

**City of Connell, Washington
CITY COUNCIL AGENDA**

**Connell City Hall - 104 E. Adams Street
Regular Meeting
March 6, 2024, 6:00 PM**

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. CORRESPONDENCE/APPOINTMENTS

5. CONSENT CALENDAR

All matters listed within the Consent Calendar have been distributed to each member of the Connell City Council for reading and study, are considered to be routine, and will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Calendar and placed on the Regular Agenda by request.

- a) Minutes of the Regular Council Meeting February 21, 2024
- b) Accounts payable 3/06/2024 for \$45,309.02
- c) Check Register 2/22/24 for \$300.00
- d) Payroll Register 2/20/24 – 2/20/24 for \$81,010.86

6. APPROVAL OF AGENDA

ORDER OF BUSINESS

7. Closed Record Hearing - Singh Rezone

8. COMMITTEE, CITY ADMINISTRATOR, AND DEPARTMENT REPORTS
9. CITIZEN COMMENT/NON-AGENDA ITEMS
10. CITY COUNCIL CLOSING REMARKS
11. ADJOURNMENT

The public is welcome and encouraged to attend this meeting. The City of Connell wishes to provide reasonable access to all public meetings for individuals with disabilities. Please contact the City Clerk at least three business days prior to the meeting for accommodations to be arranged.



THE MISSION OF THE CITY OF CONNELL IS:

To partner with the community, enriching the quality of life and delivering a range of services in a fiscally sustainable manner.

Engaging the public and embracing diversity, we maintain a focus on the future, remaining flexible and responsive, to foster a small-town character that supports growth.

REGULAR MEETING OF THE CITY OF CONNELL, WASHINGTON
CONNELL, FRANKLIN COUNTY, WASHINGTON
February 21, 2024

The Regular meeting of the Connell City Council was called to order by Mayor Lee Barrow at 6:00 pm in the City Hall and was opened with the Pledge of Allegiance.

ROLL CALL

Mayor Lee Barrow and Councilmember's: Joe Escalera, Pat Barrera, Shelly Harper, Preston Hart, and John White.

STAFF PRESENT:

Fire Chief Ken Woffenden, Treasurer Teresa Steele, City Administrator Cathleen Koch, City Clerk Marissa Ortiz, Public Works Director Hallie Tuck, Police Chief Chris Lee, and City Attorney Heidi Ellerd.

CONSENT CALENDAR

Motion: Mayor Pro Tem Harper moved to approve the consent calendar as presented:

- a) Minutes of the Special Council Meeting February 01, 2024
- b) Minutes of the Regular Council Meeting February 07, 2024
- c) Accounts Payable 2/21/24 for \$94,525.44
- d) Check Register 2/01/24 for \$317.90
- e) Payroll Register 2/05/24-2/05/24 for \$118,638.15

Councilmember Barrera seconded the motion. Motion carried unanimously.

APPROVAL OF AGENDA

Motion: Mayor Pro Tem Harper moved to approve the agenda with an amendment:

(Added Memo #12a – Basin Disposal Fuel Surcharge).

Councilmember Hart seconded the motion. Motion carried (4-1 vote).

ORDER OF BUSINESS

PROPOSAL FOR 2024 ICMP AND SOIL MONITORING

Valley Science and Engineering had completed the city's annual crop management plan the past several years. A proposal for soil sampling, the preparation of the City of Connell's 2024 Irrigation and Crop Management Plan as required in the City's State Wastewater Discharge Permit was presented for review. The estimated cost was \$13,500.00 which was a \$450.00 increase from the previous year.

Motion: Mayor Pro Tem Harper moved to approve the contract with Valley Science and Engineering. Councilmember Hart seconded the motion. Motion carried unanimously.

WATER SERVICE ORDINANCE DISCUSSION

A discussion was held between staff and the City Council regarding water leak adjustments, waive a one-time late fee per calendar year and late fees. Staff submitted the recommendation to include a leak adjustment clause in the water regulation. The provision proposed a method for

MEETING OF THE CITY OF CONNELL
Regular Council Meeting – February 21, 2024

customers to request adjustments in instances of documented water leaks on their property. The provision would also provide criteria for eligibility, a thorough documentation process, and a method to determine the adjustment based on the amount of water loss. According to feedback from previous meetings regarding late fees, staff proposed implementing a late fee waiver in the water service regulation.

Consensus of the Council was to implement a one-time late fee waiver for a calendar year and adding a water leak adjustment with specific limitations. Staff would prepare an ordinance and return it at the next meeting for the Council's review.

WATER & SEWER LATE FEES

City Treasurer Teresa Steele presented four resolutions, each one had a different impact and aimed to create a balance between the citizens' needs and the operation of the water and sewer utilities. Council members engaged in a discussion and answer session with city staff regarding water and sewer late fees.

Motion: Councilmember Hart moved to adopt Resolution No. 2024-02 to eliminate the interest on overdue accounts and implement a standard \$25 delinquency charge. Councilmember Escalera seconded the motion. Motion carried unanimously.

ZERO LOT LINE DEVELOPMENT

AHBL Planners were instructed to draft several proposed code amendments to the zoning and subdivision code. One of the proposed amendments included a proposal to permit townhomes. After a series of public hearings and deliberations, staff were instructed to bring the townhome-related items to the Council. The Planning consultants developed the draft code based on practices and then modified and improved the draft code following input from the City Council and the Planning Commission. The proposal was supported by several goals of the City's Comprehensive Plan. The Comprehensive Plan contained a Housing Element and allowed townhomes in higher density zoning districts to be incorporated as a strategy to meet local policies. Other objectives in the Housing and Land Use elements supported the proposal.

Motion: Councilmember Barrera moved to adopt Ordinance No. 1038-2024 amending Title 16 Subdivisions and Title 17 Zoning of the Connell Municipal Code related to townhomes/zero-lot line developments. Councilmember Escalera seconded the motion. Motion carried unanimously.

ENCLOSURE OF TRASH CONTAINERS DISCUSSION

The City Council received feedback from concerned citizens regarding trash enclosure requirements, which were outlined in the Connell Municipal Code (CMC) 17.19.100. This item was brought forward for the Council's discussion to examine how to move forward. City staff conducted site inspections throughout the town to determine if the enclosures were in some of the locations expected. Some enclosures existed, and others did not exist. The City could decide to enforce the ordinance all throughout Connell, however it was not implemented over the years, even though it had been in place since 1997. Grandfathering all locations in Connell was an option as they existed, with or without garbage enclosures. The Council could also repeal the code, removing trash enclosures.

MEETING OF THE CITY OF CONNELL
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Staff did not recommend repealing since there were benefits to requiring trash enclosures such as:

- Beautification
- Ensure they are 20 feet from any residential area
- Location for the garbage company to pick up
- Space designations for containers free from obstructions
- Trash contained
- The discouragement from dumping or rummaging through the garbage
- Help keep animals out of trash
- Prevent containers from being picked up and tossed around

The Consensus of the council was for staff to prepare an ordinance to repeal the section and return it at the next meeting for their evaluation.

ON-CALL PLANNING SERVICES

At a previous Council meeting the City Council approved Amendment No. 3 with AHBL to extend their on-call planning services until February 28, 2024, and continue searching for a long-term replacement. City staff was in contact with Brandon Mauseth of SCJ Alliance to obtain a proposal for on-call planning services. He provided a sample Statement of Qualifications from 2022, as well as a 2023 billing rate schedule as an example of what their firm would offer. SCJ's rates exceeded what AHBL charged. Staff searched through MRSC's Small Works Roster for firms that posted their Statement of Qualifications (SOQ) to indicate they were interested in providing services. Several of these sample documents from the search were provided for Council's review. The recommendation was for the City to still contract with AHBL and later approve a contract with another firm or individual.

Motion: Councilmember Hart moved to authorize the Mayor to enter into the City's standard professional services agreement with AHBL for on-call planning services with a termination date of December 31, 2024 and continue seeking other consulting firms to augment the City's on-call planning services. Councilmember Barrera seconded the motion. Motion carried (3-2 vote).

BASIN DISPOSAL FUEL SURCHARGE

Basin Disposal proposed a 1.6% fuel surcharge for the billing invoices for the months of March and April 2024 as fuel prices continued to rise. The current fuel surcharge was 2.88%. For the Council's consideration the new proposed fuel surcharge and rate sheet was provided. Staff recommended that the fuel surcharge be approved at the 1.6% rate and any future increases would be considered separately.

Motion: Councilmember Barrera moved to approve a surcharge of 1.6% be added to garbage bills for the months of March and April 2024. Mayor Pro Tem Harper seconded the motion. Motion carried (4-1 vote).

DEPARTMENT REPORTS

City Treasurer, Teresa Steele – Informed City Council that an individual made a donation to customers utility late fees.

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MEETING ADJOURNED

There being no further business before the City Council of Connell Mayor Barrow adjourned the meeting at 7:43 pm.

Lee Barrow, Mayor

ATTEST: _____
Marissa Ortiz, City Clerk

ACCOUNTS PAYABLE

City Of Connell

As Of: 03/06/2024

Time: 15:05:28 Date: 02/29/2024
Page: 1

Accts Pay #	Received	Date Due	Vendor	Amount	Memo
27019	02/26/2024	03/06/2024 4967	AHBL, Inc	2,208.75	Singh Rezone Land Use Planning Services T&E \$4,900 Professional Services From Nov. 26 2023 To Dec 25, 2023
27020	02/26/2024	03/06/2024 4967	AHBL, Inc	953.75	City Of Connell General Planning On-Call Land Use Planning Services T&E Dec. 26 2023 To Jan 25, 2024
27021	02/26/2024	03/06/2024 4967	AHBL, Inc	38.75	Ace Hardware Store SEPA And Site Plan Review Land Use Planning Services T&E Est. \$3,000 Dec. 26 2023 To Jan 25, 2024
27022	02/26/2024	03/06/2024 4967	AHBL, Inc	525.00	Ace Hardware Store SEPA And Site Plan Review Land Use Planning Services T&E Est. \$3,000 Nov. 26 2023 To Dec 25, 2023
27023	02/26/2024	03/06/2024 4967	AHBL, Inc	2,211.25	City Of Connell General Planning On-Call Land Use Planning Services T&E Nov. 26 2023 To Dec 25, 2023
27024	02/26/2024	03/06/2024 4967	AHBL, Inc	1,500.00	Singh Rezone Land Use Planning Services T&E \$6,500 Dec. 26 2023 To Jan 25, 2024
27047	02/28/2024	03/06/2024 704	Avista Utilities, Avista Corporation	3,739.84	Gas Bills For City Of Connell Accounts For 1/25/24-2/26/2024
27026	02/26/2024	03/06/2024 6420	Carlson, Kathy	500.00	Comm. Center Deposit Refund For Event On 2/10/2024. Ok'd By JR And Jason
27042	02/28/2024	03/06/2024 515	CenturyLink, Centurytel of Washington	378.37	Phone Bills For City Of Connell, PW, CC, PD
27016	03/06/2024	03/06/2024 153	Cities Ins. Assoc Of Wa	250.00	Deductible - City Of Connell / 1-14-24 / Pendell *C2709
27015	02/26/2024	03/06/2024 5309	Community First Bank-Mastercard	1,441.96	T. Steele Cc Purchases..Adobe Pro Annual Subscription 2024, Marissa-City Clerk, Cathleen-Administrator, Teresa-Treasurer, Kelly-Accounting Clerk, Lee-Mayor
27033	02/27/2024	03/06/2024 5309	Community First Bank-Mastercard	19.21	K. Hogan CC Purchases..2431.. Postage For Certified Letter And Postage Due For Utility Bills
27038	02/27/2024	03/06/2024 5309	Community First Bank-Mastercard	17.32	M. Ortiz Cc Purchases..2947.. Monthly Zoom Membership Fee
27039	02/27/2024	03/06/2024 5309	Community First Bank-Mastercard	1,038.73	J. Schmid Cc Purchases ..6724.. Clean Water Pump With Hose Kit, Waterproof Padlocks Keyed, Monitors For Security Cameras, Garbage Hauling Device, Vault Locks Door Knob Deadbolt Hole, Kepad Deadbolt,
27040	02/27/2024	03/06/2024 5309	Community First Bank-Mastercard	984.32	H. Tuck Cc Purchases ..3010.. Telemetry, Pesticide Training, Remote PC Fees

ACCOUNTS PAYABLE

City Of Connell

As Of: 03/06/2024

Time: 15:05:28 Date: 02/29/2024
Page: 2

Accts Pay #	Received	Date Due	Vendor	Amount	Memo
27041	03/06/2024	03/06/2024	5309 Community First Bank-Mastercard	194.90	Fire Department Maint. Items, Mapping Services, Spark Plugs, Rope Bags, Water Bottles, Grease,
27045	02/28/2024	03/06/2024	5309 Community First Bank-Mastercard	1,070.42	C. Lee CC Purchases ..7582..Mister Car Wash, Oil Change, PD Targets, Centrifuge Training
27046	02/28/2024	03/06/2024	5309 Community First Bank-Mastercard	677.62	C. Koch Cc Purchases..3630..Chamber Banquet Tickets, Car Maintenance, WCMA Membership Dues
27028	02/26/2024	03/06/2024	170 Connell Auto Parts	48.86	Wiper Blades For CPD-Finkbeiner
27027	02/26/2024	03/06/2024	284 Franklin Co Corrections	455.51	Inmate Housing For Jan. 2024
27018	02/26/2024	03/06/2024	287 Franklin Co Election	10,462.91	2023 Voter Registration And File Maintenance Costs
27030	02/26/2024	03/06/2024	6406 G.W., INC	1,562.77	PD Firearm Equipment
27043	02/28/2024	03/06/2024	6406 G.W., INC	3,073.20	PD Equipment Streamlight TLR Weapon Tact, Streamlight Contour Remote Switch, A.G. Rapid Fource Duty HSTR-GLK
27034	03/06/2024	03/06/2024	346 IBS	2,361.26	Cutting Blades, Part Cleaner, Zip Ties, Electrical Connectors, Hole Saw Kit, Plastic Part Tray
27031	02/27/2024	03/06/2024	5622 Kelley Connect EFT, Kelley Imaging Systems	166.76	PD Copy Machine
27032	02/27/2024	03/06/2024	6038 Lee, Chris	183.48	Hotel Reimbursement For Training In Olympia. Wa Association Of Sheriffs And Police Chiefs.
27017	02/26/2024	03/06/2024	5898 NCG, National Color Graphics	485.29	4Up Utility Billing Cards- Blank 14" Grain 8.5X14
27025	02/26/2024	03/06/2024	5212 Office Depot OfficeMax	103.48	Tape Dispenser And Refills, Packing Tape, 2 Cases Of Copy Paper
27035	03/06/2024	03/06/2024	5905 Premier Landscaping and Design	411.54	Leak Detection-Pool
27044	02/28/2024	03/06/2024	6421 Smarsh Inc.	6,903.55	Social Media Archiving For City Of Connell Feb 08, 2024-Feb 07, 2025.
27029	02/26/2024	03/06/2024	6031 The Bunker	414.41	PD Conдор- EDC Bag BLK X 8
27036	03/06/2024	03/06/2024	140 Valley Science and Engineering Inc.CES	37.75	ICMP Sampling WWTP
27037	03/06/2024	03/06/2024	732 Zumar Industries Inc	888.06	Stop, Yield And School Signs
Report Total:				45,309.02	

CERTIFICATION: I, the undersigned do hereby certify under penalty of perjury, that the materials have been furnished, the services rendered or the labor performed as described and that the claim is a due and unpaid obligation against the City of Connell and that I am authorized to authenticate and certify to said claim.

() Finance Director () Auditing Officer
() Deputy Finance Director

Date: _____

CHECK REGISTER

City Of Connell

Time: 14:17:44 Date: 02/22/2024

02/22/2024 To: 02/22/2024

Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
739	02/22/2024	Claims	7	44110	City Of Connell	300.00	Donation To Be Applied Towards Customer Late Fees.
		401 Water Fund				150.00	
		402 Sewer Fund				150.00	
						<u>300.00</u>	Claims: 300.00

WE, the members of the City Council of the City of Connell, Washington, DO HEREBY certify that the merchandise or services listed above have been received and that the above listed vouchers and the related checks have been reviewed and approved for payment by the City of Connell Council. DATED this ____ day of _____ 20__.

ATTEST:

 Councilmember Councilmember Mayor

[Signature]
 Finance Director

CHECK REGISTER

City Of Connell

Time: 16:46:58 Date: 02/15/2024

02/20/2024 To: 02/20/2024

Page: 1

Trans	Date	Type	Acct #	Chk #	Claimant	Amount	Memo
604	02/20/2024	Payroll	7	EFT		2,126.97	
605	02/20/2024	Payroll	7	EFT		2,440.44	
606	02/20/2024	Payroll	7	EFT		296.97	
607	02/20/2024	Payroll	7	EFT		1,164.90	
608	02/20/2024	Payroll	7	EFT		1,882.89	
609	02/20/2024	Payroll	7	EFT		2,233.63	
610	02/20/2024	Payroll	7	EFT		296.97	
611	02/20/2024	Payroll	7	EFT		2,196.38	
612	02/20/2024	Payroll	7	EFT		1,544.22	
613	02/20/2024	Payroll	7	EFT		2,739.10	
614	02/20/2024	Payroll	7	EFT		296.97	
616	02/20/2024	Payroll	7	EFT		2,358.39	
617	02/20/2024	Payroll	7	EFT		1,653.78	
618	02/20/2024	Payroll	7	EFT		1,611.03	
619	02/20/2024	Payroll	7	EFT		1,990.05	
620	02/20/2024	Payroll	7	EFT		3,494.64	
621	02/20/2024	Payroll	7	EFT		3,814.18	
622	02/20/2024	Payroll	7	EFT		2,515.44	
623	02/20/2024	Payroll	7	EFT		2,373.93	
624	02/20/2024	Payroll	7	EFT		2,331.29	
625	02/20/2024	Payroll	7	EFT		2,668.77	
626	02/20/2024	Payroll	7	EFT		2,432.67	
627	02/20/2024	Payroll	7	EFT		1,807.30	
628	02/20/2024	Payroll	7	EFT		2,164.11	
629	02/20/2024	Payroll	7	EFT		296.97	
630	02/20/2024	Payroll	7	EFT		2,900.61	
631	02/20/2024	Payroll	7	EFT	MT457-306685	200.00	Pay Cycle(s) 02/20/2024 To 02/20/2024 - ICMA-457
633	02/20/2024	Payroll	7	EFT	Community First Bank	18,445.48	941 Deposit for Pay Cycle(s) 02/20/2024 - 02/20/2024
634	02/20/2024	Payroll	7	EFT	Department Of Retirement	10,435.81	Pay Cycle(s) 02/20/2024 To 02/20/2024 - PERS 2; Pay Cycle(s) 02/20/2024 To 02/20/2024 - LEOFF 2; Pay Cycle(s) 02/20/2024 To 02/20/2024 - PERS 3
615	02/20/2024	Payroll	7	44070		296.97	
						52,660.19	001 General Fund
						3,011.33	101 Street
						12,680.66	401 Water Fund
						12,658.68	402 Sewer Fund

81,010.86 Payroll: 81,010.86



City of Connell

EASTERN
WASHINGTON'S
HARVESTLAND

104 E. Adams, P.O. Box 1200 ♦ Connell WA 99326
(509) 234-2701 ♦ Fax: (509) 234-2704 ♦ www.cityofconnell.com

**FACT SHEET/STAFF REVIEW
Closed Record Hearing before the Connell City Council**

March 6, 2023

**NOTE TO CITY COUNCIL:
THIS IS A QUASI-JUDICIAL PUBLIC HEARING
PLEASE AVOID, AND DISCLOSE, ANY EX-PARTE COMMUNICATIONS (CH 42.36 RCW)**

ATTACHMENTS:

1. Staff Report for the 2/20/24 Planning Commission meeting **PAGE 3**
2. Minutes from the 2/20/24 Planning Commission Meeting **PAGE 67**
3. Draft Ordinance for approval **PAGE 86**

SUMMARY:

The city received an application for a zone change (rezone) for one parcel that is approximately 66.67 acres in size from *U - Urban Reserve* to *CG - Commercial, General (CG)*. The site has the Franklin County parcel number of 106550086 and does not have an assigned address. The parcel is located east of the Coyote Ridge Corrections Center and west of US-395. The property carries a "Commercial" classification on the City's Comprehensive Plan map; therefore, the parcel is eligible for the requested zoning district of CG. There are no existing structures or formalized uses on the site and no farming occurs on the land.

