordance with the provisions of the Franklin County Zoning Ordinance and as recommended by the Franklin County Planning Commission.

DATED THIS 25th DAY OF January, 1982.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Harold M. Mathews
(Chairman)

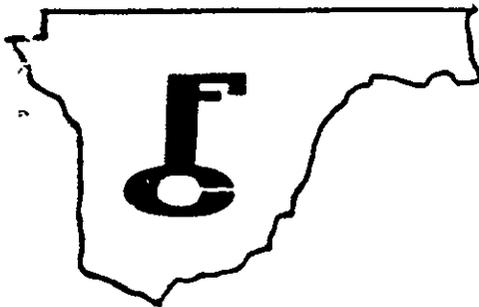
Chet Bonline
(Member)

ATTEST:

Doreen L. Kruse
Clerk of the Board

(Member)

EFFECTIVE DATE: This Resolution shall be in force and effect from and after the 15th day of February, 1982.



FRANKLIN COUNTY

COMMISSIONERS

COURTHOUSE - 1016 North Fourth
Pasco, Washington - Phone: 545-3531

RESOLUTION NO. 82-26

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON

IN THE MATTER OF COUNTY PLANNING: RE: ERROR IN RESOLUTION NO. 82-14, CHANGE IN COMPREHENSIVE PLAN, APPLICANT: ROYAL SHIELDS

WHEREAS, on January 25, 1982, the Board of County Commissioners signed Resolution No. 82-14 approving a change in the Comprehensive Plan as requested by Royal Shields, and

WHEREAS, the Resolution amended the land use designation of the Comprehensive Plan Map from Agriculture to Rural, and

WHEREAS, it has been discovered that the Resolution was in error as it relates to the Comprehensive Plan Map designation, and

WHEREAS, the Resolution changing the Comprehensive Plan designation should have read Developmental Restraints to Rural instead of Agriculture to Rural,

NOW THEREFORE, BE IT RESOLVED, that Resolution No. 82-14 be corrected to read that the Comprehensive Plan Map be amended from Developmental Restraints to Rural.

Effective this 17th day of February, 1982.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

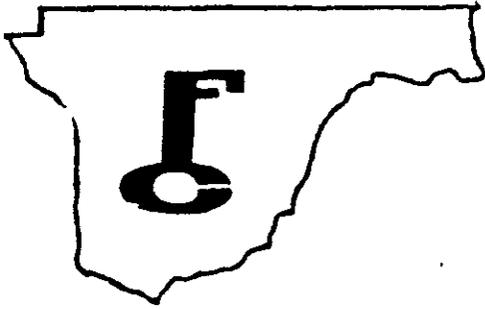
Harold A. Mathews
Chairman

Chet Buerie
Member

Ken Miller
Member

ATTEST:

Paul J. Carls
Clerk of the Board



FRANKLIN COUNTY

COMMISSIONERS

COURTHOUSE - 1016 North Fourth
Pasco, Washington - Phone: 545-3535

RESOLUTION NO. 82-51

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

IN THE MATTER OF COUNTY PLANNING: RE: COMPREHENSIVE PLAN AMENDMENTS - NEW LAND USE CATEGORY (RURAL SETTLEMENT), AND REVISION OF CIRCULATION ELEMENT. FILE # C.P. 82-1

WHEREAS, on April 7, 1982, the Clerk of the Board did set a public hearing for April 26, 1982, to consider the recommendations of the Franklin County Planning Commission to review the following amendments to the Comprehensive Plan:

- A. Rural Settlement Areas (New Land Use Category - See Attachment #1 for detailed wording) Amending Section V of the 1979 Comprehensive Plan.
- B. Comprehensive Circulation Plan - Revised - Replaces Section VI of the 1979 Comprehensive Plan. (See Attachment #2 for detailed wording)

and

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

- A. Notice of public hearing was given in accordance with statutes.
- B. The County Planning Commission, after public hearing and consideration on April 6, 1982, did recommend approval of the amendments with the following conditions/changes:
 1. Rural Settlement Area
 - a. That a circle with a 1/2 mile radius be drawn around Merrill's Corner;
 - b. That a circle with a 1/2 mile radius be drawn around Eltopia and down to the existing "Rural" Designation;
 - c. That a 1 mile radius be drawn around Basin City,
 - d. Said "circles" are to be shown on the Comprehensive Plan Map as "Rural Settlements".
 2. Circulation Plan
 - a. The "urbanizing area" referenced on page 4 of the new text is to be redefined so that the area is consistent with the descriptions referenced in other portions of the Comprehensive Plan;

- b. The County Commissioners consider designating a "Collector Street" from Road 100 tying into Crescent/Road 108 (where the Mormon Church is located) down to Court Street.
- c. New testimony regarding a more detailed consideration of the arterial system in the Riverview area was given by the County Engineer at the Commissioners hearing. Testimony was also given by a representative of the Basin City Steering Committee and citizens group requesting that the "Rural Settlement" area be enlarged.
- d. The new information and testimony was not available at the time of the Planning Commission hearing and is hereby accepted into the record and will be considered as an added change to the Planning Commission recommendation (See Commissioners Findings of Fact (Exhibits #5&6 in the above referenced file).

WHEREAS, the public use and interest will be served by approving the amendments to the Comprehensive Plan as recommended by the Planning Commission and as further amended by the County Commissioners,

NOW, THEREFORE, BE IT RESOLVED that the attachments (1&2) be adopted with the corrections/changes as recommended by the Planning Commission and as further amended by the County Commissioners as follows:

- 1) The "Rural Settlement" area be expanded as requested by the Basin City citizens group in Exhibit #5 and
- 2) The Circulation Element Map for the Riverview area be amended as requested by the County Engineer in Exhibit #6.

BE IT FURTHER RESOLVED that the amendments to the Comprehensive Plan and changes be approved in accordance with the provisions of Chapter 14 of the Franklin County Zoning Ordinance No. 18-80.

DATED THIS 26th DAY OF April, 1982.

BOARD OF COUNTY COMMISSIONERS
FRANKLIN COUNTY, WASHINGTON

Chairman

Chet Bullock

Member

Ken Miller

Member

ATTEST:

Doug Jackson

Clerk of the Board