

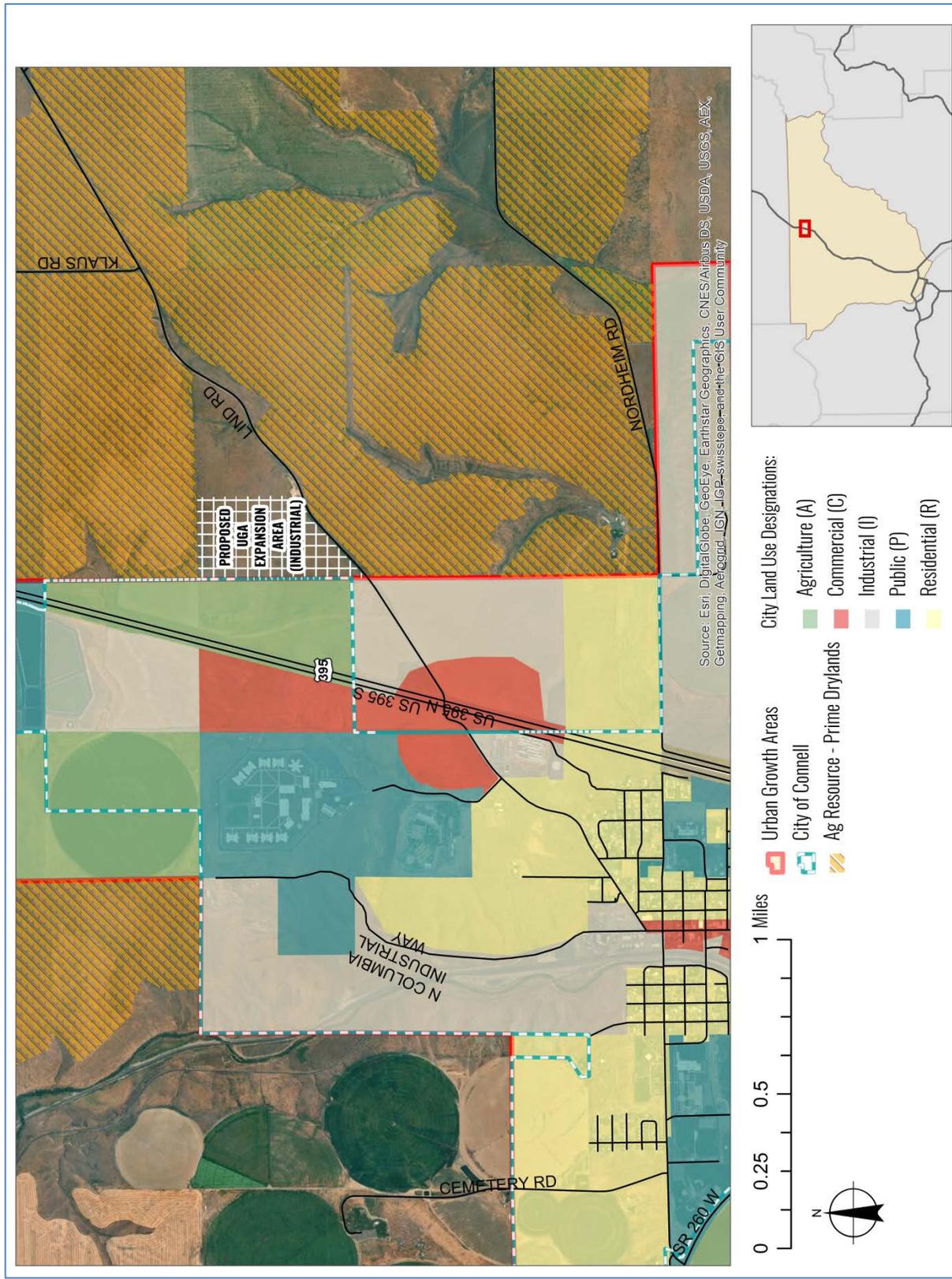
FACT SHEET / STAFF REVIEW

Public Hearing (Legislative) before the Franklin County Planning Commission

Case-file:	CPA 2018-02
Hearing Date:	September 4, 2018 <i>The purpose of the hearing is to take initial comments and feedback regarding the application, and to identify any additional information or data that is needed to process / consider the request.</i>
Applicant:	City of Connell c/o Maria Peña, City Administrator, P. O. Box 1200, Connell, WA
Owners:	Jesus Diaz owns one property and Neal Smick owns the other
Location:	Short Plat 2018-01 Lot 1 and Lot 2, Situated in Section 20 of Township 14 N. Range 32 E., W.M. Both parcels are to the north of, and have frontage on, Lind Road. The properties are contiguous to the current City of Connell incorporation limits. The properties are generally east of the Coyote Ride Corrections Center, on the other (west) side of US 395 N.
Property size and Land Uses:	<i>(Parcel sizes are listed according to the Assessor's records)</i> Parcel 106-560-028 is 17.83 ¹ acres and Parcel 106-560-029 is 107.5 acres but only a portion (approximately 55 acres) would be included in the UGA. The total acreage for the proposed expansion is between 72 and 80 acres. The land is currently vacant, and there are no documented improvements (structures or irrigation systems) on the properties. There is no "population" located in the area.
Comp. Plan:	The current designation for the land is Agricultural, per the County's Land use Map. There are Agricultural Resource lands in the vicinity (Prime Drylands); however, the expansion would <i>not</i> include any areas designated as Agricultural Resource lands, which must be protected.
Zoning:	The current zoning is AP-40 (County)
Suggested Recommendation:	Forthcoming - further review will need to take place (Additionally, findings of fact will be developed at a later time)
Vicinity Map²:	See next page

¹ Lot 1 was created under an innovative agriculture short plat process under FCC 17.12.050 (F)(1); there are 40 acres set-aside in the main parcel (Lot 3) which may not be further divided / developed

² This map shows current City Land Use designations, however, the City is currently conducting a periodic update to their Comprehensive Plan and so changes are anticipated.



APPLICATION DESCRIPTION:

The City of Connell has filed an application with Franklin County seeking to expand their Urban Growth Area (UGA) boundary by up to 80.27 acres. The expansion request is for land to be classified as industrial by the city, upon the addition to the Urban Growth Area. The city’s application was made following a request from a land owner who wants to be annexed into the City limits, in order to be able to legally obtain City services.

INTENDED USE / PROJECT SUMMARY:

The UGA expansion, and subsequent annexation, will allow for the development of a racetrack facility on City of Connell planned Industrial Land. According to the project proponents, they are planning and proposing the following:

Facility: A quarter-mile racetrack with bleacher seating