Staff reviewed the application, conducted SEPA environmental review, and scheduled a public hearing for the Planning Commission for which public notice was given in accordance with the City's code and procedures. In the staff report, staff provided a detailed analysis, recommended denial of the rezone to the Planning Commission based on the severe limitations of sewer and water availability, and provided suggested findings of fact to form the basis for denial. Council should read through that packet to review the details of the request and the analysis.

Following a duly noticed open record public hearing, the Planning Commission considered the testimony of the applicant and one public comment in support of the proposal. The Planning Commission has forwarded a recommendation of approval and adopted revised findings of fact to support the recommendation.

RECOMMENDATION

The Planning Commission has recommended approval.

However, staff continues to recommend denial due to the given the limitations of the site. Council should review the minutes in detail. It is important that appropriate consideration be given to the fact that the City's Water System Plan, Sewer System Plan, and Comprehensive Plan are all documents that have gone through a public process and approval by the city's legislative body (City Council) that identifies how the city plans to make infrastructure investments and improvements. The Planning Commission considered the testimony of the people in the room at the public hearing who were in front of them (the applicant plus one member of the public). However, staff is concerned that the Commission did not give enough weight, when considering the testimony and facts, to the importance of the adopted City Plans that should guide development.

A rezone must be approved by the passage of an ordinance. Staff has prepared an ordinance to approve the rezone request, if the Council determines to approve the rezone.

Suggested motion for approval: "I move to approve Ordinance [REDACTED] - 2024 approving the Singh Rezone to change one parcel from Urban Reserve to Commercial General."

Alternative recommended motion for denial: "I move to deny the rezone request known as the Singh Rezone and direct staff to prepare an ordinance for denial for passage at the next council meeting."

**ATTACHMENT 1: STAFF REPORT FROM
2/20/24 PLANNING COMMISSION MEETING**



City of Connell

**EASTERN
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104 E. Adams, P.O. Box 1200 ♦ Connell WA 99326
(509) 234-2701 ♦ Fax: (509) 234-2704 ♦ www.cityofconnell.com

**FACT SHEET/STAFF REVIEW
Open Record Hearing before the Connell Planning Commission**

***NOTE TO PLANNING COMMISSIONERS:
THIS IS A QUASI-JUDICIAL PUBLIC HEARING
PLEASE AVOID, AND DISCLOSE, ANY EX-PARTE COMMUNICATIONS (CH 42.36 RCW)***

SINGH REZONE

- Attachments:** 1. Application materials
2. SEPA Checklist and DNS
3. Public Notice and comments
- Hearing Date:** February 20, 2024
- Applicant:** Amy Honeywell
- Owner(s):** Karnail Singh (et al)
- Location:** The site has Parcel Number 106550086 with no assigned address. The site is east of the Coyote Ridge Corrections Center and west of US-395.
- Legal Description:** PTN SE 19-14-32

Note: This report was prepared by AHBL, Inc. under a contract with the City for land use planning services.

Application Description:

The proposal is for a zone change (rezone) of one parcel that is approximately 66.67 acres in size from *U - Urban Reserve* to *CG – Commercial, General (CG)*. The site has the Franklin County parcel number of 106550086 and does not have an assigned address. The parcel is located east of the Coyote Ridge Corrections Center and west of US-395. The property carries a “Commercial” classification on the City’s Comprehensive Plan map; therefore, the parcel is eligible for the requested zoning district of CG. There are no existing structures or formalized uses on the site and no farming occurs on the land.

The application was submitted on May 16, 2023, and was deemed complete on November 21, 2023 (following submission of supplemental materials requested of the applicant).

APPLICATION LOCATION



Ⓒ

Discussion:

The applicant seeks to rezone the subject property from *Urban Reserve (U)* to *Commercial General (CG)*. The intent statement for each zone is as follows:

- The urban reserve (U) district is intended to be applied to all properties of importance to the future growth of the city but which are anticipated to be used for agricultural uses until the development of such properties is warranted. The purpose of the district is to allow those lands which were annexed into the city prior to the adoption of the Growth Management Act to remain within the city and continue to be used for farming and agricultural activities until such time that demand dictates a change in land use. Furthermore, the purpose of the district is: (1) To allow for interim resource activities and utilization. (2) To prevent the premature division and development of land in a manner which would preclude logical future urban development. (3) To provide for limited interim partitioning, development and use of existing parcels until such time the lands are needed for urban development and easily accessed by public services. (CMC 17.05.010)
- The purpose of the CG district is to provide areas for more intense commercial uses catering to the traveling public and the agricultural/farming community; those services supporting uses in

other districts; and those uses which are not compatible within CD [Commercial Downtown] districts. (CMC 17.13.010)

The current zone, Urban Reserve (U), is intended as a “holding” zone, signifying that future development would need to be analyzed.

There are many reasons why the property is not ready for development that would be expected in a CG district. Significantly, the subject parcel has severe limitations on its ability to access City water and sewer:

- The site is not within the City’s service area for water. In the City’s Water System Plan (2016), the parcel is designated as “Future Service Area” (FSA). The City does not have a duty to serve (i.e. no obligations to serve) the property. Further, the City does not plan to expand the current service area, as stated in the 2016 plan, for the 20-year planning period.
- Only limited sewer service is available near the proposal area (built for the Correctional Facility, for which treatment capacity is reserved for that purpose). Furthermore, the City does not have any current plans to extend the sewer system to the proposal area.

Without sewer and water services (which would require significant and costly investment of infrastructure by the developer as well as amending the City’s water plan) the site faces significant challenges to development. The City’s engineering consultant has stated that it “might be possible for a developer to provide sewer service by installing a sewer collection line, lift station, and a forcemain that connects to the existing gravity sewer main upstream of Lift Station No. 5.” However, no system modeling to determine the specific requirements to upsize the system has occurred (and would be necessary before any development *occurs - that is, before any development permit is issued* - and would be at the project proponent’s expense).

Additionally, the parcel is not currently served by a dedicated City street. A paved access road provides access to and through the parcel via access easements and/or prescriptive easements.

The requested zone of Commercial General (CG) could implement the Comprehensive Plan map. One purpose of the Comprehensive Plan Land Use map is to ensure that adequate lands are designated for residential, commercial, industrial, and public uses during the preceding 20-year period for which the plan is adopted. Because the Comprehensive Plan Land Use map designates this parcel as “Commercial,” this parcel is eligible for the requested zone. However, without City water and sewer, staff asserts that it is premature to rezone the property at this time.

The following table compares the existing zoning district of U and the requested zoning district of CG.

	U (Existing)	CG (Requested)
Code Chapter	17.05	17.13
Permitted Uses	<ul style="list-style-type: none"> - Agriculture; - Labor camps; - Single family dwellings and ADU (attached); - Riding academies and stables, public and private golf courses; - Kennels and veterinarians; - Agricultural processing plants, warehouses and cooling houses; - Wholesale or retail sale of farm implements; - Adult family homes, group housing, family daycare. 	<ul style="list-style-type: none"> - Retail; - Offices; - Hotels, motels, theaters, clubs; - Business schools, studios, and academies for the arts; - Second story residential; - Retail associated manufacture and repair; - Parking lots; - Auto service stations, auto sales, drive-in restaurants; - Public and quasi-public uses - Nursery schools, day care; - Group homes, adult family homes; - Sales, service, repair and rental of trucks, trailers, manufactured homes, cars, farm equipment, and marine; - Health clubs; - Feed and seed stores; - Laundries and dry cleaners; - Mortuaries; vet clinics and kennels - Scientific research laboratories and testing facilities; - Recreational vehicle (RV) parks.
Conditional Uses	<ul style="list-style-type: none"> - Public and quasi-public use; - Home occupations; - Natural resource industrial and manufacturing plants; - Nursery school and daycare; - Accessory on-site hazardous waste treatment and storage facilities; - ADU (Detached). 	<ul style="list-style-type: none"> - Public and quasi-public use; - On-site hazardous waste treatment and storage; - Vet clinics and kennels with outdoor pens / cages; - Industrial uses.
Minimum lot size	Five acres	None
Minimum lot width	200 feet	None
Setbacks and height	Street frontage, side and rear—twenty feet. Height: 45'	Front—none, but ten feet if abutting a residential district; side and rear—none, but twenty feet if abutting a residential district. Height: No limit.
Off-street parking minimums	In accord with Chapter 17.20 (dependent on use)	In accord with Chapter 17.20 (dependent on use)
Site Review Requirements	Site review, in accord with Section 16A.06.030, is required for each new or expanded use dealing with public, commercial or industrial uses.	Site review, in accord with Section 16A.06.030, is required for each new use or expansion of an existing use.

In summary, the proposal is only partially consistent with the Comprehensive Plan: although the proposal does appear to align with the Comprehensive Plan future land use designations (which would be a factor in favor of the proposal) there are goals and policies regarding the provision of utilities which are significant factors against the proposal.

Regardless of zoning changes, any future development will be subject to applicable City review, which may include building permit(s), grading, SEPA, and site plan review. A site review in accordance with CMC 16A.06.020 is required for certain development. In the requested zone of CG, a site review is required for each new use or expansion of an existing use. During the site review process, the City will make appropriate findings and either approve or conditionally approve the proposal, including addressing any transportation impacts specific to the proposal.

Review of Environmental Constraints and Surrounding Area:

It appears that there is an intermittent riverine wetland on the west portion of the site, subject to the City's Critical Areas regulations contained in Connell Municipal Code Chapter 15.12. The presence of a wetland does not prevent a rezone, but it's important to observe that the wetland and/ or wetland buffers would result in development limitations. Further studies would be needed to verify the presence, extent (delineation) and wetland typing to fully understand what limitations would result.

The Coyote Ridge Corrections Center is a minimum-to-medium security State incarceration facility, located immediately to the west of the subject parcel. It is a major employment center.

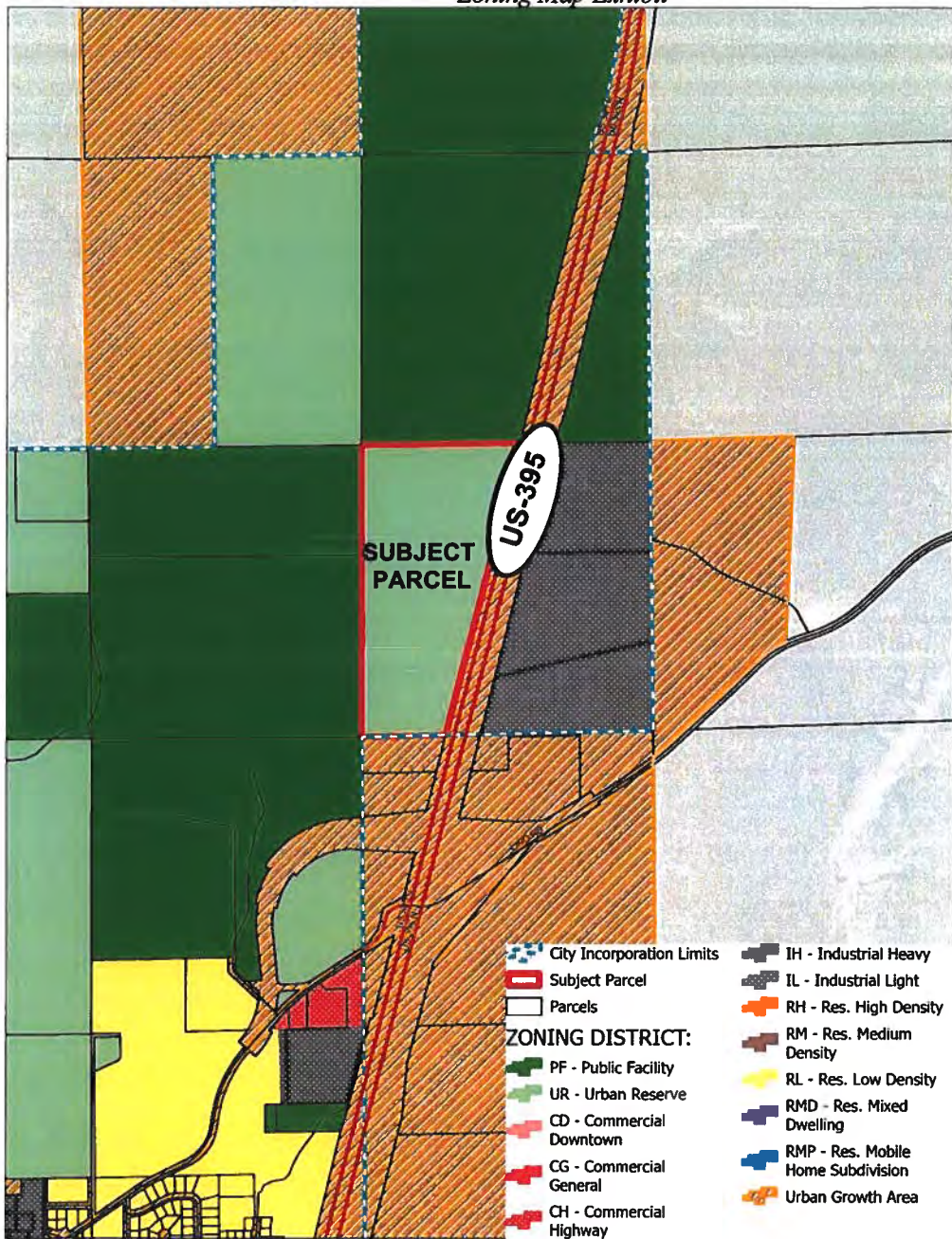
The east property line is bounded by US-395 (a federal facility and a highway of national significance) which carries a significant amount of daily passenger vehicles and is used for trucking goods.

The surrounding area consists largely of undeveloped agricultural land and the City operates a wastewater treatment plant to the north. The property to the south is outside of City limits but within the UGA.

The nearest residential area is located about a mile south by southwest of the subject parcel.

The Zoning Map Exhibit depicts zoning surrounding the site. There is land zoned Light Industrial on the opposite side of the freeway. There are no properties with commercial zoning close to or adjacent to the site.

Zoning Map Exhibit



Public Notice & Comments

Notice of the Planning Commission public hearing was published in the Franklin County Graphic on November 30, 2023. City staff also mailed out the public notice to property owners within 300' of the proposal boundaries. Lastly, the public notice was posted on the project site and at City Hall. The Public Notice is included in Attachment 2. As of the date this report was prepared, there were no public comments received.

SEPA

The City (lead agency) reviewed the SEPA Checklist provided by the applicant and issued a SEPA Determination of Non-Significance (DNS) on November 30, 2023. Many agencies were contacted, including the Department of Corrections (due to the proximity of the Coyote Ridge facility). The DNS comment period concluded on December 15, 2023. There were no appeals of the DNS. The Washington State Department of Transportation (WSDOT) and the Department of Ecology (Ecology) submitted comment letters, summarized as follows:

- WSDOT noted that future development applications will be reviewed for their impacts to the highway system; no direct access to US-395 is authorized; information on the right-of-way fence; stormwater and surface runoff must be retained and generated on-site; any future work within US-395 right-of-way must be coordinated with WSDOT; outdoor advertising must comply with WSDOT rules; all lighting must be directed down and away from US-395; and a notice that the property is adjacent to an existing highway and traffic noise is expected and may grow in the future.
- Ecology provided information on its Water Resources Program.

The SEPA checklist, DNS, and comment letters are included in Attachment 3.

Review Criteria

The Connell Municipal Code does not include specific criteria for a zone change. However, the City's application for a zone change includes four required statements on the qualifications of the proposal. The applicant's responses provided statements are below along with staff's responses:

1. ***"A statement explaining how the property is suitable for the uses permitted in the proposed zone."***

Applicant's Response: "Requesting property of 66.67 acres rezone to commercial zoned site. It is a large parcel, that is flat and is not valuable for agriculture or for residential due to its proximity to the prison and the highway. Proposing rezone to Commercial to be used for retail, office), or mixed-use space."

Staff response: The property is not yet suitable for the permitted uses in the proposed zone. The property does not have city water or sewer services. Moreover, the site is not within the City's service area for water. In the City's Water System Plan (2016), the parcel is designated as "Future Service Area" (FSA). The City does not have a "duty to serve" (i.e., no obligations to serve) the property. Further, the City does not plan to expand the current service area, as stated in the 2016 plan, for the 20-year planning period. Although limited sewer service is available near the proposal area it was built specifically for the Correctional Facility and treatment capacity is reserved for that purpose. The City does not have any current plans to extend the sewer system to the proposal area.

Without sewer and water, which will require significant and costly investment of infrastructure as well as amending the City's water plan, the site faces significant challenges to development.

If there were available sewer and water, the parcel could be otherwise suitable for commercial development. With easy access to US-395, the parcel could host a number of commercial uses.

At this time, development can occur according to the permitted (and / or conditional) uses in the Urban Reserve zone and per those development regulations.

2. ***"A statement explaining the need for additional zoning of the type proposed."***

Applicant's Response: "Connell is predicted to have an increase in population of 19% by 2025. That calculation was predicted before the knowledge of several thousand new jobs coming within 30 minutes to the south; and more to the north. The companies building new facilities in Pasco are Amazon, Tyson Foods, and Colville Tribal Casino. Housing and affordable housing is and will continue to be an issue for those moving for these jobs. With that in mind, not only will this area need another grocery store, but also drugstore, restaurants, other retail, unique or chain stores. Could also be a seasonal produce stand selling local crops, including organic items. The city has planned for additional commerce that is convenient to the community. There is other commercial space in town, however, the location of this site is not only easy to access for the town people, but it also benefits from large numbers of vehicles (especially in the summer months) traveling Highway 395 between the Tri-cities, Spokane and beyond.

The highway on the east side allows for easy advertising and access to future commercial facilities that could be built on this land. To the south, the land is in the plan to become commercial, the city would still be using this "road" to access its facilities to the north, and having a managed road would certainly be preferable."

Staff response: It is unclear where the applicant procured population growth estimates as they have not cited a source. The official growth projections for Connell can be found in the City's Comprehensive Plan, which uses Washington State Office of Financial Management (OFM) County-level forecasts every five years. Connell is projected to have six percent of the County's total projected population. From 2020-2025, Connell's population is expected to grow by ~14%. However, OFM population counts show that from 2020 (census) to 2023 (estimate) the population actually decreased by ~9%. Connell and Franklin County will be reviewing their population projection and allocations during their next periodic update cycle due in mid-2026.

The City has other commercially zoned land that is undeveloped with easy access to the highway, on both the east and west side of US-395. In conformance with the City's Comprehensive Plan (Land Use Goals 2 and 3), the City should encourage development of its existing commercial areas before creating new commercial areas.

