

Agenda Summary Report (ASR)

Franklin County Board of Commissioners

DATE SUBMITTED: 07-22-2025	PREPARED BY: Wes McCart
Meeting Date Requested: 08-6-2025	PRESENTED BY: Wes McCart
ITEM: (Select One) Regular Agenda X Brought Before the Board Time needed: 20 minutes	
SUBJECT: Open Record Public Hearing – 2026-2046 County-Wide Planning Policies	
FISCAL IMPACT: No fiscal impact.	
BACKGROUND: Franklin County is a “fully planning” county under the Growth Management Act (GMA) RCW 36.70A. Pursuant to RCW 36.70A.130 the County is required to update our comprehensive plan and associate development regulations. As part of this update process, the County in coordination with the cities are required to update and revise, if necessary, our County-Wide Planning Policies (CWPP). The Cities of Pasco, Connell, Mesa, and Kahlotus worked with the County to add and revise our CWPP policies by meeting several times over the last several months. This process included population and housing allocation updates and distributions. A workshop was held on June 11, 2025 in front of the County Commissioners and on July 14, 2025 with the City of Pasco City Council. The other cities worked with their individual staff and consultants to share the CWPP with their respective City Councils and planning commissions. While there were several questions, there have been no formal comments or requested changes to date. The intent of the CWPP is to help coordinate our comprehensive plan updates across the jurisdictions to achieve consistency throughout Franklin County as required by law. It is our intention after adoption to further develop specific policies into actions and interlocal agreements. The adoption process only requires formal adoption by the Franklin County Board of County Commissioners (the cities are not required to formally adopt the CWPP to be applicable).	
COORDINATION: Brian Dandel, County Administrator	
RECOMMENDATION: Adopt the resolution to adopt the 2026-2046 County-Wide Planning Policies (Revised CWPP).	
ATTACHMENTS: ASR, Draft Resolution (Including Attachment A – CWPP), Public Notice	
HANDLING / ROUTING: (Once document is fully executed it will be imported into Document Manager. Please list <u>name(s)</u> of party(s) that will need a pdf.) Original : Clerk of the Board Teresa Alvarez pdf: Wes McCart – P&B Director	

I certify the above information is accurate and complete.

Name: Wes McCart

Title: Planning and Building Director

FRANKLIN COUNTY RESOLUTION 2025-233
BEFORE THE BOARD OF COUNTY COMMISSIONERS OF
FRANKLIN COUNTY, WASHINGTON

Adoption of the revised County-Wide Planning Policies (2026-2046)
in support of the County's Periodic Update to the Comprehensive Plan

WHEREAS, Franklin County is a “fully planning” county within the context of the State of Washington Growth Management Act (GMA) and a “periodic” review and revise if needed of the Comprehensive Plan and Development Regulations is required pursuant to RCW 36.70A.130; and

WHEREAS, the last Franklin County Growth Management Comprehensive Plan was adopted June 1, 2025 via Ordinance 07-2021; and

WHEREAS, Franklin County is in the process of adopting updates to its Comprehensive Plan and Development Regulations, as part of the periodic update process, and the update commenced on April 30, 2025, with the passage of Resolution 2025-106; and

WHEREAS, pursuant to RCW 36.70A.210(3), the GMA requires that counties adopt County-Wide Planning Policies (CWPP) in coordination with cities located within the County's boundaries, to guide growth, investments, and outline processes and procedures related to growth management items; and

WHEREAS, the Franklin County-Wide Planning Policies were first adopted in 1993 under Resolution 93-015 and then updated in 2019 under Resolution 2019-312; and

WHEREAS, the Colville, Nez Perce, Nixyaawii, Spokane, and Yakama Tribal Nations were all invited to participate and coordinate in development of the CWPP update process; and

WHEREAS, the Tribal Nations did not respond or participate in the CWPP update process; and

WHEREAS, County Staff and our Consultant circulated a draft set of revised CWPP in May 2025, including proposed amendments for conformance to changes in the GMA; and

WHEREAS, changes were made in response to comments and questions on the May draft CWPP; and

WHEREAS, staff and consultants from the Cities of Pasco, Connell, Mesa, and Kahlotus worked with the County staff and Consultants in making appropriate changes to the draft CWPP; and

WHEREAS, the County finalized changes to the draft document to produce the final draft dated June 5, 2025; and

WHEREAS, this final draft was circulated to the four cities to share with their respective City Councils, planning commissions and the public; and

WHEREAS, the County held a workshop on June 11, 2025 on the final draft CWPP; and

WHEREAS, the City of Pasco held a workshop for their City Council on July 14, 2025; and

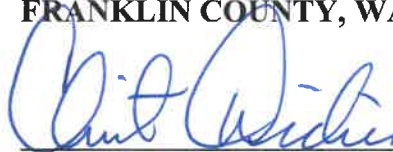
WHEREAS, the County finds it in the public interest to update the County-Wide Planning Policies.

