



FRANKLIN COUNTY



PLANNING AND BUILDING DEPARTMENT

APPLICATION FOR URBAN AREA BOUNDARY OR MAP AMENDMENT TO FRANKLIN COUNTY COMPREHENSIVE PLAN

An Urban Growth Area (UGA) Boundary or Map Amendment is a proposed change to the Urban Growth Area Boundary, or Comprehensive Plan of Franklin County.

Complete all the blanks in this application form. We will not accept a letter or report in lieu of this application. However, reports, photos or other materials may be submitted to support your application.

Applicant: City of Connell

Contact (if different than applicant): Maria Pena

Address: PO Box 1200

City/State/Zip Code: Connell, WA 99326

Phone: (509) 234-2701

DESCRIPTION OF AMENDMENT:

Attach a map of the proposed map amendment, showing all parcels and parcel numbers (see the County Assessor's Office to obtain maps and parcel information). Provide names, mailing addresses, and mailing labels for all property owners within 500 ft.(if inside the UGAB) or 1 mile (outside the UGAB) of the proposed amendment area.

Areas of Amendment:

Adding to UGA

Quarter SW Section: 20 Township: 14 Range 32

Total number of Parcels: 2 Total acreage: 80.27 The total number of parcels and total acreage must be consistent with County Assessor data.

Estimated existing population within area: 0

Current Zoning and Comprehensive Plan Land Use Designation: AP-20 / Agriculture

Desired Comprehensive Plan Land Use Designation (i.e.; Industrial; Commercial; Residential etc.) Industrial

Removing from UGA

Half W Section: 7 Township: 14 Range 32

Total number of Parcels: 1 Total acreage: 300 The total number of parcels and total acreage must be consistent with County Assessor data.

Estimated existing population within area: 0

Current Zoning and Comprehensive Plan Land Use Designation: AP-20 / Agriculture

Desired Comprehensive Plan Land Use Designation (i.e.; Industrial; Commercial; Residential etc.) N/A

1. General Description of Proposal:

Adding to UGA:
S20T14R32

The City has received requests from land owners to be annexed into the City limits to be able to construct a race track. Currently the land is located outside of the urban growth boundary and therefore the City is unable to annex the property.

Removing from UGA:
S7T14R32

The City has received a request from the land owner to be removed from the City's UGA since the land is used for farming and will not be used for any other purpose.

2. Why is the UGA or Map Amendment needed and being proposed?

Adding to UGA:
S20T14R32

Without the expansion of the UGA the City is unable to annex the property. The landowners would not be able to develop the land. The City would provide water and sewer services to the property. The land is currently adjacent to the existing UGA.

Removing from UGA:
S7T14R32

The City is proposing to re-designate all land zoned as Agriculture within the city to an "Urban Reserve" designation. For farming purposes, the land owner of the subject property wishes to keep his land zoned "agriculture" and therefore wants to remove his land from the City of Connell's incorporation limits and UGA, and instead be controlled by county zoning code.

3. Describe the land uses surrounding the proposed amendment area (residential, commercial, agriculture, etc):

Adding to UGA S20T14R32

NORTH: It is located in Franklin County and is zoned Ag. Production

SOUTH: It is located in Franklin County and is zoned Ag. Production

EAST: It is located in Franklin County and is zoned Ag. Production

WEST: Is located in the City of Connell and is currently zoned agriculture. The City is in the process of updating zoning designations and will be changing all agriculture land to urban reserve.

Removing from UGA S7T14R32

NORTH: It is located in Franklin County and is zoned Ag. Production

SOUTH: It is located in Franklin County and is zoned Ag. Production

EAST: Is located in the City and is currently zoned agriculture. The City is in the process of updating zoning designations and will be changing all agriculture land to urban reserve. The parcel is owned by the same individual. The owner requested that adjacent land be de-annexed but not removed from the UGA.