3. *"A statement giving reasons why uses permitted in the proposed zone would not be detrimental to surrounding land uses."*

Applicant's Response: "As far as the surrounding environment goes, the closest residents are those at the prison. The closest building to the parcel is a few thousand feet. In other directions, agriculture, and closest residential to the south is a mile. The level terrain, lack of any water formations, no buildings, and no other infrastructure on this land make this ideal for a commercial location.

As for the prison facility, there may be a requirement for a boundary to be created on this land that would intentionally impede view of inhabitants of happens to be built on the land."

Staff response: Parcels to the south and north are undeveloped. Future development will be reviewed at that time, and may include mitigation measures for developing adjacent to the Coyote Ridge Corrections Center, adjacent to US-395, and other site-specific review criteria.

The adjoining property to the immediate south is not within City limits. The property to the north appears to have agricultural production. The City operates a wastewater treatment plant to the north. Commercial development on this property is unlikely to have a negative impact on surrounding properties and would be reviewed for compliance with the development code.

4. *“A statement giving reasons how the proposed zone change conforms to the goals, objectives, and policies of the Comprehensive Plan.”*

Applicant’s Response: “The property is within the city’s limits, see (ArcGIS map in packet) and has utilities up to and or very close to the property line. The large space has not been actively used for over 25 years. It is not an ideal location to farm; and being between highway 395 and the Correction center, it less than idea [sic] for residential.

The request is a plan that is already included in the Connell’s Comp plan. Mr. Singh is anxious to make this official. Access to his property is explained in the comprehensive plan –as such on page 17, b. Commercial-paragraph 3 of the City’s Comprehensive plan. Attached is this excerpt to the packet. -- Because these improvements are already included in the city’s comprehensive plan. The un-managed road that was referred to is called “North Ford Avenue” in the city’s comprehensive plan. Which is to become a public road. ---This “road” is referred to as “North Ford Avenue” and is currently a prescriptive easement given to the city, from the owners of parcels it crosses. The properties are both public and private. Mr. Singh’s and The Bureau of Reclamation, the Department of Transportation, and the owners.

A second access route is also proposed in the city’s comprehensive plan which is the Lind Ave/N Columbia Rd interchange. This will improve access from the highway, which is closer than the current interchange. (See page 17, b. Commercial-paragraph 3).”

Staff response: The Comprehensive Plan contains goals and policies which do support the proposal and others which do not. The proposal is supported by the future land use designation of “Commercial,” provided in the Comprehensive Plan. However, the Comprehensive Plan does contain goals and policies to encourage development where city utility services and infrastructure already exist (under Land Use Goals 2 and 3), which as discussed, is not the case on the subject property. A detailed list regarding the applicable Comprehensive Plan policies can be found in the findings section below.

To respond to the applicant’s statement, the future North Ford Road is a planned road in the City’s Comprehensive Plan and no funding has been dedicated to build the road. Additionally, a future US-395 interchange project is unfunded.

Planning Commission Review Requirements

The Planning Commission will receive a staff report with a recommendation and, after the public hearing, should consider the following findings of fact:

- 1) The proposal is consistent with the Comprehensive Plan and meets the requirements and intent of the Connell Municipal Code.
- 2) The proposed change promotes the public necessity, convenience, and general welfare.
- 3) The proposal adequately mitigates impacts under Title 15. [Environmental Regulations]
- 4) The proposal is in the public interest.

For any recommendation of approval, the Planning Commission will adopt a motion setting forth its findings, conclusions, any conditions, and promptly forward the matter to the City Council for their consideration and action.

City Council may hold a closed record hearing on the matter, and either approve or deny the application. To approve a zone change (rezone), the Council must do so by adopting an ordinance.

Appeals to the City Council decision must be made to the Franklin County Superior Court by a party of record within 14 calendar days of the decision. Appeals must be consistent with the requirements set forth in CMC 16A.08.050.

RECOMMENDATION¹

Staff recommends denial of the proposed rezone from U to CG, based on the suggested findings of fact.

SUGGESTED FINDINGS OF FACT:

1. Amy Honeywell submitted an application behalf of the property owners, Karnail Singh (et al), for a zone change (rezone) of one parcel from Urban Reserve (U) to Commercial General (CG).
 - a. The parcel is approximately 66.67 acres in size.
 - b. The parcel has the Franklin County parcel number of 106550086 and does not have an assigned address.
 - c. The parcel is located east of Coyote Ridge Corrections Center and west of US-395.
2. The City issued a determination of non-significance (DNS) on November 30, 2023. The comment period concluded on December 15, 2023.
 - a. There were no appeals of the DNS.
 - b. The Washington State Department of Transportation (WSDOT) and the Department of Ecology (Ecology) provided comment letters.
3. The proposal area is not within in the City's service area for water. In the City's Water System Plan (2016), the parcel is designated as "Future Service Area" (FSA). The City does not have a duty to serve (i.e., no obligations to serve) the property. Further, the City does not plan to expand the current service area for the 20-year planning period, as stated in the 2016 plan.
4. There is not infrastructure available to serve the property with City water; if the property was added into the Retail Service Area (with an amendment to the Water System Plan), it would take significant infrastructure investments by the developer(s) in order to provide City water to the parcel.
5. There does not appear to be infrastructure to serve the property with City sewer; limited sewer service is available near the proposal area, which was built for the Correctional Facility, and for which capacity is reserved for that purpose. The City does not have any current plans to extend the sewer system to the proposal area.
6. It would take significant infrastructure investments by the developer(s) in order to provide municipal sewer service to the parcel.
7. There is an intermittent riverine wetland on the west portion of the site, subject to the City's Critical Areas regulations contained in Connell Municipal Code Chapter 15.12.
8. The proposal is consistent with some goals and policies of the City's Comprehensive Plan but is inconsistent with other elements of the City's Comprehensive Plan.
9. The proposed rezone is not consistent with the following portions of the Comprehensive Plan, which serve as factors against the proposal:
 - a. The Land Use Element of the Comprehensive Plan lists goals and policies which includes:
 1. Goal 2, Policy 5: Promote land use patterns that efficiently use public infrastructure and utilities such as transportation, water, and sewer.
 2. Goal 3. Provide for the orderly development of the city

¹ The recommendation of staff is not binding and may be altered following the consideration of testimony and facts presented at, or before, the public hearing.

- a) Policy 1: Encourage development where adequate City services exist or may be feasibly extended in a cost effective manner.
- b) Policy 7: Require new developments to be served by complete streets, public water and sewer.
- b. The Economic Development Element contains the following goals and policies:
 - 1. ED Goal 2: Ensure infrastructure support for the orderly and cost effective development of commercially and industrially zoned land.
 - a) Goal 2 policy 4: Limit commercial development to areas where adequate facilities and services exist or can be provided at the time of development.
 - b) Goal 2 Policy 5: Encourage the infill of existing commercial centers and strips before creating new neighborhoods and community commercial centers.
- 10. The proposed rezone is consistent with the following portions of the Comprehensive Plan, which serve as factors in favor of the proposal:
 - a. The property is designated as “Commercial” in the City’s Comprehensive plan, and the requested zone of CG does implement the “Commercial” category.
 - b. The Comprehensive Plan describes the development potential of the vicinity: “North Ford Avenue will extend north from North Columbia Avenue to the City’s Wastewater Treatment facility. The proposed Lind Road/N. Columbia Ave Interchange will improve access from the east. In anticipation, proposed commercial land use designations have been expanded in this area. Coordination and consistency will be needed to balance future commercial use and to seek a vibrant downtown center.”
 - c. The Land Use Element of the Comprehensive Plan lists goals and policies which includes: “Goal 1. Respect private property owner’s rights in all planning efforts.”
 - d. Economic Development Goal 1: Promote commercial and industrial development that creates economic diversification.
- 11. The proposed change does not appear to promote the public necessity, convenience, and general welfare and does not appear to be in the public interest at this time.

{Additional suggested finding may be provided following the Planning Commission’s hearing, based on public testimony, information provided by the applicant, etc. for consideration by the City Council}

RECOMMENDED MOTION:

I move to adopt the findings and conclusions in the written staff report and to forward a recommendation to the City Council denying the zone change request, keeping the Urban Reserve zoning for the property.”

ATTACHMENT 1: APPLICATION MATERIALS



City of Connell

EASTERN
WASHINGTON'S
HARVESTLAND

Land Use Application Form

Please complete and return form to the city clerk, City of Connell, P.O. Box 1200, Connell, WA. 99326, with fees and additional information on the instructions. A separate fee is required for each proposed action.

- | | |
|---|---|
| <input checked="" type="checkbox"/> CHANGE OF ZONE | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> COMPREHENSIVE PLAN AMENDMENT | <input type="checkbox"/> PRE-ZONE |
| <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> SITE REVIEW |
| <input type="checkbox"/> SIMILAR USE CONSIDERATION | <input type="checkbox"/> LOT COMBINE |
| <input type="checkbox"/> ZONING ORDINANCE AMENDMENT | <input type="checkbox"/> BOUNDARY LINE ADJUSTMENT |
| <input type="checkbox"/> PLANNED UNIT DEVELOPMENT | <input type="checkbox"/> OTHER (DESCRIBE): _____ |

NAME: Karnail Singh TELEPHONE: 206-557-9419
 MAILING ADDRESS: 3717 S. 188th Ln. Seattle, WA 98187
STREET P.O. BOX CITY STATE ZIP

PLEASE CHECK THE ONE THAT APPLIES: OWNER CONTRACT PURCHASER
 LESSEE/RENTER OTHER (SPECIFY) _____

NAMES, ADDRESS, AND TELEPHONE OF OWNER IF OTHER THAN APPLICANT: _____

same as applicant

LOCATION OF PROPERTY (ADDRESS): Parcel #: 106550086 Levy rate: 9.60347967
 LEGAL DESCRIPTION (ATTACH IF NECESSARY): See attached Connell

TOTAL AREA OF PARCEL/PROPERTY (PLEASE LIST FOR ALL RELATED PROPERTIES):

66 ACRES _____ SQUARE FEET _____ ACRES

EXISTING LAND USE: Agriculture zoning

PROPOSED LAND USE: Commercial

REQUESTED ACTION AND REASONS: Commercial development

IS THE PROPOSAL IN CONFORMANCE WITH THE COMPREHENSIVE PLAN? YES NO

NAME: Karnail (Karl) Singh DATE: 07/13/2018 4/4/2022

samra.navjot@gmail.com

AH

Karnail Singh

City of Connell

Application Requirements for a Zone Change

The following information is required before an application for a zone change can be considered complete:

Responses on attached sheets...

- ✓ A. A fully completed, signed, and acknowledged application;
- B. A verified statement by the applicant and the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all owners of the affected property;
- C. Evidence of adequate water supply as required by RCW 19.27.097;
- D. Evidence of sewer availability;
- E. The name, mailing address and telephone number of a single person or entity to receive required determinations and notices;
- F. A filing fee of \$400;
- G. A fully completed, signed, and acknowledged environmental checklist and fee, unless waived by the Administrator.
- H. A list of names and addresses of all property owners within 300 feet of the exterior boundaries of the property and all contiguous property under the same ownership. This information must be obtained from the Franklin County Assessor's Office or a title company;
- I. The legal description of the property, acreage, and present improvements on the property;
- J. A statement explaining how the property suitable for the uses permitted in the proposed zone;

- K. A statement explaining the need for addition zoning of the type proposed;
- L. A statement giving reasons why uses permitted in the proposed zone would not be detrimental to surrounding land uses;
- M. A statement giving reasons how the proposed zone change conforms to the goals, objectives and policies of the Comprehensive Plan;
- N. A scaled drawing on a page no larger than 8 ½ by 14 inches, unless otherwise required by the Administrator. If a larger drawing is required, 25 copies and a reproducible must be submitted. The Administrator may accept reduced copies of the required drawing. The drawing must show the following with all dimensions:
 - 1) All existing lot lines;
 - 2) The location of all existing structures;
 - 3) A north arrow;
 - 4) The scale of the drawing;
 - 5) A vicinity map showing the location of the site to its surroundings.

The City may request additional information as deemed necessary to adequately review to project.

City of Connell

Application Requirements for Zone Change Responses:

- A. See attached
- B. Ownership: Singh, (ETAL) Karnial, and Sandhu, Veerpal Singh
- C. Using the City Map found on the city website showing the city limits and Urban Growth Boundary; the City water main runs along the entirety of the Western boundary (referred to as Ford Rd on some maps) of property. The line begins further south on Ford Road from the west.
- D. Using the City Map found on the city website showing the city limits and Urban Growth Boundary; the Sewer Pressurized Main line reaches to the southwest corner of the property.
- E. Karnail Singh, 3717 S 188th Lane, Seatac, WA 98188; phone: 206-948-3997;
- F. Filling fee of \$400
- G. Environmental check list: Attached
- H. Property owners within 300 feet of exterior boundaries:
 - a. On West--Wa State-Dept of Corrections CRCC, PO Box 769, Connell, Wa, 99326.
 - b. On North--City of Connell, PO BOX 1200, Connell, Wa, 99326;
 - c. On East—Highway 395
 - d. On South, State Department of Transportation, ATTN: REAL ESTATE SERVICES, 2809 RUDKIN RD, UNION GAP WA, 98903
- I. Legal Description of property: see attached Exhibit A. No Improvements.
 - a. Regarding access to parcel: City of Connell has ingress and egress on deed for accessing city wastewater treatment plant. (See article: 491181).
 - b. WADOT parcel to the south of the parcel also shows ingress and egress to City of Connell for accessing city wastewater treatment plant. (See Easement Deed rev 8/2001)
- J. Requesting property of 66 acres rezone to commercial zoned site. To be sold and for future use as: Commercial (retail and office); Data Warehouse; retail warehouse; self-storage.

Need for zoning change: Connell is a small community with potential to grow over the next few years thanks to new jobs and housing being added up and down the Highway 395 corridor. From Pasco, Washington, which is 30 miles away to the south and to Spokane, 90 miles away to the north, people will want to spread out and won't mind a 30-to-45-minute drive to work.

Thousands of new jobs will come from hiring at the new warehouses and business in Pasco and they will be hiring from now through the next few years: Amazon (Oyster and Pearl warehouses at the Port of Pasco); Colville Tribe Casino (194 acres); Tyson Foods new, larger facility. The current growth in the Tri-cities will push residents to look for housing, entertainment, and other retail options that are available to the north and east which are easy access from job locations.

- K. Need—Connell is predicted to have an increase in population of 19% by 2025. That calculation was predicted before the knowledge of several thousand new jobs coming within 30 minutes to the south; and more to the north. The companies building new facilities in Pasco are Amazon, Tyson Foods, and Colville Tribal Casino. Pasco will not have enough housing for that many

people. With that in mind, not only will this area need another grocery store, but also drug store, restaurants, other retail, unique or chain stores. Could also be a seasonal produce stand selling local crops; including organic items.

L. The property is part of the towns Urban Growth plan and has not been actively used in the past 20 years. It is not an ideal location to farm; and being between highway 395 and the Correction center, it less than idea for residential. Activities surrounding the property will not be impacted negatively.

M. Conforms to Comp plan goals: Mr. Singh's property is now within the city's Urban Growth Area. Which opens many opportunities for additional commercial, retail, industrial, restaurants, or hotels to come to Connell. If this was used for something like a data warehouse or other such facility, it would of course bring good jobs to the area. In any case, the additional commerce will prepare the area for increase in population moving and working in Pasco at the new facilities: Amazon, Tycho Foods, Casino, all due to hire soon.

This also goes along with the orderly development of the city. Preparing for the increase in population, not only with residential areas defined, but also setting up for appropriate infrastructure for them to be able to get groceries, household items, etc.

N. Drawing of property. See attached.

Other attachments: City of Connell; Application Requirements for a Zone Change form; City of Connell, Land Use Application; Exhibit A;

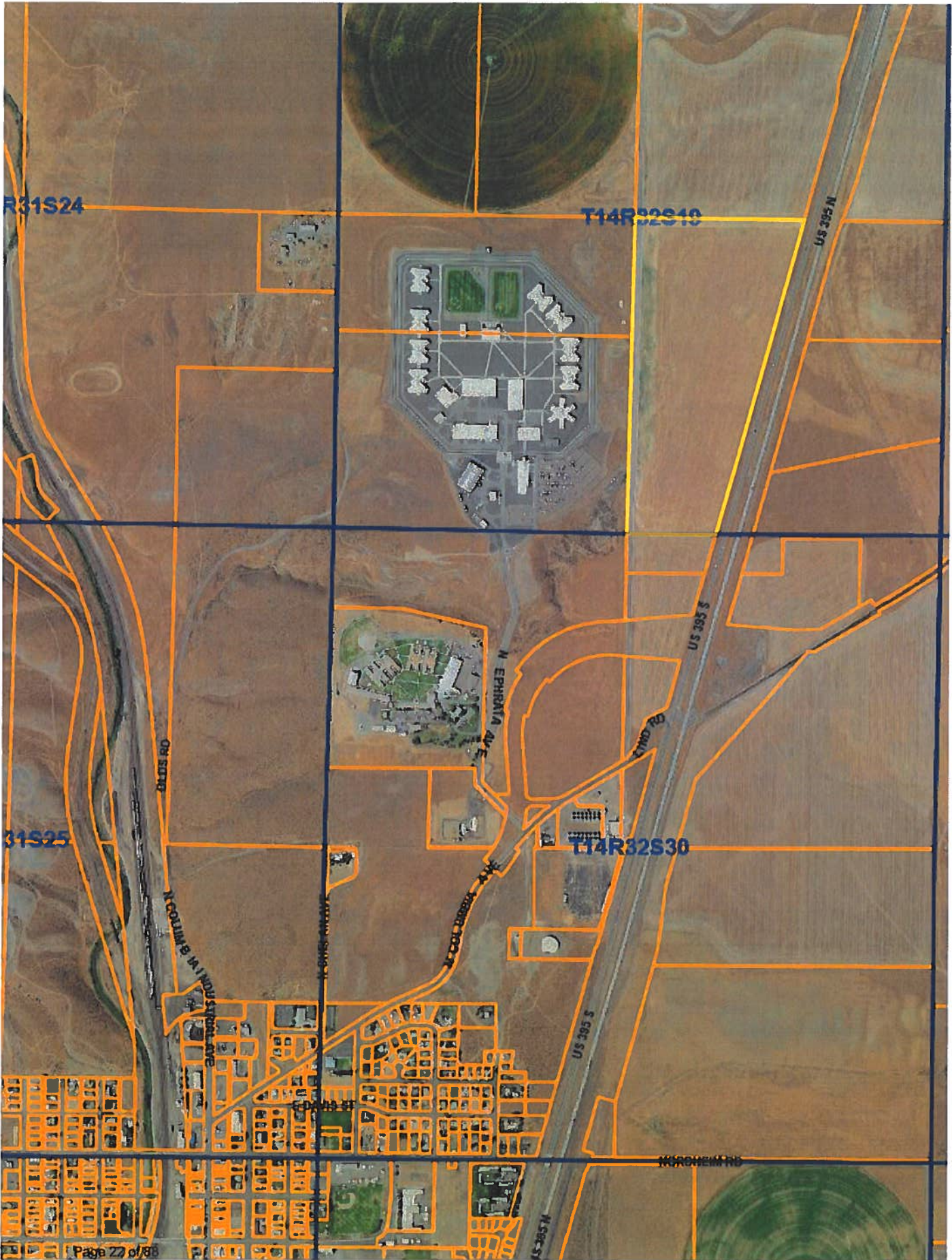
City of Connell

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- F. Filling fee of \$400
- G. Environmental check list: Attached
- H. Property owners within 300 feet of exterior boundaries: SEE DOCUMENT CALLED: SINGH SURROUNDING PROPERTIES
- I. Legal Description of property:
 - a. see attached Exhibit A from Title Commitment
 - b. No Improvements.
- J. Requesting property of 66.67 acres rezone to commercial zoned site. It is a large parcel, that is flat and is not valuable for agriculture or for residential due to its proximity to the prison and the highway. Proposing rezone to Commercial to be used for retail, office), or mixed-use space.
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- L. As far as the surrounding environment goes, the closest residents are those at the prison. The closet building to the parcel is a few thousand feet. In other directions, agriculture, and closest residential to the south is a mile. The level terrain, lack of any water formations, no buildings, and no other infrastructure on this land make this ideal for a commercial location.
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A second access route is also proposed in the city's comprehensive plan which is the Lind Ave/N Columbia Rd interchange. This will improve access from the highway, which is closer than the current interchange. (See page 17, b. Commercial-paragraph 3).
- N. Drawing of property. See attached.

