



STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF SIGNIFICANCE (DS) AND REQUEST FOR COMMENTS ON ENVIRONMENTAL IMPACT STATEMENT (EIS) SCOPING

July 6, 2026

Description of Proposal: Franklin County is in the process of preparing a periodic update to its Comprehensive Plan and the Development Regulations in accordance with the Growth Management Act (GMA) by the end of December 2026. As a part of the work, the County will include a new Comprehensive Plan Element – “Climate” - as a result of the update process and in accordance with new state requirements.

Location of Proposal: The proposed action encompasses all of Franklin County.

Proponent & Lead Agency: Franklin County.

EIS Required: Franklin County has determined that this non-action proposal is likely to have a significant adverse impact on the environment and issues a Determination of Significance. The preparation of an Environmental Impact Statement (EIS) is required under RCW 43.21C.030(2)(c).

Elements of the Environment to be Addressed: The lead agency has identified the following areas for discussion in the EIS:

- Land Use
- Housing and Anti-Displacement
- Utilities and Infrastructure
- Transportation
- Cultural and Historic Resources
- Water Resources
- Vegetation and Landscape
- Biological Resources and Critical Areas
- Climate
- Environmental Justice and Health Disparities

Alternatives: A comparative evaluation of alternative courses of action will be included in the EIS. Alternatives are expected to include a no-action alternative and two other alternatives that would consider different growth levels and/or patterns. The no-action alternative would assume that the (existing) 2017 Franklin County Comprehensive Plan and growth projections are carried forward, which represents a lower growth option.

Alternative 1 (“Focused Growth Alternative”) is subject to change or refinement, and is proposed to focus growth in the following areas:

- Existing Urban Growth Areas (UGAs) - Primarily Pasco, with some growth in Connell and virtually no growth in Mesa and Kahlotus;
- Existing Limited Areas of More Intense Rural Development (LAMIRDs);
- The establishment of a Master Planned Resort (MPR);

- Shrub steppe conservation with cluster development options.

Alternative 2 (*"Broad Growth" alternative*) is subject to change or refinement and is proposed to would focus growth in the following areas:

- Existing UGAs – Primarily Pasco, with some growth in Connell and virtually no growth in Mesa and Kahlottus; together the jurisdictional transfer of approximately 180 acres of rural industrial lands into the Pasco UGA;
- Existing LAMIRDs;
- The establishment of a Master Planned Resort (MPR);
- Adoption of requirements and regulations for the formation of Major Industrial Developments; and
- Allowing for rural development and Planned Unit Developments (PUDs) to occur on Non-Agricultural Lands of Long-Term Commercial Significance (non-ALLTCS) lands with a one acre per unit base density allowance.

Scoping: Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. A scoping meeting will be held on July 14, 2026 from 6 p.m. to 8 p.m. at the Franklin County Courthouse, Commissioners meeting room (1016 N 4th Avenue in Pasco, WA). All written comments must be submitted by 5:00 pm on August 5, 2026.

Send to Contact:

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Signature 

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The WA Department of Commerce climate planning grant is supported with funding from Washington's Climate Commitment Act. The CCA supports Washington's climate action efforts by putting cap-and-invest dollars to work reducing climate pollution, creating jobs, and improving public health. Information about the CCA is available at www.climate.wa.gov.