NOW, THEREFORE, BE IT RESOLVED that the County-Wide Planning Policies be updated as shown in Attachment A; and

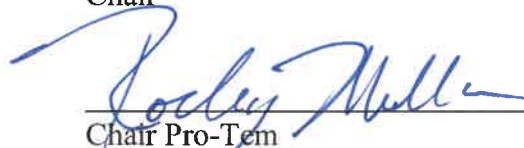
BE IT ALSO RESOLVED, that the CWPP shall be used by Franklin County, the City of Pasco, the City of Connell, the City of Kahlottus and the City of Mesa, in development or revisions to their 2026-2046 Comprehensive Plans and Development Regulations.

APPROVED THIS 6th DAY OF AUGUST, 2025.

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



Chair



Chair Pro-Tem



Member

Attest:



ERISA KUMAR

Clerk of the Board

Attachment A

COUNTY-WIDE PLANNING POLICIES

The following County-Wide Planning Policies were developed and adopted by Franklin County in coordination with the cities within Franklin County to establish a framework to ensure that county and city comprehensive plans are consistent with one another as required by the Growth Management Act.

I. Policies to Implement RCW 36.70A.020

1. The Comprehensive Plans of Franklin County and each of its cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the following:
 - A. **Urban Growth:** Encourage development in urban areas where adequate public facilities exist or can be provided in a cost efficient manner.
 - B. **Reduce Sprawl:** Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.
 - C. **Transportation:** Encourage efficient multi-modal transportation systems that may reduce greenhouse gas emissions and per capita vehicle miles traveled, and are based on regional priorities and coordinated with the comprehensive plans of Franklin County, the Cities of Pasco, Mesa, Connell and Kahlottus, the Washington Department of Transportation (WSDOT), and the Benton-Franklin Council of Governments.
 - D. **Housing:** Plan for and accommodate housing affordable to all economic segments of the Franklin County population and promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.
 - E. **Economic Development:** Encourage economic development consistent with the adopted comprehensive plans. Promote economic opportunity for all residents of the county, especially for unemployed and for disadvantaged persons, promote the retention and expansion of existing businesses and recruitment of new businesses, recognize regional differences impacting economic development opportunities, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the county's natural resources, public services, and public facilities.
 - F. **Property Rights:** Private property rights shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.
 - G. **Permits:** Applications for permits should be processed in a timely and fair manner to ensure predictability, and through a process which provides for integrated and consolidated review.
 - H. **Natural Resource Industries:** Maintain and enhance natural resource based industries including: productive agriculture (cultivation and grazing), fisheries, and mineral industries. Encourage the conservation and improvement of productive agricultural lands and discourage incompatible uses.
 - I. **Open Space and Recreation:** Encourage the retention of useful open space and green space and enhance development of recreational opportunities, enhance critical fish and wildlife

habitat, increase public access to natural resource lands and water, and develop parks and recreation facilities.

- J. **Environment:** Protect and enhance the environment and enhance the region's high quality of life, including air and water quality, and the availability of water for all uses, including potable domestic requirements.
- K. **Citizen Participation and Coordination:** Encourage the involvement of citizens and tribes in the planning process, including the participation of vulnerable populations and overburdened communities, and ensure coordination between communities, tribes, and jurisdictions to reconcile conflicts.
- L. **Public Facilities and Services:** Ensure that those public facilities and services necessary to support development shall be adequate to serve development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.
- M. **Historic Preservation:** Identify and encourage the preservation of lands, sites, and structures that have historical or archaeological significance.
- N. **Climate change and resiliency.** As determined to be appropriate by each jurisdiction consistent with the Growth Management Act, County and city comprehensive plans will include policies to adapt to and mitigate the effects of a changing climate; support reductions in greenhouse gas emissions and per capita vehicle miles traveled; prepare for climate impact scenarios; foster resiliency to climate impacts and natural hazards; protect and enhance environmental, economic, and human health and safety; and advance environmental justice.
- O. **Shorelines of the State.** Protect and enhance the shorelines of the state while planning for and fostering all reasonable and appropriate uses through coordinated planning efforts between the State, the County, and the cities within the County.