Other attachments: City of Connell; Application Requirements for a Zone Change form; City of Connell, Land Use Application; Exhibit A; page 17, b. Commercial-paragraph 3 of the City's Comprehensive plan.



R31S24

T14R32S10

US 395 N

31S25

T14R32S30

INDUS RD

N COMBE LN INDUSTRIAL AVE

N 5000 AVE

N EHRHART AVE

S 565 ST

INDUS RD

US 305 S

N 4000 RD

N 5800 ST

Development Potential

a. **Residential** - The vicinity both north and south of N. Columbia Ave, west of US-395 extending south to SR 260 has been identified as a residential growth area for both single and multi-family development. Approximately 100 additional single family and 30 multi-family residences are expected at full development of this area. Growth is projected primarily because of available utility lines and proposed arterial access both north via N. Ford Street and east via N. Columbia Avenue.

The vicinity west of the Esquatzel Coulee and north of West Clark Street has additionally been identified as a future residential growth area. The future neighborhood will contain approximately 90 single-family residences.

Additional residential development is anticipated southerly of the Lind Road commercial node east of US-395 and on the City of Connell "farm" located within the proposed UGA boundary easterly of US-395 and south of SR-260.

b. **Commercial** - The Central Business commercial node is situated east and west of Columbia Avenue between Clark Street on the north and SR-260 to the south and is currently the only developed commercial neighborhood. Franklin Street divides North and South Columbia Avenue. The downtown area is situated on North Columbia Avenue and includes the city hall, police station, library, banking, drug store and professional offices. South Columbia Avenue extends south from Franklin Street to Juniper Street. Commercial land use east and west of S. Columbia Avenue includes grocery stores, convenience stores, restaurant, motels, clothing, and other retail and service uses.

The Connell Industrial Area (CIA) is situated east of the US-395/SR-260 interchange and is currently undeveloped. However, the extension of a municipal water transmission line into the area, the proximity of main sewer lines and the immediate access to state highways enhanced the vicinity for industrial, freeway commercial, and general commercial development during the planning period of this comprehensive plan.

North Ford Avenue will extend north from North Columbia Avenue to the City's Wastewater Treatment facility. The proposed Lind Road/N. Columbia Ave Interchange will improve access from the east. In anticipation, proposed commercial land use designations have been expanded in this area. Coordination and consistency will be needed to balance future commercial use and to seek a vibrant downtown center.

c. **Industrial** - Existing industrial land use in Connell is primarily related to agri-business and petroleum product distribution and shipping. There is currently sufficient (I) designated land available to accommodate additional growth at the Agri-business and West industrial nodes.

d. **Public** – Additions to the Coyote Ridge Corrections Center were constructed on a 100-acre site located north of the original corrections center. The facility consists of 665,299 gross square feet in 25 buildings and provides housing for minimum and medium hybrid facility inmates.

Within the city limits and UGA there is a great deal of land which is held by the government agencies and public districts, to include the North Franklin School District, Washington State Department of Corrections, and the City itself. A majority of these lands are identified as "public" on the Land Use map, though in some cases other designations may be appropriate. There is adequate land to fulfill public

Singh_Commerical Connell
Franklin County, Washington, 66 AC +/-



- Boundary
- Residential
- Commercial
- Industrial
- Agricultural
- Vacant
- Exempt

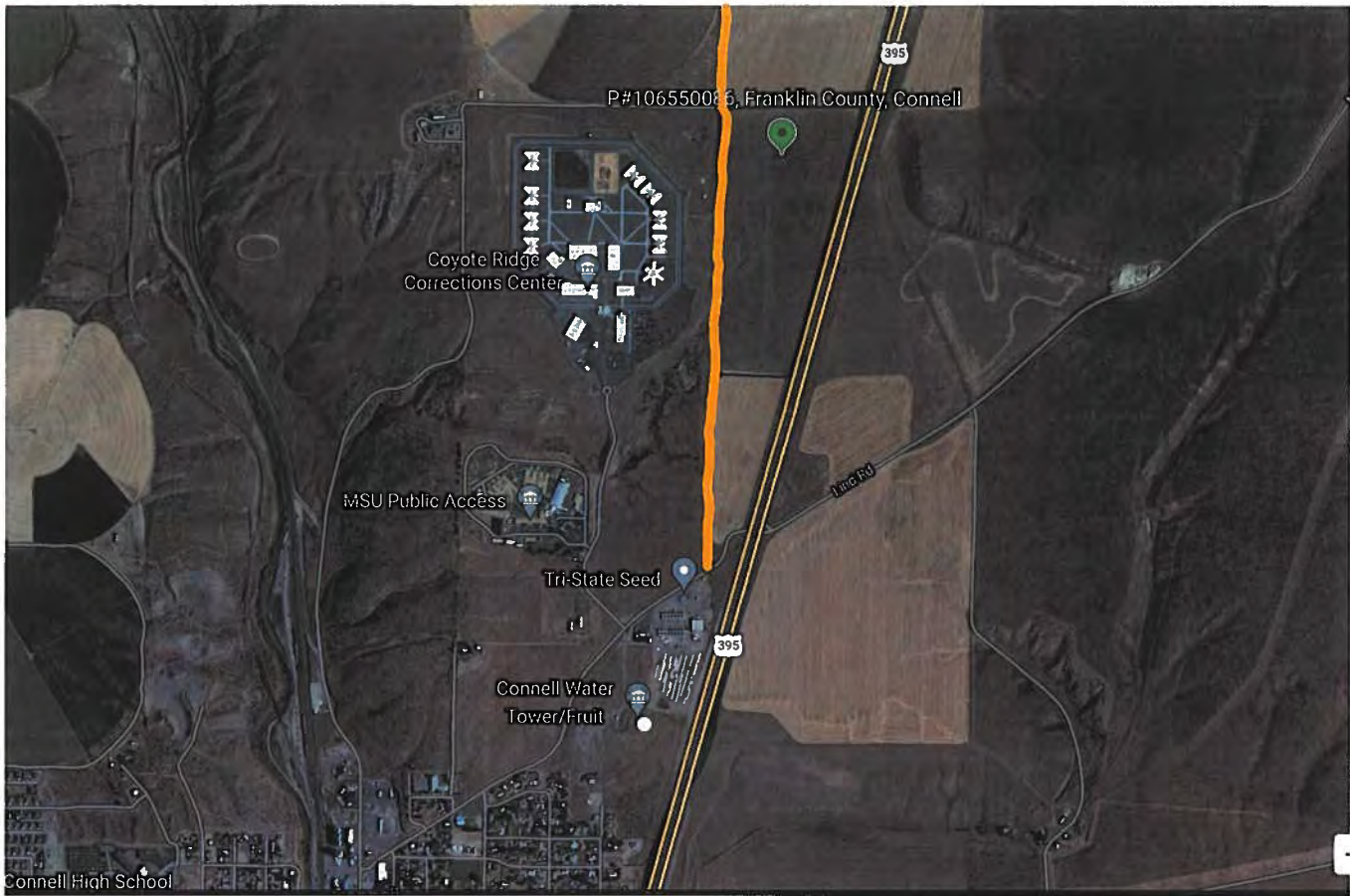


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 106550086

That portion of the Southeast Quarter of Section 19, Township 14 North, Range 32 East, W.M., lying Westerly of SR-395, records of Franklin County, Washington, as conveyed to the State of Washington for Highway purposes by instruments recorded under Auditor's File Nos: 192853, 494181, 494182 and 494183.

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FRANKLIN COUNTY TREASURER

037161 JL 1910

When recorded return to: Karnail Singh
18845 International Blvd. S.
Seatac, WA 98188

No Real Estate Excise Tax Paid
This Instrument Exempt Under R.C.W. 62.45
Treasurer, Franklin Co.



QUIT CLAIM DEED

THE GRANTOR(S) **unmarried W/D*
Karnail Singh, a ~~married~~ man as a separate estate, as to his 66.66 percent interest and Veerpal Singh Sandhu,
a married man as a separate estate, as to his 33.33 percent interest

for and in consideration of
love and affection

in hand paid, conveys and quit claims to **unmarried W/D*
Karnail Singh, a ~~married~~ man as a separate estate, as to his 33.33 percent interest, Veerpal Singh Sandhu, a
married man as a separate estate, as to his 33.33 percent interest and Harmandeep Dhaliwal, a ~~married~~ *
woman as her separate estate, as to her 33.33 percent interest.

** an unmarried W/D*
the following described real estate, situated in the County of Franklin, State of Washington

together with all after acquired title of the grantor(s) herein:

That portion of the Southeast Quarter of Section 19, Township 14 North, Range 32 East, W. M. lying Westerly
of SR 395, records of Franklin County, Washington, as conveyed to the State of Washington for Highway
purposes by instruments recorded under Auditor's file.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): 106-550-086

Dated: June 15, 2010


Karnail Singh

STATE OF Washington

COUNTY OF King

ss.

I certify that I know or have satisfactory evidence that Kamall Singh

(is/are) the person(s) who appeared

before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument..

Dated: June 15, 2010



Shelley M. Sykes

Notary name printed or typed: Shelley M. Sykes
Notary Public in and for the State of Washington
Residing at Kirkland
My appointment expires: April 9, 2013

AFTER RECORDING RETURN TO:

KARNAIL SINGH

18845 INTERNATIONAL BLVD S

SEATAC, WA 98188

047084 JH-9115
35600

FILE NO 6140509

FMO

BENTON FRANKLIN TITLE CO

73

QUIT CLAIM DEED

RE: VACANT LAND

GRANTOR: DHALIWAL, Harmandeep Kaur

GRANTEE: SINGH, Karnail

LEGAL DESCRIPTION: Ptn SW ¼ Section 19, Township 14 N, Range 32E

TAX PARCEL NO: 106-550-086

The Grantor, **HARMANDEEP KAUR DHALIWAL**, who acquired title as **HARMANDEEP DHALIWAL**, an unmarried woman (who owns a 33.33% interest only), for and in consideration of *TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION*, convey(s) and quit claim(s) to **KARNAIL SINGH**, a single person, the following described real property situated in the County of Franklin, State of Washington, together with all after acquired title of the Grantor therein:

That portion of the Southeast Quarter of Section 19, Township 14 North, Range 32 East, W.M., lying Westerly of SR-395, Records of Franklin County, Washington, as conveyed to the State of Washington for Highway purposes by instruments recorded under Auditor's File No's 192853, 494181, 494182 and 494183.

Dated June 2nd, 2014.



HARMANDEEP KAUR DHALIWAL

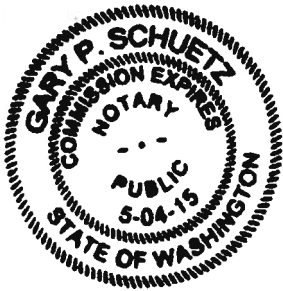
STATE OF WASHINGTON)

) ss.

COUNTY OF KING)

I certify that I know or have satisfactory evidence that **HARMANDEEP KAUR DHALIWAL** is/are the person(s) who appeared before me and acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATE: 06-02-14



GARY P SCHUETZ

Notary Public

Commission Expires: 05/04/15

Recording requested by:

and when recorded, please return this deed
and tax statements to:

Veerpal Singh Sandhu
705 E Cascadia Hwy
Skykomish, WA 98288

FRANKLIN COUNTY TREASURER

035554 JA 20 10

No Real Estate Excise Tax Paid
This Instrument Exempt Under R.C.W. 82.45
Treasurer, Franklin Co.

Above reserved for official use only

QUITCLAIM DEED

FOR and in consideration of Ten Dollars, the receipt and sufficiency of which is hereby acknowledged, Karnail Singh ("Grantor") hereby CONVEYS and QUITCLAIMS to Veerpal Sandhu, ("Grantee"), 33.33 percent of all right, title, interest and claim, together with 33.33 percent after acquired title of the Grantor, to the following real property in the City of Connell, County of Franklin, State of Washington with the following legal description:

That portion of the Southeast Quarter of Section 19, Township 14 North, Range 32 East, W.M., lying Westerly of SR-395 records of Franklin County, Washington, as conveyed to the state of Washington for Highway purposes by instruments recorded under Auditor's file.

Assessor's Property Tax Parcel/Account Number: 106-550-086

TO HAVE AND TO HOLD 33.33 percent of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

13TH DAY OF MAY, 2009
EXECUTED this ~~30th~~ day of April, 2009. *[Signature]*

[Signature]

(Signature of Grantor)

Signed in our presence:

(Witness Signature)

(Witness Signature)

Quitclaim Deed - 1

Print Name: VEERPAL SINGH
SANDHU

Print Name: KARNAIL SINGH

Grantee's Address:

PO Box 368 E Cascadia Hwy
Skykomish, WA 98288

Grantors Address:

18845 International Boulevard S.
SeaTac, WA 98188

State of WASHINGTON)
)
County of King) ss

I certify that I know or have satisfactory evidence that Karnail Singh is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dirk Van Londen
Signature of Notary Public

DIRK VAN LONDEN
Printed Name of Notary

My commission expires:

12-30-11



FRANKLIN COUNTY TREASURER
035554 JA 2010



Correction Center 3

City

possible access

3

3

2

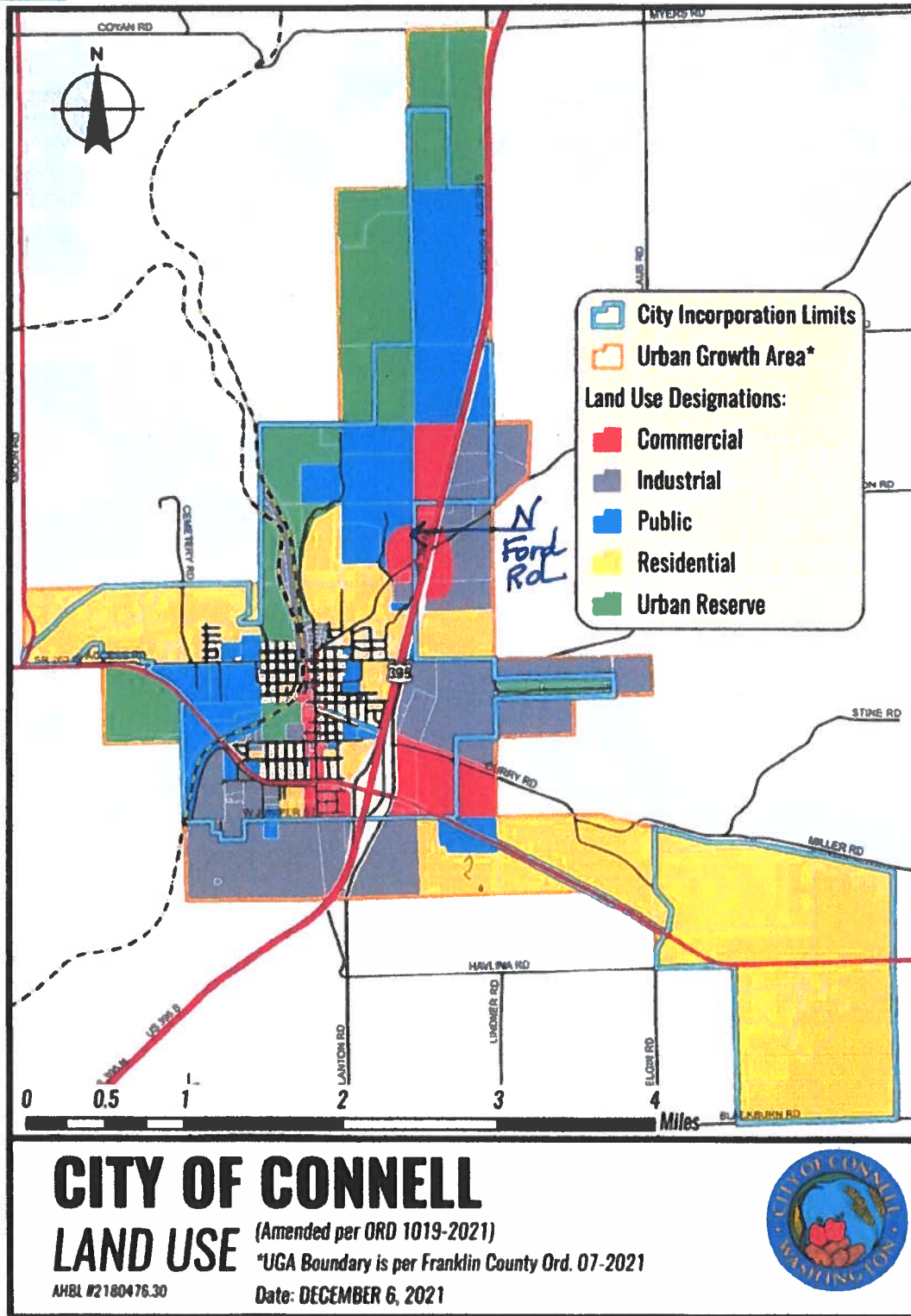
1

City

5

- 1) Bureau of Reclam
- 2) WSDOT
- 3) Dept of Corrections
- 4) Our Client
- 5) Local Investor

Figure 3. Land Use Map



Appendix C

2020-2025 Transportation Project List (TIP)

(per Resolution 2019-03)

Project	Start Year (Initial phase)	Project Cost
<p>Street Preservation Program (overlays, seals, etc.)</p> <p>A Pavement Preservation program consists primarily of three components: preventive maintenance, minor rehabilitation (nonstructural), and some routine maintenance activities. The program benefits the city by enhancing pavement performance, ensuring cost-effectiveness, extending pavement life, reducing user delays, and providing improved safety and mobility.</p>	2020	\$35,000
<p>W. Clark Street chip seal – Columbia Ave. to SR 260</p> <p>W. Clark Street is in need of an asphaltic surface treatment commonly known as Chip Seal (Bituminous Surface Treatment) which keeps water from penetrating the road structure on paved surfaces, fills in cracks, etc. This is commonly used in areas with lower levels of traffic volumes, and is cost-effective.</p>	2022	\$250,000
<p>E. Clark Street reconstruction, drainage curbs, gutters and sidewalk (both sides) – Columbia Ave to Ford Ave</p> <p>The addition of new drainage facilities, curbs, gutters and sidewalks on E. Clark Street addresses environmental and non-motorized transportation needs. The road is also in need of reconstruction.</p>	2020	\$1,800,000
<p>S. 5th Street reconstruction, drainage, curbs and gutters - Hawthorne to Juniper</p> <p>The addition of new drainage facilities, curbs, gutters and sidewalks on S. 5th Street addresses environmental and non-motorized transportation needs. The road is also in need of reconstruction.</p>	2020	\$750,000
<p>Connell Rail Interchange: Relocate current switch yard to new location, improving mobility and access – MP 110.45 to MP 112.55</p> <p>See the Economic Development Element of this plan for more details on how this project addresses specific needs in the City and Region.</p>	2020	\$24,100,000
<p>Old Railroad ROW path, east side: Construction of a pedestrian / bicycle path – Columbia Ave to Chelan Ave</p> <p>The construction of a pedestrian and bicycle path will provide connectivity for non-motorized transportation and further the city's "Complete Street" objectives.</p>	2020	\$200,000
<p>Hawthorne Street reconstruction, curbs, gutters and sidewalk (one side) – S. Columbia Ave to S 5th Street</p>	2021	\$800,000