WEST: It is located in Franklin County and is zoned Ag. Production

4. Has the proposed UGA or Map Amendment been addressed in approved environmental documentation (e.g., Environmental Impact Statement or Determination of Non-Significance) as required by SEPA? (please cite title, date, and appropriate sections)

Not at this time

Note: If sufficient Environmental Documents have not been completed, the proponent will be required to provide or pay for the preparation of such documents (Environmental Checklist or EIS).

5. Identify the providers and the plans or studies which demonstrate the availability of capital improvements to serve the proposed area.

Adding to UGA S20T14R32

Sanitary Sewers: City of Connell

Domestic Water: City of Connell

Transportation: City of Connell

Removing from UGA S7T14R32

Sanitary Sewers: N/A

Domestic Water: N/A

Transportation: N/A

6. Provide the proposed range of allowable residential densities and projected population at full build-out within the proposed UGA or Map Amendment area:

Adding to UGA S20T14R32

This land will not be designated for residential

Removing from UGA S7T14R32

N/A

7. **Signature of Applicant:**

I certify that the information contained in this application is true and correct to the best of my knowledge.



Signature

7/25/19

Date

URBAN GROWTH BOUNDARY ADJUSTMENT
LEGAL DESCRIPTIONS

Adding to UGA S20T14R32

PARCEL 106560028:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, FRANKLIN COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1, FRANKLIN COUNTY SHORT PLAT 2018-1, RECORDED IN VOLUME 2 OF SHORT PLATS AT PAGE 139, UNDER AUDITOR'S FILE NUMBER 1872906.

A PORTION OF PARCEL 106560029:

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, FRANKLIN COUNTY, STATE OF WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

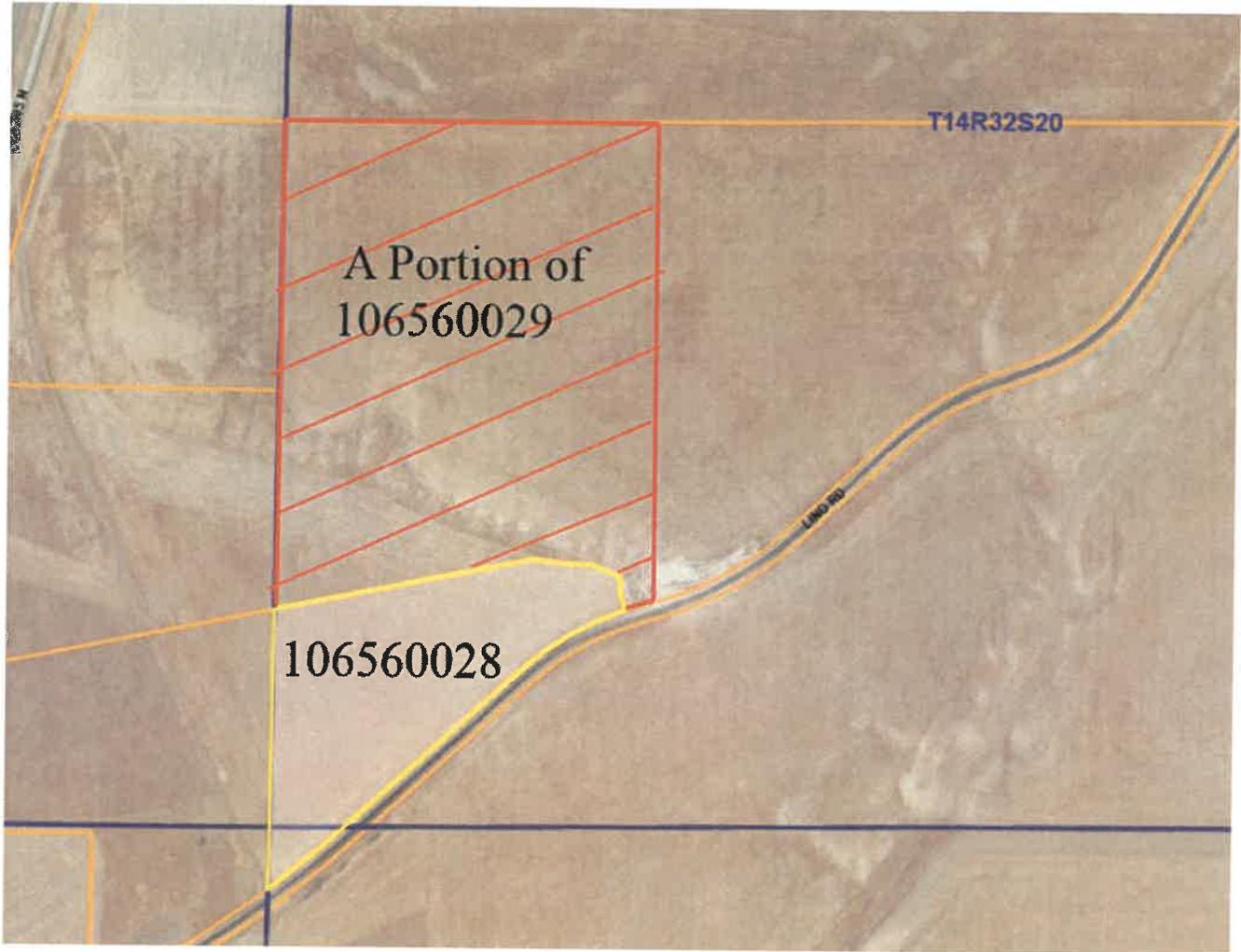
THAT PORTION OF LOT 2, FRANKLIN COUNTY SHORT PLAT 2018-1, RECORDED IN VOLUME 2 OF SHORT PLATS AT PAGE 139, UNDER AUDITOR'S FILE NUMBER 1872906, LYING WESTERLY OF A LINE THAT IS 1585.00 FEET EASTERLY AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER

Removing from UGA S7T14R32

A PORTION OF PARCEL 106430017:

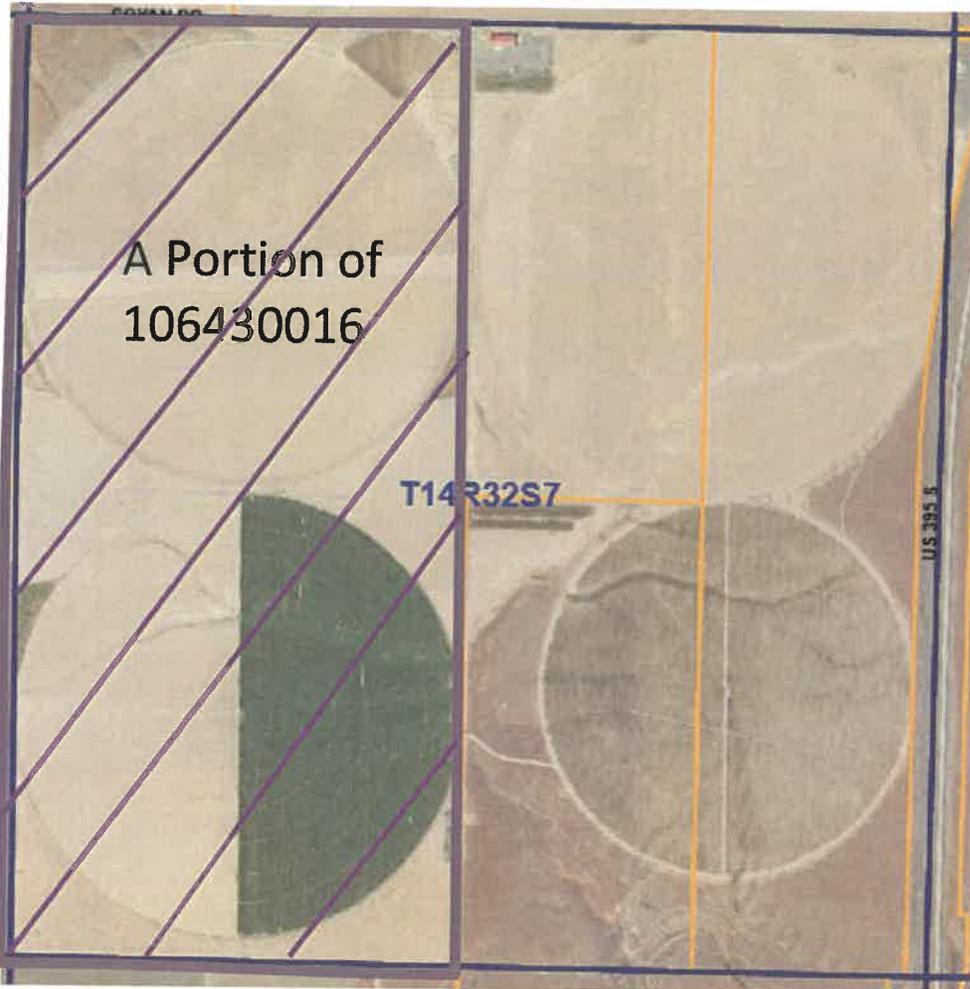
THE WEST HALF OF SECTION 7, TOWNSHIP 14 NORTH, RANGE 32 EAST OF THE WILLAMETTE MERIDIAN, FRANKLIN COUNTY, STATE OF WASHINGTON