II. Policies to Implement RCW 36.70A.110 relating to the establishment of Urban Growth Areas [RCW 36.70A.210(3)a]

- 2. Each city within Franklin County is included within a designated urban growth area (UGA).
- 3. Designated UGAs should include an amount of undeveloped area to adequately accommodate forecasted growth and development for the next 20 years. The size of the UGA should reflect the Comprehensive Plans of each municipality which identifies the amount of land needed to accommodate community and essential public facilities, housing, commercial and industrial activities, and enough land to prevent inflation of land costs due to market fluctuations and limited land supplies. Further, the size of UGAs should consider the provision of open space, locations for parks and recreation, and protection of Critical Areas as well as natural barriers to development.
- 4. Designated urban growth areas should include those portions of the county already characterized by urban growth and having existing public infrastructure, public facilities and service capacities to serve existing and future growth.
- 5. Designated urban growth areas should include those areas that are within the recognized utility service areas of each city.

6. The size of urban growth areas will vary due to regional settings and should be adequate to promote-viable economic development strategies, promote choices in housing accommodations, and ensure adequate lands are available for associated open spaces and public purposes.
7. The County shall, in consultation with the Cities, propose a population allocation for the purposes of updating Comprehensive Plan documents, which considers the most recent population distribution as provided by the published OFM intercensal population estimates. The combined population figures for each municipality and the County must total the State's population forecast for Franklin County. The allocation shall be reconsidered during the periodic review required by RCW 36.70A.130. The County, in consultation with the Cities, may review growth projections and allocations between update cycles when circumstances have changed, (for example, actual growth rates or permitting varies from the predicted patterns, or when OFM provides a new set of projections for GMA planning).
8. Population projections used for designating urban growth areas will be based upon information provided by the Office of Financial Management (OFM). Use of the "mid" series as provided by OFM shall be used for Franklin County for the 2026 update cycle. A period of twenty years is the typical planning period.
9. Municipalities should limit the extension of water and sewer service to areas within each jurisdiction's urban growth area, except where otherwise permitted by law.
10. Final development approval will continue to reside with the County for areas outside of City limits.
11. During the periodic update cycle, the County shall review its UGA, patterns of development, and densities.
12. Generally, applications for amendments or changes to the UGA may only be submitted by the County or a municipality within the County prior to the deadline established for the year's docketing process (with intervals coinciding with the required periodic update of the comprehensive plan). When a city or the county proposes to alter a UGA, it is the responsibility of the proponent to provide confirmation (through studies, reports, and adopted plans) that all of the requirements above have been met, as well as provide a land capacity analysis (guided by WAC 365-196-325) , and SEPA documentation; except for net zero swaps, which must meet requirements and criteria in RCW 36.70A.130(3)(c) during the periodic update and RCW 36.70A.110(8) during an annual amendment.
13. Within Urban Growth Areas, urban uses shall be concentrated in and adjacent to existing urban services, or where they are shown on a Capital Improvement Plan.
14. The extension of a UGA into an area of Agricultural Lands of Long-Term Commercial Significance (or any Resource lands) is not allowed.
15. Legal and physical availability of water must be considered when including lands into the UGAs.
16. When requesting UGA expansions, Cities shall demonstrate the ability for in-fill development to occur in existing low-density areas within the City's UGA to avoid leap-frog development patterns.
17. All policies within each jurisdiction's and Franklin County's Comprehensive Plans shall be modified to be consistent with adopted Countywide Policies.

III. Policies for promotion of contiguous and orderly development and the provision of urban services to such development [RCW 36.70A.210 (3)b]