<i>Street</i>	<i>Termini</i>	<i>Segment Length</i>	<i>Travel Lanes</i>	<i>Pavement Width</i>	<i>Roadway Surface</i>	<i>PCR Score</i>	<i>Rating Status</i>
GUM ST W	END OF RD to 4TH AVE S	0.02	2	30	ACP	72	Good
GUM ST W	FIR ST to HAWTHORN ST	0.08	2	28	ACP	77	Good
GUM ST W	GRAVEL to FIR ST	0.09	2	28	ACP	77	Good
HAWTHORNE W	5TH AVE S to COLUMBIA AVE	0.32	2	25	ACP	81	Good
HAWTHORNE W	ACP to FIR ST	0.1	2	25	ACP	48	Poor
HAWTHORNE W	BURKE AVE S to END OF RD	0.04	2	40	ACP	90	Good
HAWTHORNE W	COLUMBIA AVE to BURKE AVE S	0.09	2	40	ACP	90	Good
HAWTHORNE W	FIR ST to GUM ST	0.1	2	25	ACP	72	Good
HAWTHORNE W	GUM ST to 5TH AVE S	0.08	2	25	ACP	81	Good
HAWTHORNE W	WEST C/L to ACP	0.47	2	24	Gravel	0	Not Rated
JUNIPER ST W	5TH AVE S to COLUMBIA AVE	0.32	2	28	ACP	86	Good
JUNIPER ST W	END OR RD to 5TH AVE S	0.11	2	28	ACP	86	Good
NORDHEIM RD	CORNER to AIRPORT LN	0.55	2	22	ACP	44	Poor
NORDHEIM RD	CURRY RD to CORNER	0.55	2	26	ACP	86	Good
NORDHEIM RD	EAGLE CREST to SR 260	0.07	2	27	ACP	81	Good
NORDHEIM RD	SOUTH C/L to EAGLE CREST	0.07	2	27	ACP	90	Good
NORDHEIM RD	SR 260 to CURRY RD	0.31	2	28	ACP	72	Good

<p>Hawthorne Street needs to be reconstructed as the useful life of the present facility is near the end. Additionally, the addition of new drainage facilities, curbs, gutters and sidewalks will address environmental and non-motorized transportation needs.</p>		
<p>Ford Ave. Bike Path Extension: construction and extension of pedestrian / bicycle path – Clark Street to N. Columbia Ave</p> <p>The construction of a pedestrian and bicycle path will provide connectivity for non-motorized transportation and further the city's "Complete Street" objectives.</p>	2021	\$350,000
<p>Old Railroad ROW path: construction of pedestrian/ bicycle path – East Side, Columbia Ave to Chelan Ave.</p> <p>The construction of a pedestrian and bicycle path will provide connectivity for non-motorized transportation and further the city's "Complete Street" objectives.</p>	2022	\$200,000
<p>Old Railroad ROW path: construction of pedestrian/ bicycle path – West Side, Columbia Ave to Adams St.</p> <p>The construction of a pedestrian and bicycle path will provide connectivity for non-motorized transportation and further the city's "Complete Street" objectives.</p>	2022	\$100,000
<p>South Sixth Street Extension: new construction of road and bridge over railway and the Esquatzel Coulee – Clark Street to Elm Street</p> <p>The S. Sixth Street Extension will connect two parts of the city that are not currently directly accessible to one another. This project will reduce the vehicle miles traveled in the city, connect existing transportation networks, and improve non-motorized transportation options in the City.</p>	2022	\$3,500,000
<p>Old Town Re-Construction – Phase 1: N 3rd, 4th, 5th & Franklin: Reconstruct, drainage, curbs, gutters, and sidewalk (one side) – 100 Block of North 3rd to 200 Block of N. 5th</p> <p>The addition of new drainage facilities, curbs, gutters and sidewalks in the "Old Town – Phase 1" area addresses environmental and non-motorized transportation needs. The roads are also in need of reconstruction.</p>	2021	\$1,300,000
<p>Old Town Re-Construction – Phase 2: N 3rd, 4th, 5th & Borah: Reconstruct, drainage, curbs, gutters, and sidewalk (one side) – 200 North 3rd to 300 N. 5th</p> <p>The addition of new drainage facilities, curbs, gutters and sidewalks in the "Old Town – Phase 2" area addresses environmental and non-motorized transportation needs. The roads are also in need of reconstruction.</p>	2023	\$1,800,000
<p>S. Burke (600 Block) reconstruction with drainage, curbs, gutters and sidewalk (one side) – Fir Street to Elm Street</p> <p>The addition of new drainage facilities, curbs, gutters and sidewalks on the 600 block of South Burke addresses environmental and non-motorized transportation needs. The road is also in need of reconstruction.</p>	2022	\$420,000
<p>N. Burke Ave Reconstruction: reconstruction, curbs, gutters, sidewalk (one side) - E. Adams St. to E. Franklin St.</p>	2024	\$250,000

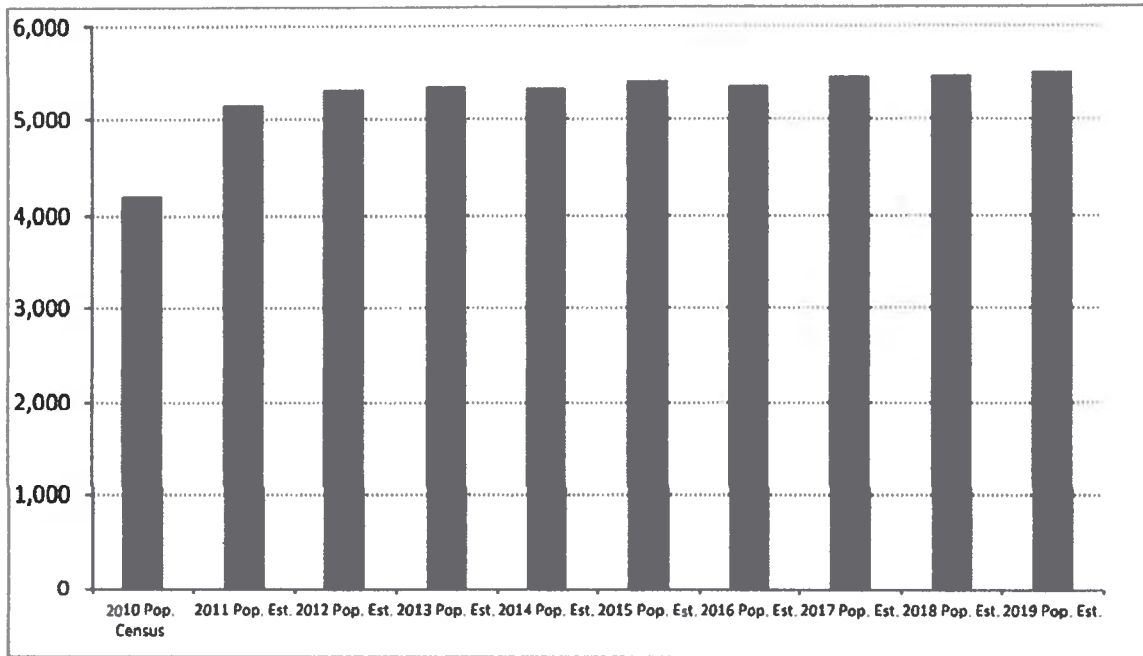


Figure 1. Connell Population Estimates (2010-2019)

Therefore, the city is expected to grow consistent with county-wide growth, and Connell is expected to continue to have six percent of the total County-wide population, as shown in **Table 3**:

Table 3. Connell Population Forecast (2020-2040)

	2020	2025	2030	2035	2038 (Target Planning Year)	2040
Franklin County (total)						
<i>Low series projection</i>	87,642	95,607	103,082	112,462	117,882	121,639
<i>Mid series projection</i>	99,712	113,781	127,443	143,087	152,285	158,574
<i>High Series projection</i>	116,386	141,164	165,616	192,131	207,565	218,538
City of Connell (Allocation)	2020	2025	2030	2035	2038	2040
<i>Low series projection</i>	5,259	5,736	6,185	6,748	7,073	7,298
<i>Mid series projection</i>	5,983	6,827	7,647	8,585	9,173	9,514
<i>High Series projection</i>	6,983	8,470	9,937	11,528	12,454	13,112

Historically the City of Connell has utilized the agricultural zone as a “holding zone” pending development pressures. There are currently 193 acres of land designated for agriculture use within the City limits. The majority of this, if not all, will be converted to industrial as needed. This land use classification is no longer deemed “agriculture” but is re-named in this update as “Urban Reserve” to more accurately reflect the intended future land use.

There are currently 228 acres of land designated for commercial use. This covers a full range of types, from locally owned and operated “mom and pop” stores to large combined uses such as truck stops and hotels near the highway.

There are 714 acres of land designated as Industrial within the city limits. Based on the previous discussion, there is not a great deal of industrial property in which to expand the industrial base of the community. It should be noted that this property is currently serviced by all utilities including water, sewer, electric, gas and telephone.

There are 639 developable acres in the public use category. This includes significant acreages that are State facilities, including Department of Corrections and Department of Transportation, County Shops, School District and the City. Large areas are reserved for wastewater treatment facility expansion and parks.

There are 1,298 acres of land designated for residential uses in the plan. Assuming that all of that would be developed, however, is misleading. First there must be a willing seller and the market must also be responsive.

A 2007 study by JD White reported that based on available land, various residential densities/uses: “The City of Connell has an available residential capacity to accommodate 19,351 new residents.” While Connell’s capacity has been reduced over time as new development has occurred, the city still has a surplus of residential land that can be developed,

Income

The following tables were obtained from US Census “Quick Facts” and describe the household income by owner or renter status and the poverty status by household and age of householder between the years 2012-2016.

The owner-occupied housing unit rate in Connell is 53.6 percent and the median value of owner-occupied housing units is \$119,600. Both of these figures are well below the County-wide values of 67.9 percent owner-occupied housing rate and median value of owner-occupied housing units of \$169,700.

Similarly, the median household income (in 2016 dollars) from 2012-2016 was \$49,221 in Connell, as compared to \$58,284 in Franklin County. The percentage of persons in poverty in Connell was estimated to be 29.5 percent

Employment

The three largest local employers are Lamb Weston; the North Franklin School District, and the Coyote Ridge Corrections Center.

T14R02010

X

Parcel: 106550086
District Information

Owner: SINGH (ETAL), KARNAIL

Address:

Soil



Soil Type	Dominant Soil Group	Soil Classification	Soil Acres	Soil Description	Carbon Offset Est. Current Year (ton/ac/yr)	Carbon Offset Est. Current Year (ton/yr)	Carbon Offset Est. 30 Yr. Avg (ton/ac/yr)	Carbon Offset Est. 30 Yr. Avg (ton/yr)
81	C	0	16.6	Prosser silt loam, 2 to 5 percent slopes	0.2	2.5	0.2	3.6
202	B	0	14.7	Warden silt loam, 2 to 5 percent slopes	0.2	2.2	0.2	3.2
12	A	0	11.8	Chedehap fine sandy loam, 5 to 10 percent slopes	0.2	1.8	0.2	2.5
82	C	0	7.9	Prosser silt loam, 5 to 10 percent slopes	0.2	1.2	0.2	1.7
134	B	0	6.5	Sagehill very fine sandy loam, 2 to 5 percent slopes	0.2	1	0.2	1.4
148	C	0	5.2	Schlomer silt loam, 2 to 5 percent slopes	0.2	0.8	0.2	1.1
11	A	0	3.3	Chedehap fine sandy loam, 2 to 5 percent slopes	0.2	0.5	0.2	0.7
132	A	0	0.3	Royal-Timmerman complex, 15 to 30 percent slopes	0.2	0	0.2	0.1
68	C	0	0.2	Ottmar silt loam, 2 to 5 percent slopes	0.2	0	0.2	0

ATTACHMENT 2: SEPA CHECKLIST AND DNS



City of Connell

EASTERN
WASHINGTON'S
HARVESTLAND

104 E. Adams, P.O. Box 1200 ♦ Connell WA 99326
(509) 234-2701 ♦ Fax: (509) 234-2704 ♦ www.cityofconnell.com

**ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF NONSIGNIFICANCE (DNS)**

Description of proposal: The “Singh Rezone” is a proposal to rezone one parcel which is approximately 66.67 acres from the current zone of UR (Urban Reserve) to CG (Commercial General). The property is classified as “Commercial” in the Comprehensive Plan.

Proponent: Amy Honeywell, on behalf of owner Karnail Singh (Owner)

Location of proposal: The proposal is to rezone one parcel (lot) with the Franklin County Assessor’s Parcel number 106550086. The site is not addressed. The site is east of Coyote Ridge Corrections Center and west of US-395. It is situated in the Southeast quarter of Section 19, Township 14 North, Range 32 East, W.M. (See Figure 1)

Lead Agency: City of Connell

Findings:

1. The City’s Comprehensive Plan designates the property as “Commercial.” The parcel has been designated as such since the 2007 Comprehensive Plan (and possibly earlier).
2. The proposal area is not within in the City's service area for water. In the City’s Water System Plan (2016), the parcel is designated as “Future Service Area” (FSA). The City does not have a duty to serve (i.e. no obligations to serve) the property. Further, the City does not plan to expand the current service area, as stated in the 2016 plan, for the 20-year planning period.
3. Additionally, there is not infrastructure available to serve the property with City water; if the property was added into the Retail Service Area (with an amendment to the Water System Plan), it would take significant infrastructure investments by the developer(s) in order to provide City water to the parcel.
4. Limited sewer service is available near the proposal area (built for the Correctional Facility, for which capacity is reserved for that purpose). The City does not have any current plans to extend the sewer system to the proposal area.
5. It would take significant infrastructure investments by the developer(s) in order to provide municipal sewer service to the parcel.

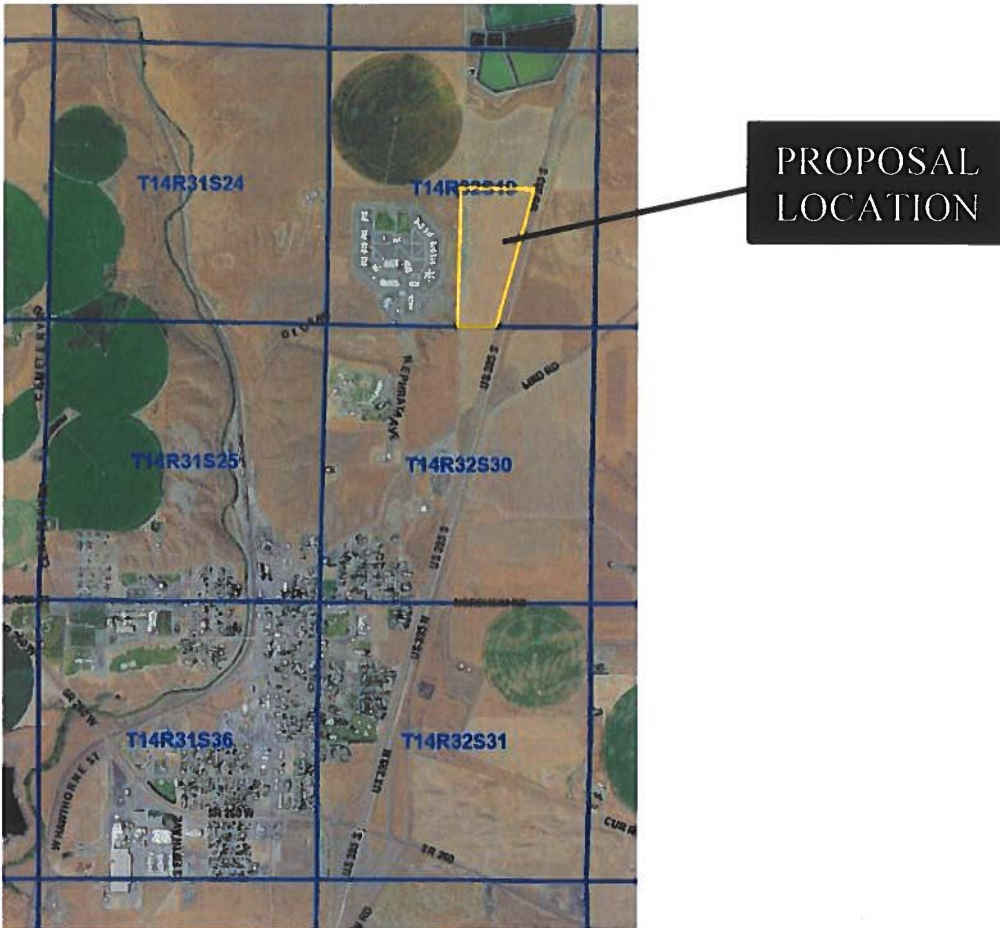


FIGURE 1 (VICINITY MAP)

6. There is an intermittent riverine wetland on the west portion of the site.
7. There is mapped Shrubsteppe habitat on the site, however it appears the site has been historically disturbed. The Washington Dept. of Fish and Wildlife’s Priority Habitat and Species “on the web” program identifies that Ferruginous hawk (*Buteo regalis*), which is a state Threatened Species, may be present.
8. The WISAARD (Washington Information System for Architectural and Archeological Records Data) predictive model has mapped the majority of the site as “high risk” for potential cultural and historic resources.

Conditions:

1. Future platting or development permit applications must demonstrate water availability.
 - a. In order to be eligible to receive City water, an applicant for future platting or development permit must conduct a study to show how the City’s Water System

Plan can be amended to service the lot, and then apply to the City to amend said Water System Plan.

2. In order to access City sewer, an applicant for future platting or development permit applications must conduct modeling of the City's sewer system to be reviewed by the City, submit engineered plans, and construct the necessary improvements (which would likely include installing a sewer collection line, lift station, and a forcemain that connects to the existing gravity sewer main upstream of Lift Station No. 5). All of these items would be at the applicant's expense.
3. Future platting or development permit applications must comply with the City's Critical Areas Ordinance (CMC 15.12), which may include a Critical Areas Report(s).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 14 days from the date below. Comments must be submitted by **December 15, 2023**.

Signature: *Michele Strickney for*
Responsible official: Cathleen Koen
Position/Title: City Administrator
Address: P.O. Box 1200, Connell, WA 99326
Publication Date: November 30, 2023
Phone: 509-234-2701 Ext 1234

Appeal: Any agency or person may appeal the lead agency's environmental determination per CMC 15.04.160. Appeals of this decision are accepted until 5:00pm, **December 15, 2023**.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of the proposed project, if applicable:

The owner is proactively asking for a zone change to attract buyers for his parcel of land north of town. Sell as **CH (COMMERCIAL, HIGHWAY) DISTRICT**.

A developer would potentially use the land for Restaurants, motels, automobile service stations, truck-stops which may include sales and service; As per 17.15.020 permitted uses list.