Amenities: Concessions and water stations will be available along with restrooms

Parking: Large gravel parking areas and paved racer parking area

Days of Operation: The events are only planned for two days, twice a month

Attendance: The Expected attendance will be 2,000 people

Phasing: The race way including bleachers and parking will be constructed immediately and generators will be used to provide power to the site. Temporary water and restroom stations will be provided. It is expected within 2 year utilities will be extended to the site.

Tourism/ Economic Development Aspect: There will be some of the visitors which will stay overnight in the city, provided they can find accommodations. There is currently no plan to provide overnight accommodations at the site.

CRITICAL AREAS:

CRITICAL AREAS (FCC Ch. 18.08)

Wetlands

- Wetlands None

Critical Aquifer Recharge Areas (CARAs)

- Irrigated Type A Soils – Aquifer Recharge None
- Canals None
- Designated Wellhead Protection areas None

Frequently Flooded Areas

- Floodplain None

CRITICAL AREAS (FCC Ch. 18.08)

Geologically Hazardous Areas

- | | |
|-------------------------------|---|
| • Ringold Erosive Soils | None |
| • Steep Slopes (15 % or more) | A portion of the site has been identified as having steep slopes (generally runs west - east) between 15-40 percent |
| • Seismic Hazard Areas | None |

Fish and Wildlife Conservation Areas

- Areas identified by DFW Priority Habitat and Species Program None

PUBLIC NOTICE AND PROCESSING TIMELINE TO DATE:

1. A Public Notice providing a call for applications for changes to the Franklin County's Comprehensive Plan (map and text changes) was published on XX and XX in the Franklin County Graphic and the Tri-City Herald. The deadline for providing applications was March 23, 2018 for the 2018 annual amendment docket which is combined with the Periodic Update.
2. The City of Connell submitted an application to the Franklin County Planning and Building Department which was received on June 22, 2018.
3. A workshop was conducted on August 28, 2018 on the UGA expansion requests. There was no discussion on the Connell request.
4. A Public Notice for the September 4, 2018 public hearing was published in the Herald on August 24, 2018, posted at several locations including the County Courthouse, and distributed to interested parties on the County's project email list.
5. SEPA Review has not yet been completed for this request. The SEPA review for this request will be combined with the review for files CPA 2018-01 and CPA 2018-03, as they are all amendments to the County's Comprehensive Plan and in accordance with RCW 36.70A.130(3)(a) the County will review the cumulative effects of all the proposed changes and process the 2018 amendments to the Comprehensive Plan in one docket.
6. Because this request is for an industrial-only expansion, the County has not requested and does not intend to provide a "buildable-land" analysis.
7. No agency review has been completed, but will be conducted in the near-term.