18. Joint county/city standards shall be established for development within each individual urban growth boundary, but beyond corporate limits of cities. It is in the public interest that joint standards be developed to preclude the creation of development patterns without municipal utilities and substandard infrastructure and property division that would burden the public with unnecessary costs to correct or compromise the ability of the UGA to accommodate the municipality's 20-year population forecast. These standards should include:
- A. Street locations, both major and secondary;
 - B. Street right-of-way widths;
 - C. Street improvement widths;
 - D. Street improvement standards;
 - E. Lots and blocks including special lot reservation system when public sewer concurrency cannot be provided;
 - F. Curbs and gutters;
 - G. Sidewalks;
 - H. Road construction standards;
 - I. Cul-de-sac location and dimensions;
 - J. Storm drainage facilities, quantity, quality, and discharge locations;
 - K. Street lights, conduit, fixtures, locations;
 - L. Sewer, septic regulations, private sewer, dry sewer facilities;
 - M. Water, pipe sizes, locations, fire flows, uniform codes;
 - N. All building requirements;
 - O. Subdivision and platting requirements including density, parks, and open space;
 - P. Collection and use of development impact fees as appropriate;
 - Q. Residential design standards;
 - R. Zoning standards;
19. The availability of the full range of urban governmental services will be subject to the annexation policies of the adjacent municipality.
20. The timing of utility extensions into the urban growth area should be consistent with the adopted comprehensive plan and capital facilities plan of the adjacent municipality.
21. Proposed annexations should not leave isolated "islands" of roadways or parcels left to be served by the County. Annexations should follow RCW 35.02.170 to avoid road "splitting."
22. Proposed annexations, where reasonable, should attempt to avoid splitting parcels where ownership will lie in joint jurisdiction of both the County and the City.
23. Existing water rights should be incorporated or transferred into the city's municipal rights whenever annexation takes place or when water will be supplied by the municipality in order to avoid relinquishment of water and/or lack of supply in the future.

24. The County and Cities should execute interlocal agreements to coordinate plans for and manage growth in urban growth areas. Interlocal agreements shall acknowledge and implement the Countywide Planning Policies.

IV. Policies for siting public facilities of a county-wide or state-wide nature, including transportation facilities of a statewide significance as defined in RCW 47.06.140 [RCW 36.70A.210(3)c]

25. When an appropriate issue arises, the County and Cities within, along with participation from the public, shall cooperate in a process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.
26. No local comprehensive plan or development regulations will preclude the siting of essential public facilities, but standards may be generated to ensure that reasonable compatibility with other land uses can be achieved.
27. Essential public facilities that require urban levels of public services (e.g., public sewer) or generate urban levels of traffic and employment should be located where urban services are available consistent with the comprehensive plan.
28. Essential public facilities should not be located in Resource Lands; essential public facilities should avoid critical areas unless no other practical location exists.
29. Essential Public Facilities should be sited to allow for adequate levels of support services such as law enforcement, emergency response services, hospitals, etc. depending on the type of facility.
30. The County and Cities are encouraged to establish areas and criterion for siting of essential public facilities before proposals are submitted.

V. Policies for county-wide transportation facilities and strategies [RCW 36.70A.210(3)d]

31. Maintain active county-city participation in the Benton Franklin Council of Governments in order to facilitate city, county, and state coordination in planning regional transportation facilities and infrastructure improvements to serve essential public facilities including Port District facilities and properties.
32. Comprehensive plans shall include, where applicable, the master plans of identified major transportation facilities such as airports, railroads, major freight terminals, and public transit and policies to ensure that they are reasonably accommodated and compatible with future surrounding land uses, in order to ensure the protection of regional transportation assets.
33. Where the level of service (LOS) for a locally owned transportation facility adopted in a county or city comprehensive plan cannot be maintained as a result of proposed new development, that development shall be denied, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development.

VI. Policies that consider the need for affordable housing for all economic segments of the population and parameters for its distribution [RCW 36.70A.210(3)e]

34. The housing element of each comprehensive plan shall:
 - A. Address the manner and the extent that demand from all segments of the housing market will be met.
 - B. Identify sufficient capacity of land, infrastructure and services for a healthy mix of home types, sizes, and prices with ownership opportunities for the widest possible range of incomes, including but not limited to, government assisted housing for low income families, manufactured housing, multi-family housing, migrant agricultural worker housing, group homes, foster care facilities, emergency housing, emergency shelters, and permanent supportive housing and other supportive housing types. All segments of the housing market must be accommodated in appropriate numbers for the 20 year planning window.
35. County and city comprehensive plans should encourage regeneration of existing housing inventories with methods such as:
 - 1) Permitting accessory dwellings or the division of existing structures when adequate infrastructure exists;
 - 2) Methods of protecting the inventory of manufactured home parks to avoid displacement;
 - 3) Sponsoring housing rehabilitation programs offered by state and federal governments.
36. Consideration should be given to the provision of diversity in housing types to accommodate elderly, physically challenged, mentally impaired, and the special needs of the population, i.e. congregate care facilities.
37. Comprehensive plans shall consider the effects of public improvement development costs on housing, including impact fees. Allowance for exemption from impact fees for projects, which enhance housing for low and moderate income householders, should be considered.
38. Each community shall provide its fair share of housing affordable to low and moderate income households by promoting a balanced mix of diverse housing types.
39. Consideration should be given to implementing innovative regulatory strategies, which provide incentives for developers to provide housing affordable to low and moderate income households in order to avoid socioeconomic segregation.