Adding to UGA S20T14R32



PARCEL NO	OWNER	ADDRESS	CITY	ST	ZIP
106661025	DIAZ	JESUS HIGAREDA	4307 W 35TH CT	KENNEWICK	WA 99337-2749
106665012	USA-BUREAU OF RECLAMATION		PO BOX 815	EPHRATA	WA 98823-0815
106520016	HEINEN BROTHERS INC		13218 HIGHWAY 395	ELTOPIA	WA 99330-9789
106530014	STORM	JAMES & CHRISTINE (TR)	PO BOX 590573	SAN FRANCISCO	CA 94159-0573
106570016	SMICK (TRUSTEE)	NEAL	NEAL SMICK TRUST	PO BOX 158	CONNELL WA 99326-0158
106570025	SMICK (TRUSTEE - ETAL)	NEAL	PO BOX 158	CONNELL	WA 99326-0158
106640020	SMICK (TRUSTEE - ETAL)	NEAL	PO BOX 158	CONNELL	WA 99326-0158
106650028	CERNA	LAURA	PO BOX 72	ZILLAH	WA 98953-0072
106650037	SMICK	NEAL	PO BOX 158	CONNELL	WA 99326-0158
106650046	SMICK	NEAL D	PO BOX 158	CONNELL	WA 99326-0158
106650055	SMICK (ETAL)	NEAL	SMICK (TRUSTEE), NEAL	PO BOX 158	CONNELL WA 99326-0158
106540012	CITY OF CONNELL		PO BOX 1200	CONNELL	WA 99326-1200
106550010	CITY OF CONNELL		PO BOX 1200	CONNELL	WA 99326-1200
106560018	SMICK	NEAL D	PO BOX 158	CONNELL	WA 99326-0158
109600086	L & W FARMS LLC (ETAL)	L & R FARMS LLC	2461 S ARABIAN WAY	WASHINGTON	UT 84780-8341
106550088	OCHOA	EDWARD D & DAYNA M	PO BOX 781	CONNELL	WA 99326-0781
106550091	DIAZ	JESUS HIGAREDA	4307 W 35TH CT	KENNEWICK	WA 99337-2749
106550090	SMICK	D NEAL	PO BOX 158	CONNELL	WA 99326-0158
106661016	USA-BUREAU OF RECLAMATION		PO BOX 815	EPHRATA	WA 98823-0815
106560028	DIAZ	JESUS HIGAREDA	4307 W 35TH CT	KENNEWICK	WA 99337-2749
106560030	SMICK (ETAL)	NEAL	SMICK (TRUSTEE), NEAL	PO BOX 158	CONNELL WA 99326-0158
106560029	SMICK (ETAL)	NEAL	SMICK (TRUSTEE), NEAL	PO BOX 158	CONNELL WA 99326-0158