2. 91-undeveloped land, Parcel 106-550-086 to **CH (COMMERCIAL, HIGHWAY) DISTRICT**

2. Name of applicant: **Karnail Singh**

3. Address and phone number of applicant and contact person:

applicant: **Karl Singh,**

3717 S 188th Lane, Seatac, WA 98188; phone: 206-948-3997; no email

Contact person and preparer for Mr. Singh—Amy G Honeywell, Realtor, John L Scott, Pasco, WA, 509.432.9329, AmyHoneywell@johnlscott.com

4. Date checklist prepared: **July 10, 2023** and rev. Nov 1, 2023

5. Agency requesting checklist: **City of Connell, WA**

6. Proposed timing or schedule (including phasing, if applicable): **120 days**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **The owner plans to sell the property when time comes, but not develop themselves.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

There should be no environmental issues for a zone change.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

Rezone is decided by the City Council

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal.

You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Requesting zone change for parcel of 66.67 acres, currently noted as zoned 91-undeveloped. Land is vacant of any structures, insufficient for agriculture, and most suitable for non-residential, non-agricultural use. Land would be best used for development such as restaurants, motels, automobile service stations, and storage warehouses. Any of which could support traffic along the highway and in addition agriculture-focused services for the area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic

map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The parcel is situated between Coyote Ridge Corrections Center and US-395

Washington State, Franklin County, Connell, WA. Parcel # 106550086;

PTN SE 19-14-32

Total of 66.67 acres

Description on Franklin County TaxSifter:

DAF: BEG AT NW COR OF SE SD EC; TH TO SW COR SD SE4 SD SEC; TH ELY ALG S LN SD SE4 TO WLY R/W LN OF HWY395; TH NLY ALG WLY R/W LN SD 395 TO N LN SD SE4; TH WLY ALG N LN SD SE4 TO TPOB.

Additional maps provided to City of Connell.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? **2% to 5%**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Hard packed soil. Mostly Prosser silt loam~38%; Warden silt loam~23%; Chedehap fine sandy loam~22%. Land has not been farmed in many years. – A detailed Soil map is provided.--

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No. Some land has low hills. On subject property, grasses and low-shrubs have overgrown the property, thus protecting the land from wind, rain erosion.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **none**

f. Could erosion occur because of clearing, construction, or use? If so, generally describe. **For future projects, excavation inevitably will disturb the grasses and shrub steppe. This ground is very hard and in an area of little rain. Conservation and replanting could be part of the process if needed.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Future project would be Up to 100%**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None in current state.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **Unknown.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Unknown.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Unknown.**

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
There is a mapped riverine wetland cutting through the west side of the parcel. This is only seen in the wetter times of the year; late fall to spring.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **Unknown. Part of a feasibility study by any buyer.**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **Unknown, if any.**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No.**
- 5) Does the proposal lie within a 100-year floodplain? If so, note the location on the site plan.
No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No.**

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **No.**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the

following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The proposed area is not currently in the City's service area for water / sewer. It's current designation in the water system plan means the City intends to provide water services in the future, but there are currently no plans to do so. And the City is not under any obligations to provide water service. Significant infrastructure investments by developers must be in place to provide water and sewer to the parcel.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **Unknown at this time. For future developer.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **Unknown.**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **Unknown.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Unknown.**

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

X shrubsteppe—a priority habitat feature (NOTE: This has not been verified. But is in other areas of Eastern Washington.)

x grasses

X pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? **Sage, grasses, low brush.**
- c. List threatened and endangered species known to be on or near the site. **Unknown**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Not known. There may be native plants that can be identified, saved, or replanted after development.**
- e. List all noxious weeds and invasive species known to be on or near the site. **Not known.**

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Perhaps small rodents, and various birds domestic and migrating; have not observed any activity.

- b. List any threatened and endangered species known to be on or near the site. **None.**
- c. Is the site part of a migration route? If so, explain. **Pacific Flyway**
- d. Proposed measures to preserve or enhance wildlife, if any: **No.**
- e. List any invasive animal species known to be on or near the site. **No.**

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (**electric**, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **Not known this time.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **Unknown.**
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **none**

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, which could occur as a result of this proposal? If so, describe. **Unknown.**
- 1) Describe any known or possible contamination at the site from present or past uses. **Unknown.**
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **Unknown.**
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating

life of the project. **Unknown.**

- 4) Describe special emergency services that might be required. **Unknown.**
- 5) Proposed measures to reduce or control environmental health hazards, if any:
Unknown.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Traffic from Highway 395 on east side. Which is why it is ideal for commercial development.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Unknown.**
- 3) Proposed measures to reduce or control noise impacts, if any: **Unknown.**

8. Land and Shoreline Use [\[help\]](#)

What is the current use of the site and adjacent properties?

Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

- **Site-It is not being used.**
- **Coyote Ridge Correction Center to the west is the closest facility with inhabitants during all hours of the day and night. Space may put up a more solid barrier on the east side of their facility.**
- **The east side has a buffer between it and US Highway 395**
- **The property to the south is outside of the City limits, but in the UGP.**
- **The property to the north is owned by the city and is noted as Public Facility with some vacant land as well.**

Has the project site been used as working farmlands or working forest lands? If so, describe.

- **No**

How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any?

- **None will be converted.**

If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

- **None will be converted.**

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **Unknown. Could be a retail site associated with agriculture, but not for the activity of farming.**
- c. Describe any structures on the site. **VACANT land**
- d. Will any structures be demolished? If so, what?
- e. What is the current zoning classification of the site? **Current** UR-Urban reserve
- f. **What is the current comprehensive plan designation of the site?**
- **Commercial**
- g. If applicable, what is the current shoreline master program designation of the site? n/a, the parcel is outside the SMP jurisdiction.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Yes, there is a mapped riverine wetland on the site.**
- i. Approximately how many people would reside or work in the completed project? **Unknown.**
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any:
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **None.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None**

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Details of future projects are unknown.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **none**
- c. Proposed measures to reduce or control housing impacts, if any:

10. **Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Details of future projects are unknown.**

What views in the immediate vicinity would be altered or obstructed?

b. Proposed measures to reduce or control aesthetic impacts, if any:

11. *Light and Glare* [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

- Details of future projects are unknown. Note that the prison facility to the west is less than 1000 feet away. The facility has lights on 24 hours, 7 days a week which could impact what this land is suited for.

c. Could light or glare from the finished project be a safety hazard or interfere with views?

- The project area is located between the corrections center and a highway, both of which produce light and glare which may impact future development.

c. What existing off-site sources of light or glare may affect your proposal?

- This will be dependent on the future project.

d. Proposed measures to reduce or control light and glare impacts, if any:

- This will be dependent on the future project.

12. *Recreation* [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

- none

b. Would the proposed project displace any existing recreational uses? If so, describe.

- No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

- none

13. *Historic and cultural preservation* [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Washington Information System for Architectural and Archeological records Data) WISSAARD predictive model has mapped the majority of the site as "high risk" for potential cultural and historic resources.

Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources Washington Information System for Architectural and Archeological records Data) WISSAARD predictive model has mapped the majority of the site as "high risk" for potential cultural and historic resources.

b. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the

department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. See answer to 13.a.

- c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. Studies and any groundbreaking or digging would be the responsibility of future buyer as part of their feasibility study.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
- See map #6 map of city with un-managed rd.
 - One of the access points could be the un-managed road that begins at N. Columbia Ave and runs north. Which is what the city uses to access their wastewater treatment plant, to the north of the subject property. This road is an easement via land owned by the Bureau of Reclamation, the Department of Transportation and the owners of the subject parcel.
- a. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? No. No local public transit system.
- d. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The future North Ford Rd is a planned road in the City's Comprehensive Plan and no funding has been dedicated to build this road further or make this a public road. Additionally, the future 395 interchange project is unfunded.

Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, describe (indicate whether public or private).

- Not new requests. Because these improvements are already included in the city's comprehensive plan. The un-managed road that was referred to is called "North Ford Avenue" in the city's comprehensive plan. Which is to become a public road (see page 17, b. Commercial-paragraph 3).
 - This "road" is referred to as "North Ford Avenue" and is currently a prescriptive easement given to the city, from the owners of parcels it crosses. The properties are both public and private. Mr. Singh's and The Bureau of Reclamation, the Department of Transportation, and the owners.
 - A second access route is also proposed in the city's comprehensive plan which is the Lind Ave/N Columbia Rd interchange. This will improve access from the highway, which is closer than the current interchange. (See page 17, b. Commercial-paragraph 3).
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No

How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles).

What data or transportation models were used to make these estimates?

Describe the intensity (physicality of buildings) future land use proposed is commercial peak volumes during the day.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

h. Proposed measures to reduce or control transportation impacts, if any:

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, no matter the development, there would be an increase in need for Police and Fire protection. Depending on the scope of work, a temporary or permanent increase in health care, schools and housing.

b. Proposed measures to reduce or control direct impacts on public services, if any.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

City water and sewer lines end near the parcel. However, the proposed area is not currently in the City's service area for water / sewer. Its current designation in the water system plan means the City intends to provide water services in the future, but there are currently no plans to do so. And the City is not under any obligations to provide water service. Significant infrastructure investments by developers must be in place to provide water and sewer to the parcel.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?**
Proposed measures to protect or conserve plants, animals, fish, or marine life are:

- 3. How would the proposal be likely to deplete energy or natural resources?**
Proposed measures to protect or conserve energy and natural resources are:

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

Proposed measures to protect such resources or to avoid or reduce impacts are:

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**
Proposed measures to avoid or reduce shoreline and land use impacts are:


- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

Proposed measures to reduce or respond to such demand(s) are:

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Karnail (Karl) Singh 07/12/23  Karnail (Karl) Singh 11/08/23

Name of signee Karnail Singh-owner

Position and Agency/Organization _____

Date Submitted: 07/12/23

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Currently, there are no utilities being used by this property. But they would be activated once a project is defined.

Proposed measures to avoid or reduce such increases are: Will be determined once the project is planned.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

ATTACHMENT 3: PUBLIC NOTICE AND COMMENTS



City of Connell

**EASTERN
WASHINGTON'S
HARVESTLAND**

104 E. Adams, P.O. Box 1200 ♦ Connell WA 99326
(509) 234-2701 ♦ Fax: (509) 234-2704 ♦ www.cityofconnell.com

**NOTICE OF RESCHEDULED PUBLIC HEARING,
SINGH REZONE**

NOTICE IS HEREBY GIVEN that the **Planning Commission** of the **City of Connell** will conduct an **OPEN RECORD HEARING** on **Tuesday, February 20, 2024 at 5:30 p.m.**, or shortly thereafter, at Connell City Hall located at 104 E. Adams Street, Connell, Washington in accordance with Connell Municipal Code 16A.08 for the purpose of taking public comment on the below proposal. All interested persons may attend the hearing and present any support for or objections to the application.

This Hearing was originally scheduled for January 22, 2024 but was rescheduled due to weather related scheduling conflicts.

Information may be examined, or copies obtained by contacting Building Services Clerk Sterling Joyner at sjoyner@connellwa.org. Any person may comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made.

APPLICATION:

Amy Honeywell on behalf of property owner, Karnail Singh, has submitted to the City of Connell for a zone change application. This is a Type VI application per Connell Municipal Code Chapter 16A. The application was submitted on May 16, 2023, and the City deemed the application complete on November 21, 2023.

The proposal is to change the zoning district of one undeveloped parcel which is approximately 66.67 acres in size from Urban Reserve (UR) to Commercial General (CG). The property is designated as "Commercial" in the City's Comprehensive Plan.

LEGAL DESCRIPTION:

PTN SE 19-14-32

NON-LEGAL DESCRIPTION:

The site is not addressed and has the Parcel Number 106550086. The site is east of Coyote Ridge Corrections Center and west of US-395. (See vicinity map below)

ATTEST:

Sterling Joyner

Building Services Clerk

Date of this notice: February 1, 2024

Vicinity Map:





City of Connell

EASTERN
WASHINGTON'S
HARVESTLAND

104 E. Adams, P.O. Box 1200 ♦ Connell WA 99326
(509) 234-2701 ♦ Fax: (509) 234-2704 ♦ www.cityofconnell.com

**NOTICE OF APPLICATION, NOTICE OF PUBLIC HEARING,
AND NOTICE OF SEPA DNS
SINGH REZONE**

NOTICE IS HEREBY GIVEN that Amy Honeywell on behalf of property owner, Karnail Singh, has submitted to the City of Connell for a zone change application. This is a Type VI application per Connell Municipal Code Chapter 16A. The application was submitted on May 16, 2023, and the City deemed the application complete on November 21, 2023.

The proposal is to change the zoning district of one undeveloped parcel which is approximately 66.67 acres in size from Urban Reserve (UR) to Commercial General (CG). The property is designated as "Commercial" in the City's Comprehensive Plan.

LEGAL DESCRIPTION:

PTN SE 19-14-32

NON-LEGAL DESCRIPTION:

The site is not addressed and has the Parcel Number 106550086. The site is east of Coyote Ridge Corrections Center and west of US-395. (See vicinity map below)

NOTICE IS FURTHER GIVEN that the **Planning Commission** of the **City of Connell** will conduct an **OPEN RECORD HEARING** on **Monday, January 22, 2024 at 5:30 p.m.**, or shortly thereafter, at Connell City Hall located at 104 E. Adams Street, Connell, Washington in accordance with Connell Municipal Code 16A.08 for the purpose of taking public comment. All interested persons may attend the hearing and present any support for or objections to the application.

Information may be examined or copies obtained by contacting Building Services Clerk Sterling Joyner at sjoyner@connellwa.org. Written comments may be emailed, mailed or hand delivered to City of Connell, 104 E. Adams, P.O. Box 1200, Connell, WA 99326, and must be received no later than **Friday, December 29th**. Any person may comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made.

NOTICE IS FURTHER GIVEN that the City, determined to be the Lead Agency pursuant to the State Environmental Policy Act (SEPA) of 1971, as amended, and Washington Administrative Code (WAC) 197-11, has reviewed the proposed project for probable adverse environmental impacts and issued a determination of non-significance (DNS) on **November 30, 2023** for the proposal. The Comment period for the DNS concludes at **5:00 p.m. on December 15, 2023**. The environmental checklist and other materials pertinent to the proposal are available to the public upon request and have been sent to agencies with jurisdiction, the Washington State

Department of Ecology, and others having an interest in the proposal.

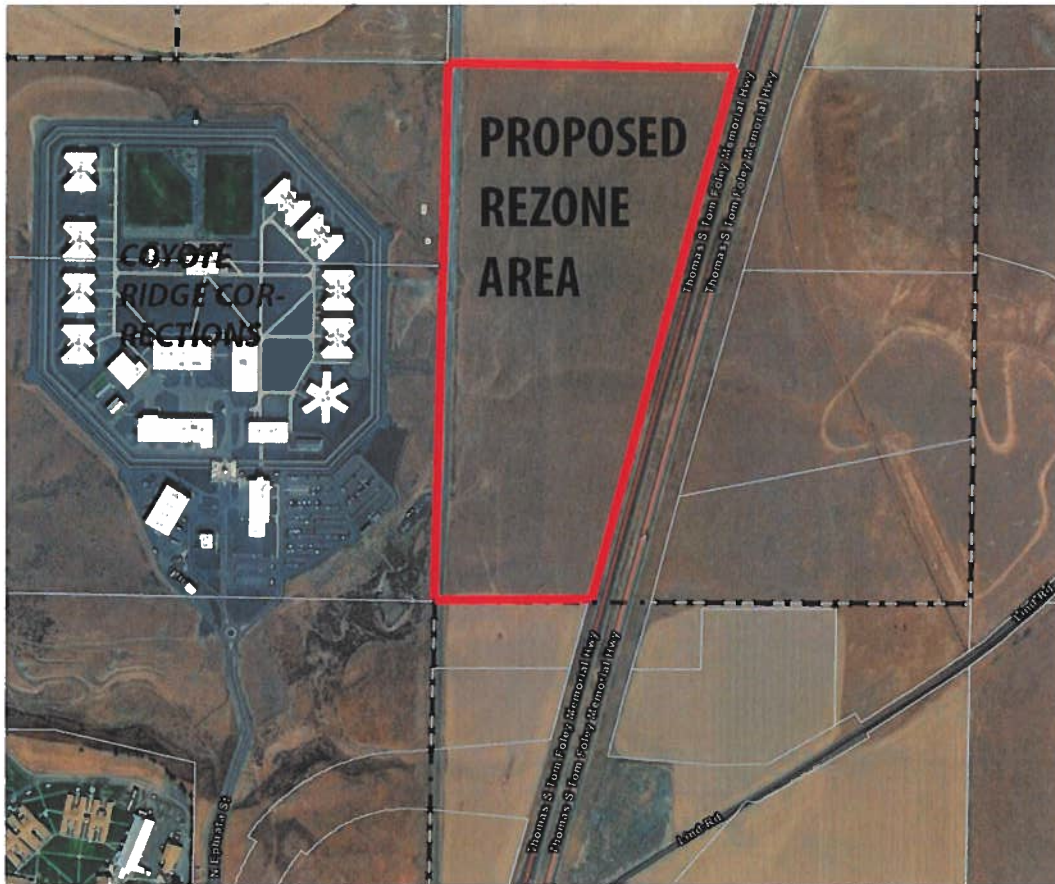
ATTEST:

Sterling Joyner

Building Services Clerk

Date of this notice: November 30, 2023

Vicinity Map:





December 15, 2023

City of Connell
P.O. Box 1200
Connell, WA 99326

Responsible official: Cathleen Koch, City Administrator

Subject: Singh Rezone PTN SE 19-14-32

We have reviewed the Singh Rezone DNS documents to rezone approximately 66.67 acres of property from Urban Reserve (UR) to Commercial General (CG) and have the following comments.

Based on Connell's current zoning code CMC 17.13, future development in the CG district may increase traffic volumes and vehicles accessing US 395. As future development applications are submitted, they will be subject to review for their impacts to the highway system in addition to meeting the following requirements:

- The east boundary of the property is contiguous to US Highway (US) 395 for approximately 2,750 linear feet. US 395 at this location, is a fully controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to US 395 from abutting properties. Direct access to the highway is strictly prohibited. The closest access to US 395 is available at the existing Lind Road intersection south of the property.
- As developments are proposed they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by future development. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.
- The right-of-way fence along SR 395 typically lies one-foot inside the WSDOT right-of-way line. To minimize traffic safety concerns on SR 395, future development will construct a minimum six-foot tall solid barrier fence (no gates) on their property. The right-of-way fence must not be altered or moved.
- Stormwater and surface runoff generated by future development must be retained and treated on site in accordance with regulating agencies' standards, and not be allowed to flow onto WSDOT rights-of-way.
- Any work from within US 395 rights-of-way must be coordinated with the South Central Regional Utilities office prior to beginning any work. The South Central Region Utilities Engineer is Jamil Anabtawi. He can be reached at (509) 577-1785.

- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (360) 705-7282.
- The property in an area with existing highway traffic noise and should expect that traffic noise may continue to grow into the future. If there are concerns with traffic noise affecting future development, it is the developments responsibility to dampen or deflect traffic noise for it.
- Any proposed lighting should be directed down towards the site, and away from Interstate 82.

Thank you for the opportunity to review and comment on this proposal. If you have any questions, please contact Mark Reynolds reynomr@wsdot.wa.gov or at 577-1929.