VII. Policies for joint county and city planning within urban growth areas [RCW 36.70A.210(3)f]

40. City and county planning efforts will be coordinated within urban growth areas.
41. County and City Plans should be consistent in order to allow for orderly expansion within the UGAs.
42. The county and each city shall jointly develop and implement development, land division and building standards, and coordinate permit procedures for the review and permitting of new subdivisions within Urban Growth Areas.

VIII. Policies for county-wide economic development and employment [RCW 36.70A.210(3)g]

43. The comprehensive plan of the county and each city shall promote employment and economic opportunity
44. Consideration should be given to diversification of the economic base to provide opportunities for economic growth in all communities on a county-wide basis to ensure a healthy, stable, economic base.
45. The County and all municipalities will participate in creating a County-wide economic strategy.
46. The provision of utilities and other supporting urban governmental services to commercial and industrial areas should be coordinated and assigned a high priority by utility purveyors and service providers.
47. In order to attract new industry and provide for expansion of existing industries, the County and the cities will designate land supply of sufficient size and diversity to provide a range of suitable locations for industrial and commercial development and their buffers. The designation of this land shall be established in a way that preserves natural resource based industries and critical areas.

IX. Policies for the analysis of fiscal impacts [RCW 36.70A.210(3)h]

48. Construction design and placement standards for roads, intersections and streets (with provisions for storm water conveyance), sewer, water and lighting infrastructure, should be determined based upon an analysis which identifies the most appropriate public expenditure over extended periods of time. Utilities should be incorporated into such analysis.
49. If communities consider the imposition of impact fees, said fees should be established on the basis of identifiable development impacts.
50. Capital Improvement Plans and Land Use Plans shall include fiscal analyses which identify the most cost effective uses of regional and local public services.
51. Support the development of public schools in areas where utilities are present or can be extended, is financially supportable at urban densities, where the extension of public infrastructure will protect health and safety, and the school locations are consistent with the analysis recommended by WAC 365-196-425(3)(c) as existed on the date of adoption of this document.
52. It is recognized that if the Growth Management Act and these policies are implemented to their maximum extent, County government may eventually lose the tax base needed to operate essential services, including the criminal justice function and the Offices of Treasurer, Assessor, and Auditor, which serve all jurisdictions in the area. The County and cities shall coordinate on essential services as needed to address the region's needs.

X. Policies for Participation

53. A federally recognized Indian tribe may voluntarily choose to participate in the county or regional planning process and coordinate with the county and cities, as set out in RCW 36.70.040 and RCW 36.70A.110 and RCW 26.70A.210.
54. All jurisdictions will establish procedures to ensure early and continuous participation by the public and plan for and coordinate with other agencies and districts, such as ports, schools, energy providers, etc. in the development and amendment of plans and implementation programs.



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

NOTICE OF OPEN RECORD PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS COUNTY-WIDE PLANNING POLICIES

NOTICE IS HEREBY GIVEN that the Franklin County Board of County Commissioners will be holding an open record public hearing to consider adoption of an update to the County-Wide Planning Policies on **August 6, 2025, at their regular meeting, scheduled to begin at 9:00 A.M.** in the **Franklin County Courthouse, Commissioners Meeting Room, 1016 North 4th Avenue, Pasco, WA 99301.**

The County-Wide Planning Policies (CWPP) are policies developed jointly by Franklin County and the Cities of Pasco, Connell, Mesa, and Kahlotus as part of our 2026-2046 Comprehensive Plan update process. The CWPP are policies that guide coordination and cooperation between the county and the city's comprehensive plan goals, policies, and development regulations under the Washington State growth management act.

If you would like to see a copy of the proposed CWPPs, a draft document is available at:
<https://engage.ahbl.com/Franklin2046>

DATED AT PASCO, WASHINGTON ON THIS 24th DAY OF JULY 2025.

PUBLISH:

Franklin County Graphic: July 24, 2025