Removing from UGA S7T14R32



PARCELNUMBER	LastName	FirstName	Address1	Address2	City	State	Zip
106410019	KING	ROBERT E		3800 COVENTRY DR	ANCHORAGE	AK	99507-3316
106410028	KING	ROBERT E		3800 COVENTRY DR	ANCHORAGE	AK	99507-3316
106410037	KING	ROBERT E		3800 COVENTRY DR	ANCHORAGE	AK	99507-3316
106410046	KING	ROBERT E		3800 COVENTRY DR	ANCHORAGE	AK	99507-3316
106410055	KING	ROBERT E		3800 COVENTRY DR	ANCHORAGE	AK	99507-3316
106420017	KING	ROBERT E		3800 COVENTRY DR	ANCHORAGE	AK	99507-3316
106420026	GBEE LAND COMPANY LLC			PO BOX 268	CONNELL	WA	99326-0268
106420035	SEIBERT (ETAL)	THOMAS B		1400 SW MARLOW AVE	PORTLAND	OR	97225-5145
106430015	ABUNDANCIA LLC			PO BOX 267	CONNELL	WA	99326-0267
106430016	ABUNDANCIA LLC			PO BOX 267	CONNELL	WA	99326-0267
106430017	ABUNDANCIA LLC			PO BOX 267	CONNELL	WA	99326-0267
106440013	KING	ROBERT E		3800 COVENTRY DR	ANCHORAGE	AK	99507-3316
106440031	ABUNDANCIA LLC			PO BOX 267	CONNELL	WA	99326-0267
106440040	PAPPAS (ETAL)	NICHOLAS D	PAPPAS, DEREK E				
106530014	STORM	JAMES & CHRISTINE (TR)		PO BOX 590573	SAN FRANCISCO	CA	94159-0573
106540012	CITY OF CONNELL			PO BOX 1200	CONNELL	WA	99326-1200
106540021	ABUNDANCIA LLC			PO BOX 267	CONNELL	WA	99326-0267
109370012	O'NEAL LAND INC			701 MUSE RD	CONNELL	WA	99326-9758
109370021	O'NEAL LAND INC			701 MUSE RD	CONNELL	WA	99326-9758
109380020	O'NEAL LAND INC			701 MUSE RD	CONNELL	WA	99326-9758
109470011	FINKBEINER FAMILY LAND LLC			4603 SEGO LILY CT	PASCO	WA	99301-7120
109470039	FINKBEINER (ETAL)	KAY & COLETTE	FINKBEINER, TERRY	541 CEMETARY RD	CONNELL	WA	99326-9750
109480028	ABUNDANCIA LLC			PO BOX 267	CONNELL	WA	99326-0267
109480037	KLINDWORTH	CRAIG (ETAL)		PO BOX J	CONNELL	WA	99326-0076
109480046	O'NEAL LAND INC		% ZOE DERUWE	701 MUSE ROAD	CONNELL	WA	99326-9758
109490017	ABUNDANCIA LLC			PO BOX 267	CONNELL	WA	99326-0267
109490035	L & W FARMS LLC (ETAL)		L & R FARMS LLC	2461 S ARABIAN WAY	WASHINGTON	UT	84780-8341
109500103	FINKBEINER (ETAL)	KAY & COLETTE	FINKBEINER, TERRY	541 CEMETARY RD	CONNELL	WA	99326-9750