Sincerely,


Paul Gonseth, P.E.
Planning Engineer

PG:mrr

cc: File: Singh Rezone PTN SE 19-14-32, Connell
Larry Wilhelm, Area 3 Maintenance Superintendent



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Eastern Region Office

4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

December 14, 2023

Sterling Joyner
Building Service Clerk
City of Connell
104 E. Adams
P.O. Box 1200
Connell, WA 99326

Re: Singh Rezone

Dear Sterling Joyner:

Thank you for the opportunity to comment on the Determination of Nonsignificance regarding the Singh Rezone Project (Proponent: Karnail Singh). After reviewing the documents, the Department of Ecology (Ecology) submits the following comments:

Water Resources Program

Ecology requires a Water Right Permit for any ground water development proposal that will withdraw water in excess of 5,000 gallons per day for single or group domestic supply, or for industrial purposes, or for the irrigation of more than ½ acre of lawn or non-commercial.

For more information or technical assistance, please contact Herm Spangle at (509) 209-3421 or via email at Herm.Spangle@ecy.wa.gov.

State Environmental Policy Act (SEPA)

Ecology bases comments upon information submitted for review. As such, comments made do not constitute an exhaustive list of the various authorizations you may need to obtain, nor legal requirements you may need to fulfill in order to carry out the proposed action. Applicants should remain in touch with their Local Responsible Officials or Planners for additional guidance.

For information on the SEPA Process, please contact Cindy Anderson at (509) 655-1541 or via email at Cindy.Anderson@ecy.wa.gov.

For more guidance on, or to respond to the comments made by Ecology, please contact the appropriate staff listed above at the phone number or email provided.

Department of Ecology
Eastern Regional Office
(Ecology File: 202305680)

EC: Amy G. Honeywell, Realtor, John L. Scott (for Karnail Singh)

**ATTACHMENT 2: DRAFT MINUTES FROM
2/20/24 PLANNING COMMISSION MEETING**

**CITY OF CONNELL, WASHINGTON MEETING
OF THE PLANNING COMMISSION**

February 20, 2024

The meeting of the Connell Planning Commission was called to order at 5:35 p.m. in City Hall.

ROLL CALL

PRESENT: Commissioners –Robert Misener, Jerry Sackmann, Ray Minor, Vangi Ellwein, and Jack Brandt was excused

STAFF: City Administrator Cathleen Koch, Public Works Director Hallie Tuck, Secretary Sterling Joyner, AHBL Planner Nicole Stickney

APPLICANT: Amy Honeywell

MEMBERS OF PUBLIC: Burl Booker

APPROVAL OF MINUTES September 25, 2023 PLANNING COMMISSION MEETING

Commissioner Ellwein had questions concerning the minutes. Specifically:

Were tiny homes defined, did the proposed ordinance include sprinklers to be required for the duplexes wanting zero lot line ability, are we removing industrial uses from certain commercial zones, is the moratorium still in effect, wasn't alternative energy systems approved in the comprehensive plan? Cathleen and Nicole addressed the questions mentioning that the only item brought forward to be worked on by City Council was the zero-lot line and it will be discussed tomorrow at the Council meeting. Nicole stated that information is provided in the packet for tomorrow night, that talks about how many states have taken out the requirements for sprinklers. The other items will be brought forward in "bite sized pieces" to be worked on along the way. The moratorium will expire March 6, 2024 due to the Council not wishing to extend it. The comprehensive plan includes large scale energy, but the zoning has not taken place yet.

A motion to approve the minutes from September 25, 2023 was made by Commissioner Sackmann and seconded by Commissioner Minor. Motion passed unanimously.

ORDER OF BUSINESS

Prior to starting the Hearing, Commissioner Misener read the following statement, as a reminder of what the Commission is, and what its charge is.

The Connell Planning Commission serves all citizens in the City by providing a vision for improving the quality of life. The Planning Commission promotes and coordinates comprehensive long-range planning, land use and development, growth-management, transportation, and environmental protection, and makes recommendations to the City Council.

PUBLIC HEARING BEGAN AT 5:46 PM

PUBLIC HEARING – SINGH REZONE

Chairman Misener stated the purpose of the public hearing is to consider the proposed rezone of one parcel from Urban Reserve to Commercial General. He explained the procedure of the hearing while

explaining to the public that the Commission was requesting input so they could understand the issues more clearly to make better recommendations to the City Council. He invited Nicole Stickney to present a report on behalf of City staff.

STAFF REPORT – SINGH REZONE

Nicole Stickney with AHBL introduced herself. She had prepared the staff report for this evening, and had some slides that she would go over when I present that information. Nothing in the slides or in the presentation tonight is new. It's all information which is included in your packet.

This is a rezone application. The applicant is Amy Honeywell, who's here this evening, and she is applying for this rezone on behalf of the property owner, Karl Singh. The request is a rezone application to change the classification of one parcel, about 67 acres in size, from the category of U, urban reserve, to CG, which is your general commercial designation.

The parcel number is shown on the screen and it's listed in the staff report. This property is vacant, undeveloped and has no address. It is located east of the Coyote Ridge Corrections Center and west of U.S. 395.

Right now the comprehensive plan classifies this property as commercial, therefore the property is eligible for the proposed rezoning. That being said, staff is making a recommendation of denial for this, and she will provide our reasons for that recommendation as she goes through the slides tonight.

This slide shows the proposed rezone area. It is pretty easy to understand where this property is located in the city. It's directly east of the Coyote Ridge Corrections Center, the higher security level portion. There is a lower level facility further south. The site does share a property line along with the highway, U.S. 395. So anyone can get an idea of the layout of the land and the location of it.

In the aerial picture, it is undeveloped and not used for agriculture or any other uses.

This shows the same subject parcel, which is labeled with respect to the surrounding zoning district. The property is zoned urban reserve (light green designation). That used to be called agriculture, but the name changed a couple years back. We're calling it urban reserve instead because it may or may not be an agricultural use.

Certainly, agriculture is allowed in that zoning district. The city wanted to maintain those uses as they were existing or where people wanted to do that activity. Agriculture with respect to the Growth Management Act in the state of Washington is typically an activity that does not occur within city limits.

It is known there are exceptions, especially in this part of the state.

To the north and immediately to the west, there's public facility designations, of course, on the correctional facility. Some areas around there are within the city's urban growth area, but not within the incorporation limits. So it's quite a ways from any residentially zoned property. There is some RL, which is residential low zoned property further south. But again, quite a distance away.

This slide shows a repeat, basically, of what you find in the adjacent area. It is shown, the surrounding land uses so that you can make a recommendation, on how this proposal to rezone could fit in with developed properties around it and the designations of zoning and land use around it.

She then presented a little information about the existing zoning district, known as the urban reserve

district which used to be called agriculture.

The Urban Reserve district is discussed in Connell Municipal Code, Chapter 17 .05. This can be seen on the screen, this designation is intended to be applied to properties, which are important to the future growth of the city but could be used for agricultural uses until that development occurs.

In the Urban Reserve district the city includes lands in the city prior to the Growth Management Act and remain within the city and also continue to be used for farming and agricultural activities until such time that demand dictates a change in land use. The purpose of the district is to allow for interim resource activities and utilization to prevent the premature division and development of land in a manner that would preclude logical future urban development, and also to provide limited interim partitioning development uses of the existing parcels until the lands are needed for urban development and can be easily accessed by public services.

Basically it's a holding district and can be used for agriculture. In the staff report outlined the permitted uses, conditional uses, minimum lot size and other development factors, see page four. It showed the existing district on the left hand side labeled "urban reserve district" and compared it to what the applicant is requesting, "commercial general." The next slide again shows this is more of the overarching high purpose statement for the district.

The purpose of the Commercial General District is to provide areas for more intense commercial uses catering to the traveling public and to agriculture or farming community and for services supporting uses in other districts and those uses which are not compatible within the commercial downtown district. And that is just to distinguish that we have a different district for commercial downtown different set of uses to kind of separate out those things are appropriate in the downtown area and then commercial uses that could be appropriate in lots of other places.

She emphasized, there is a minimum lot size of five acres in the urban reserve district whereas there is no minimum lot size in the commercial general district.

That means that if they were granted approval for the rezone, they could break up the land according to the city's planning policies into pretty small lots. Right now without the rezoning they could do that but they'd be very limited in what they could do because there'd be that five acre minimum lot size. So in terms of analysis these are the things that staff wanted to point out to the commission. The urban reserve zoning district is intended as a holding zone signifying that future development would need to be analyzed and we feel there are many reasons why the property is just not ready for development that would be expected in a commercial general district.

For example, and very significantly, the subject parcel has severe limitations on its ability to access city water and sewer. She would go into both of those items later in her presentation. And in general staff considers this rezone application premature due to those infrastructure limitations.

The property is on the north end of city where there's not a lot of connections available. Let's discuss Water. The site is not within the city's service area for water. The city limits extend further out and beyond the area that is planned to be served with the water that's available.

The city's water system plan shows a specific area that's in the water service area but the property lies outside of it. To be specific, in the city's 2016 water system plan this parcel is in a future service area. So, this means the city does intend to serve it in the future but that's not happening yet. We also emphasize that the city does not have a duty to serve the property. Next, the city does not plan to expand the current service area (as it was stated in the 2016 plan) for the 20 -year planning period. So it's not as though we only have to wait a couple years and then we'll have water there. No - It's not

something that's been planned out, penciled out, or programmed. And to get water, the developer would need to work with the city to amend the city's water plan and then put in significant and costly investment of infrastructure.

So, it's not just a matter of putting extra pipe out there. It's a matter of having water available at the site. She thought it was up the hill so they probably have to worry about pressure zones all those types of things.

So a lot of studying would have to be done and we don't know the specifics that would need to be studied. As for sewer we also know that only limited sewer services are available near the proposal area. There is sewer nearby, but it was built specifically for the correctional facility, and the treatment capacity is reserved for that purpose because the State of Washington made an investment and so they have the rights to that treatment capacity, there, for sewer.

The city doesn't have any current plans to extend the sewer system to the proposal area. In order to get sewer access, the developer would need to put in a significant and costly investment of infrastructure. When staff consulted with Anderson Perry, the city's engineering consultant, they stated that while it might be possible for developers to provide sewer services by installing a sewer collection line, a lift station, and a force main that connects the existing gravity sewer main, it would be upstream of lift station number five.

However, staff also knows that no system modeling has been done to determine the specific requirements to upsize the system. So again, a lot of studying would need to be done to even find out exactly what that dollar value of that investment would be.

Just a lot of unknowns. So what staff wants to be very clear about tonight is that this proposal is only partially supported by the comprehensive plan. Certainly the requested zone of commercial general could implement the comprehensive plan's map.

The map shows that in the future it should be commercial. That's why they didn't first have to come to us with a comprehensive plan amendment because it fits in with the map.

But, there's also these factors that she talked about, and there's also some goals and policies that she liked to highlight pertaining to provision of utilities and growth management and orderly development that should also be factored in.

On the next slide, she had listed selected comprehensive plan policies. And certainly we must consider the comprehensive plan. It's available on the city's website if anyone maybe isn't familiar with that document. It's a whole lot of information, but these are just the things that she wanted to highlight and provide in the staff report.

The land use element (the chapter pertaining to land use) in the city has one goal and three policies that we specifically call out. First is to promote land use patterns that efficiently use public infrastructure and utilities such as transportation, water and sewer.

We question whether that efficiency could be attained if the city is expanding our system beyond what would be called for. Next, there's a goal that says that the city should provide for the orderly development of the city.

She stated that this seems like it's a little bit of a leapfrog development, right? It's a little bit far north from most of the physical build out of the city at this point. There's infill development opportunities in other locations.

That might be a reason why the city staff's recommendation says it's not ready for a rezone yet. Goal three policy one says that the city should encourage development where adequate city services exist or could be feasibly extended in a cost effective manner.

Goal three policy seven says that the city should require new development to be served by complete streets, public water, and sewer. So absent water and sewer, some development could occur, but since we are in a city, we would want to see those services - ideally - be up in that area for development.

Looking next at our economic development element or chapter in the comprehensive plan, goal two states that the city should ensure infrastructure support for the orderly and cost effective development of commercially and industrial zoned land.

This repeats what was found on land use element and with a little different take on it. Goal two policy four says that the city should limit commercial development to areas where adequate facilities and services exist or can be provided at the time of development.

And finally, we called out goal two policy five, which says the city should encourage the infill of existing commercial centers and strips before creating new neighborhoods and community commercial centers. These are selected comprehensive plan policies. There's probably some in there that might support the development, but think these are very significant and these are reasons why we've made our recommendation of a denial of this proposal.

A couple of housekeeping notes in terms of processing and the details are in the staff report as well, but wanted to make it clear that staff went through the proper noticing procedures for this hearing tonight. Also, there was a SEPA determination of non-significance for this item, which was issued on November 30th, 2023. Now, that DNS did actually set forth that if things were to move forward, a lot would need to occur for environmental mitigation, and she offered to go over that if it's helpful. Notice was published on the site, also in the city's newspaper of record, and at City Hall. It was mailed to property owners according to code and also emailed to applicable agencies. In terms of the SEPA determination, the city routed it several agencies, including Washington State Department of Transportation and Department of Corrections, being the two adjoining landowners on both sides. No appeals had been received of the DNS, WSDOT and Ecology both provided comment letters, but no response from the Department of Corrections. I'll also note that this public hearing had to be rescheduled due to weather, and so we've made sure that we've met all of those requirements.

When talking about review criteria, the city at this point hasn't codified any review criteria for rezones, so we can't look directly to the code. However, the city's application does include four criteria that is used to look at this, and the applicant provides responses for those, which is included in all the materials for planning commissioners tonight.

The courts have ruled that a rezone must bear a substantial relationship to the public health, safety, morals, or welfare for the community.

And of course, the city has called on to use and implement and draw upon its comprehensive plan, making these types of decisions. Again, staff recommends denial of the rezone request for the reasons that I've outlined.

Once we're done with the hearing tonight and you render your recommendation on the matter, the city council would next review the Planning Commission's recommendation and hold a closed record hearing. What that means is that they would review the record of this meeting. So anything that needs to be said at this meeting should be stated for the record. There's no further testimony intended for the city council

meeting.

This is the hearing on the matter. But a closed record hearing means that they review the record from this open record hearing. So it'll ultimately be a council decision to either approve or deny the rezone request and they will do so by ordinance.

When they were ready and wanted to go along with the recommendation of staff, she had prepared a recommended motion for the commissioners so that they had all the wording. She concluded her presentation and was happy to answer questions at any time. She thanked the Chairman.

COMMISSIONER COMMENTS

Commissioner Minor- It concerned him, having an obsession against developing an area where there's only one road leading into it. And right now there's not even one serious street. And if someone develops there, there's not really any room to put another road out. And so because the people that own the property on that end of the prison, he didn't think they want people going through that area. And it would be fairly expensive to develop a road all the way out. And so that's always bothered him about this. And the other thing was that they're not even ready to do anything. They just want to rezone it so they can break it up into smaller lots and resell it. He thinks that, like the staff has suggested, that's a little premature. If they actually had people that wanted to develop something and were willing to come up with enough money to put in the infrastructure, well, then he would be all for them going ahead and rezoning it. He couldn't see it happening.

Commissioner Ellwein- Had a couple of questions for her own understanding and clarity. Why is this site still in the city limits and the other areas around it are not?

Stickney- She didn't look back to see exactly when it was incorporated. She didn't know the date of annexation. She believed it's been in the city for some time. She presumed that it's been in the city since the growth management act was introduced. She thought that it's kind of a legacy item that the city limits included all that land because things used to be looked at differently and from a planning perspective in the state of Washington they used to make the cities as large as anybody wanted them to be.

Ellwein- It was confusing to her that if it's being called an urban reserve area, in the comprehensive plan, it's already designated as commercial. So, if it's already designated as commercial, why does this even have to be a re-zoning application?

Stickney- A comprehensive plan sets forth the policy and guidance for the city. This property which is designated in the Comprehensive Plan as Commercial certainly couldn't be rezoned to something like residential or industrial unless the comprehensive plan map were changed first.

It's a guiding document, however. The comprehensive plan land use map does not confer entitlement like the zoning map does, meaning it does not give specific development rights. That's done through zoning. Through zoning the city sets out the allowed uses, and the development conditions. So right now, as it stands, this property can be developed according to that urban reserve classification. If they want to go more intensive through commercial, they have to go through this rezoning process. The applicant will have her opportunity to make their case. It would be interesting to see what they want to say about their intent for the property, their vision for the property. All I know so far is what I read in the written application materials.

Remember this is a big parcel. It's a big chunk of land, 66 acres. So as one can imagine, this is pretty significant for the city. This is a quasi-judicial decision, it's not a policy decision. The policy decision

was already made a while back when the comprehensive plan was adopted and then amended throughout the years showing the city wants the land to be commercial, eventually.

The Comprehensive Plan map is forward thinking, and remember the comprehensive plan spans out a 20 - year time horizon. That's why policies in there talk about timing, sequencing, that sort of thing.

Ellwein- So you're saying that we wouldn't be able to have her address or let us know what are some of the possibilities of what they would put there?

Stickney- They can certainly disclose that, but it's not something that commissioners would consider. Like, it wasn't in the application, and that's on purpose. We don't say, "*what are you going to do? Are you going to put a hotel.... or are you going to.....?*"

We don't ask those types of questions. Instead, we do consider, if the property were to be rezoned commercial, there's a whole host of different possibilities of how it could be developed, there's a range there of different possibilities.

We have to think about all the range of possibilities when we're considering a rezone, because they could also sell off the land. You know, it could go different directions. So it's interesting to hear what they say about their approach to development.

That's how we should put it. It's interesting to hear what they say about their approach to development, not necessarily what they say they're going to put in the ground there, because that's uncertain, right? We're not doing a permit.

Chairman Misener- in the document it says that they want to have it rezoned so they can sell it. That was it. That was pretty clear in there. He thought during Nicole's presentation if somebody came in that had the capital to do an investment in infrastructure and helping with infrastructure that that would be a heck of a thing to have up there. You can do a lot with it but right now he's not sure that the city can afford it.

APPLICANT PRESENTATION

Amy Graber Honeywell, realtor for John L. Scott, explained that Mr. Singh is her client that owns a chunk of land in Connell. That land has been sitting for a very long time. It was purchased from a local farmer as an investment and Mr. Singh would like to bring it up to the "highest and best use". He believes that people will not mind driving 30 minutes to Connell for a place to live and shop. They have a lot of ideas for the property such as: another grocery store or data warehouse. Ms. Honeywell noted that the City has a plan for increasing population by 10% by the year 2025. She also said that they have no intention of breaking up the lot, at this point, because they are simply trying to make it as valuable as possible by cutting through some of the red tape before offering it to developers. She said that putting it into a commercial zone is more valuable to Mr. Singh and will attract more buyers.

Ms. Honeywell talked about infrastructure needs of the City. She realizes that access to the property is an issue because even the City uses an easement to access the sewer plant. She also mentioned that the City allocated water to a residential development in the same area and wasn't sure about the status. She shared that she knows water is an issue in Connell and believes it's an issue everywhere. Because of that she thinks people need to use less water and refrain from long showers. As developers do feasibility studies, she will be ready to share what she knows about the City's infrastructure needs, including sewer infrastructure. She wants to be ready to share details based on what they have already done so a feasibility

analysis can be conducted within 60 to 90 days.

Ms. Honeywell mentioned population figures that she obtained. In the 2020 Census, she said Connell had a population of 5,441 in 2020 and was estimated to have a population of 5,736 in 2025. She reiterated that she did not see dividing the property into little pieces or even 20-acre parcels because one developer will need all the profits from that one piece in order to make the case to spend the money on the necessary infrastructure.

COMMISSIONER QUESTIONS FOR THE APPLICANT

Commissioner Misener- You are going for a re-zone, what else is he willing to do?

Applicant- They will let the future buyer know what will need to be done, referring to access and water and sewer.

Commissioner Ellwein- What attracted him to buy that particular land?

Applicant- Just an investment.

Misener- A lot of times when property is bought for investment, there's some more investment to make that attractive for sale. You're coming to the planning commission as if somebody has already approached him and said they would possibly buy.

Applicant- It has not been listed on the MLS because we are doing this re-zone.

Ellwein- Let's say this is denied. He's still trying to sell it?

Applicant- He may, and you know, he may say this is what it is, and then they'll just explain what we've done. And go from there. But highest and best use is from what he and I spoke about, not the things listed in the list of items for urban reserves.

Ellwein- She thinks it would appeal to the traveling public if something were developed there.

Commissioner Minor- Those things that are permitted under the present zoning would need water and sewer also. So if somebody applied to do one of these things that is permitted, then it would have to go through all the reviews and would probably be told, no you can't do that yet.

Stickney- Some land uses could be done with on-site services, like a well and a septic system. There are limitations. Remember that because something's allowed in the zoning code, it does not always mean that you can do all the things on every property. As we know, there's site characteristics, there's access, there's lots of things to be considered. And there can also be constraints, if something's got a very steep slope or a wetland sits on it, then there's constraints beyond doing some of the listed items.

PUBLIC COMMENT

Burl Booker commented on the lack of parcels as large as this one anywhere else in Connell, other than the city farm, that can be developed. Supports the idea of making the parcel commercial otherwise, nobody will look at it. Agrees with applicant that whoever is looking probably wants 66 acres to make it work. They will develop it and pay for the infrastructure. Clarified to applicant that half of Connell population mentioned is inmate numbers. This land is not even suitable farm ground, so it sits there more or less a weed patch. To have dry warehouse space, like AutoZone in King City, would be a great spot right off the freeway like it is. When Darigold was looking to locate in Connell, water and sewer was not

an issue. When an industry like that comes along, you have got to be ready for them and not have to stop and go through a process like we are now. They will go somewhere else. So for the growth and goodness of the town, let the water and sewer be the developer's issue.

COMMISSIONER COMMENTS AND QUESTIONS:

Minor- Liked Mr. Booker's comments, and he's contemplating doing the rezone.

Hallie Tuck- The other issue with that, is there is actually no road there. That Ford Road is kind of a really weird on how it's even worded in the title, that it's giving the city sole access to be able to get to the wastewater plant. There is no road easement there, no street. It really doesn't have a legal way into it.

Ellwein- The comprehensive plan is our vision and marks this as commercial, so we should have it commercial. What Mr. Booker presented is really how she would like to see the tone of the way we think and we have all the little things. It looks to her like that the city's denial is based on the fact that they don't want to put in the infrastructure, and that isn't the point. If you make it commercial, that makes it more attractive for somebody to come in and they would then be responsible to put in the infrastructure.

Minor- So there is no water?

Tuck- There is, but it is the water owned by the prison, controlled under contract.

Ellwein- Wanted to go back to what was said at the very beginning, what is our purpose? Our purpose is to make a recommendation to the City Council. So bottom line, the City Council is going to decide. If this is recorded and they truly listen to the input here, and what our thinking is, when we have somebody from our community who's been here a long time and is expressing something that makes sense. It isn't emotional, it's just making sense for our community and the forward thinking of our community, then I would hope they would listen to that.

Minor- Wanted to listen to Mr. Booker and show the citizens that the commissioners do listen and care what they think. Commissioners want to put in things, transactions that are going to make the citizens happy.

Misener- We will close the comment period of this hearing at 6:56 pm.

Minor- Recommended approval of the zoning map.

Sackmann- Basically what Commissioner Minor is trying to say is that he wants to recommend rezoning.

Stickney- Asked the Chairman for a point of order.

She wanted to point out that if the commissioners want to pass a motion that's contrary to what we've prepared in the staff report, they will have to come up with findings to forward on to the city council. She suggested what they might want to do is go through those suggested findings of fact. If you start on page 10 of our staff report, and they could tell her which ones they are keeping by number, and which ones they do not want to keep as your findings of fact.

Some of these are just statements, and some of these are more conclusionary, so they can just go through those and review each of them. They could also just change the word. For example, number 11 says the proposed change *does not* appear to promote public necessity...

They could change it into the affirmative. The proposed change *does* appear to promote, and so on and so forth. And they would just want to express that in the motion. So they would say, based on suggested findings of fact one through seven, however they want to formulate it. Thank you.

Ellwein- This one says it's designated as a future service area.

Kock- Not in the water system plan.

Tuck- It's not in the retail service area, kind of a placeholder.

Stickney- In the proposed findings it reads that the proposal area is not within the city's service area for water which means that today a person can't hook up water. The water system plan would need to be amended. It does say that it's in a future service area, so it's setting out that in the future the city could amend its plan and include it. But right now, if we look at the water system plan, there's no capital for infrastructure. There's no programming, there's no work that's been done to even come up with rough numbers of what it would cost to serve that area with water.

Tuck- It's not in our retail service area. So to do that, you have to change the water system plan. You have to do modeling. Modeling and hydraulic and it has to be a lot of extensive engineering and analysis.

Koch- And it's not probably going to be just putting in water lines and that sort of thing. It's probably a reservoir and stuff that is not going to be something a developer is going to do. But how does it get done and what are they proposing to help us to get that done? So it's a big discussion.

Misener- Is it ok that we adopt the findings but not the conclusions just the findings?

Stickney- She didn't write it that way, but it was also just my statements of fact. She thinks we'd have to go through them one by one. She was willing to read them, and they would give me a response to it. Then she asked if that would that be helpful?

Ellwein- Sure. This is her concern, that the city comes to the commissioners with a printed recommendation that is for them to say that they recommend this. Really does that mean that this Planning Commission is unable to alter that recommendation?

Stickney- Absolutely not. In fact at the end of the report staff prepared says "additional suggested findings may be provided following the Planning Commission's hearing based on public testimony information provided by the applicant etc. for consideration by the City Council." Please know that we have done our best staff work for you, going into this with research and looking through the comprehensive plan and we look through the codes and with that we give you our staff recommendation.

Of course there's always more information that's given at the evidentiary public hearing and that's part of the process that staff is going through. Typically, if a Planning Commission met more often than you do, like if you were going to meet in another two weeks, I'd say give us two weeks, we'll bring you back a new set of findings based on what we heard tonight and you can deliberate over that. Unfortunately, because this public hearing had to be postponed, staff needs to get this item to City Council sooner rather than later so that remain within our 120 -day time window to process a rezone by state law. And so if we can do the hard work tonight to just go through these findings, one by one, very quickly, then the commission can provide their motion, which hasn't been voted on yet, with some findings that you are comfortable with. Then the planning commission would have a written recommendation ready to go to City Council and then it would be very clear to them what your recommendation was. So with the Chairman's permission, she started going through the findings of fact.

After going through items 1-11 one at a time:

Stickney- So really all you're doing is just changing number 11.

Ellwein- Yes, and striking part of eight.

Koch- Staff will get the minutes that will be very detailed. Almost transcribed. She asked the commissioners if they would like her to tell you the way she marked it up for them? "I move to adopt the findings and conclusions as modified and to forward a recommendation to the City Council approving the zone change request changing to commercial general zoning for the property. "

Minor- Moved to ...as read.

Sackmann- Seconded it.

Misener- Stated "let record show that the motion carried."

Applicant- The duty to the service of a realtor is based on cooperation and knowing that and some of the things she learned here tonight just as far as getting into the City's plan and some goals that will help her to know when they're looking at developers to know which ones would be the most suitable, not that they get to pick them, but what her goal is to be able to tell them they went and did this research and to do their best work this is who needs to talk to the City and these are some of the things they'll want to be aware of and she really appreciated everyone's time.

Misener- It's 7:13 and the hearing is closed.

MOTION:

It was moved by Commissioner Minor to adopt the findings and conclusions as modified and to forward a recommendation to the City Council approving the zone change request changing to commercial general zoning for the property. The motion was seconded by Commissioner Sackmann. Motion carried unanimously.

PUBLIC HEARING WAS CLOSED AT 7:13 PM

MEETING ADJOURNED

The meeting was adjourned at 7:13 p.m.

Planning Commission Chair Robert Misener

ATTEST:

Planning Commission Secretary Sterling Joyner

CITY OF
CONNELL
Washington

PLANNING COMMISSION
PUBLIC HEARING

SINGH REZONE REQUEST

February 20, 2024



1

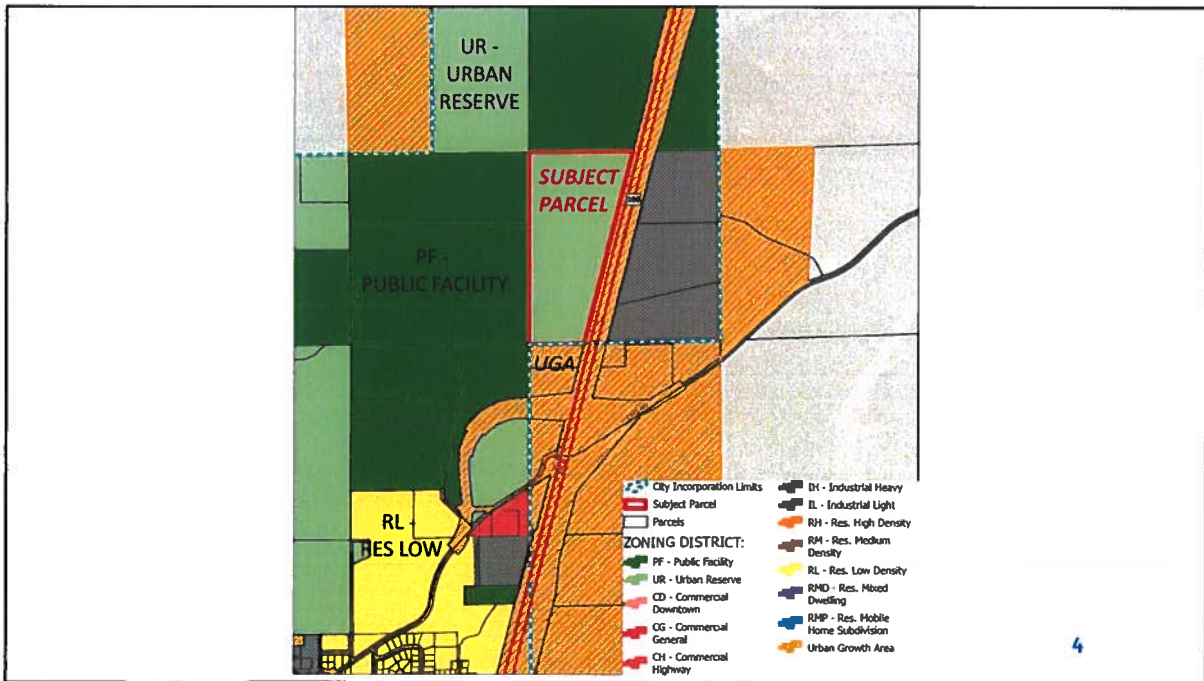
Application Summary

Applicants:	Amy Honeywell on behalf of property owner, Karnail Singh
Request:	The application is to rezone one parcel (Approx. 67 acres) from U - Urban Reserve to CG – Commercial, General (CG) Parcel no. 106550086 Unaddressed, located east of the Coyote Ridge Corrections Center and west of US-395
Comprehensive Plan:	The Comprehensive Plan classifies the property as "Commercial" and therefore the property is eligible for the proposed rezoning

2



3



4

ADJACENT AREA

5

- **West:** The Coyote Ridge Corrections Center is a minimum-to-medium security State incarceration facility. It is a major employment center.
- **East:** Bounded by US-395 (a federal facility and a highway of national significance) which carries a significant amount of daily passenger vehicles and is used for trucking goods.
- **North:** The surrounding area consists largely of undeveloped agricultural land and the City operates a wastewater treatment plant.
- **South:** The property is outside of City limits but in the UGA.

- The **nearest residential** area is located about a mile south by southwest of the subject parcel.

5

URBAN RESERVE DISTRICT (CMC 17.05.010)

6

- The urban reserve (U) district is intended to be applied to all properties of importance to the **future growth of the city** but which are anticipated to be used for agricultural uses until the development of such properties is warranted. The purpose of the district is to allow those lands which were annexed into the city prior to the adoption of the Growth Management Act to remain within the city and continue to be used for farming and agricultural activities **until such time that demand dictates a change in land use.**
- Furthermore, the purpose of the district is:
 - (1) To allow for interim resource activities and utilization.
 - (2) **To prevent the premature division and development of land in a manner which would preclude logical future urban development.**
 - (3) To provide for limited interim partitioning, development and use of existing parcels until such time the lands are **needed for urban development and easily accessed by public services.**

6

COMMERCIAL GENERAL (CMC 17.13.010)

7

- The purpose of the CG district is to provide areas for **more intense commercial uses** catering to the traveling public and the agricultural/farming community; those services supporting uses in other districts; and those uses which are not compatible within CD [Commercial Downtown] districts.

7

ANALYSIS

8

- Urban Reserve (U) is intended as a “holding” zone, signifying that future development would need to be analyzed
- There are many reasons why the property is not ready for development that would be expected in a CG district
- Significantly, the subject parcel has severe limitations on its ability to access City water and sewer
- Staff considers this rezone application premature due to the infrastructure limitations

8

WATER

9

- The site is not within the City's service area for water
- In the City's Water System Plan (2016), the parcel is designated as "Future Service Area" (FSA). The City does not have a duty to serve (i.e. no obligations to serve) the property
- The City does not plan to expand the current service area, as stated in the 2016 plan, for the 20-year planning period
- To get water, the developer would need amend the City's water plan and then put significant and costly investment of infrastructure

9

SEWER

10

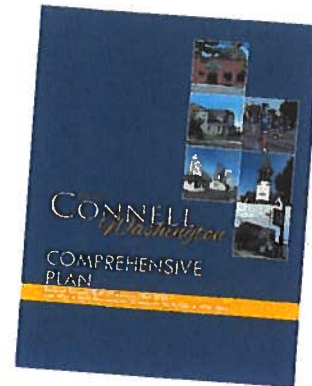
- Only limited sewer service is available near the proposal area (built for the Correctional Facility, for which treatment capacity is reserved for that purpose)
- The City does not have any current plans to extend the sewer system to the proposal area
- In order to get sewer access, the developer would need to put in significant and costly investment of infrastructure
- The City's engineering consultant has stated that it "might be possible for a developer to provide sewer service by installing a sewer collection line, lift station, and a forcemain that connects to the existing gravity sewer main upstream of Lift Station No. 5"
 - However, no system modeling to determine the specific requirements to upsize the system has occurred (and would be necessary before any development occurs)

10

COMPREHENSIVE PLAN

11

- The proposal is only partially supported by the Comprehensive Plan
- The requested zone of Commercial General (CG) could implement the Comprehensive Plan
- The goals and policies regarding the provision of utilities, growth management, and orderly development are significant factors against the proposal



11

Selected Comprehensive Plan Polices

12

Land Use Element	
Goal 2, Policy 5	Promote land use patterns that efficiently use public infrastructure and utilities such as transportation, water, and sewer.
Goal 3	Provide for the orderly development of the city
Goal 3, Policy 1	Encourage development where adequate City services exist or may be feasibly extended in a cost effective manner.
Goal 3, Policy 7	Require new developments to be served by complete streets, public water and sewer .
Economic Development Element	
Goal 2	Ensure infrastructure support for the orderly and cost effective development of commercially and industrially zoned land.
Goal 2, Policy 4	Limit commercial development to areas where adequate facilities and services exist or can be provided at the time of development.
Goal 2, Policy 5	Encourage the infill of existing commercial centers and strips before creating new neighborhoods and community commercial centers.

12

PREVIOUS PROCESSING

13

- Combined public notice of application, public hearing*, and SEPA DNS on November 30, 2023
 - On-site, in the Franklin County Graphic, at City Hall, and mailed to adjacent property owners; emailed to applicable agencies
- SEPA DNS issued November 30, 2023
 - Routed to several agencies such as WSDOT and Department of Corrections
 - There were no appeals of the DNS
 - WSDOT Ecology provided comment letters
 - Department of Corrections did not provide a response
- *Public Hearing had to be rescheduled (weather)

13

REVIEW CRITERIA

14

- The City hasn't codified any review criteria for reviewing and approving rezones, however the City's application includes 4 criteria that the applicant must provide written responses for:
 1. How the property is suitable for the uses permitted in the proposed zone
 2. Explain the need for additional zoning of the type proposed
 3. Reasons why uses permitted in the proposed zone would not be detrimental to surrounding land uses
 4. Reasons how the proposed zone change conforms to the goals, objectives, and policies of the Comprehensive Plan.
- Applicant written responses and staff responses are included in the staff report.
- Courts ruled that the rezone must bear a substantial relationship to the public health, safety, morals or welfare.

14

RECOMMENDATION / FUTURE ACTION

15

- Staff **recommends denial** of the Singh rezone request
- City Council will review the Planning Commission's recommendation and hold a closed record hearing
- The Council will either approve or deny the rezone request by ordinance

15

RECOMMENDED MOTION

16

"I move to adopt the findings and conclusions in the written staff report and to forward a recommendation to the City Council denying the zone change request, keeping the Urban Reserve zoning for the property."

16

ATTACHMENT 3: DRAFT ORDINANCE

CITY OF CONNELL, WASHINGTON

ORDINANCE NO. ####-2024

AN ORDINANCE OF THE CITY OF CONNELL, WASHINGTON RELATING TO THE REZONING OF FRANKLIN COUNTY PARCEL NUMBER 106550086 FROM URBAN RESERVE (U) TO COMMERCIAL GENERAL (CG) IN ACCORDANCE WITH TITLE 17 OF THE CONNELL MUNICIPAL CODE

WHEREAS, the City received an application to change the zoning designation of unaddressed parcel with Franklin County Parcel Number 106550086, bounded by US-395 on its east boundary and Coyote Ridge Corrections Center on its west boundary, described as PTN SE 19-14-32, from Urban Reserve (U) to Commercial General (CG); and

WHEREAS, the Planning Commission held a duly noticed open record public hearing on February 20, 2024; and

WHEREAS, the Planning Commission heard a staff presentation recommending denial of the application based on a number of factors including the absence of necessary public infrastructure; and

WHEREAS, the Planning Commission heard from the applicant who provided testimony who spoke on a range of topics and emphasized that the land was purchased many years ago and held as an investment and the intent is to present the property at a “highest and best use;” and

WHEREAS, one person provided testimony to the Planning Commission in support of the rezone; and

WHEREAS, the Planning Commission members in attendance subsequently voted unanimously to recommend approval of the proposed rezone; and

WHEREAS, the City Council, at a closed record hearing held March 6, 2024, examined and considered the recommendation of the City of Connell Planning Commission, staff’s recommendation, and the record; and

WHEREAS, the City Council finds it prudent to provide notice of the development limitations of the site to the current and future owners of the property; and

WHEREAS, it appears to be in the public use and interest to approve said zone change.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CONNELL DO ORDAIN AS FOLLOWS:

Section 1. Council Findings.

1. Amy Honeywell submitted an application behalf of the property owners, Karnail Singh (et al), for a zone change (rezone) of one parcel from Urban Reserve (U) to Commercial General (CG).
 - a. The parcel is approximately 66.67 acres in size.
 - b. The parcel has the Franklin County parcel number of 106550086 and does not have an assigned address.
 - c. The parcel is located east of Coyote Ridge Corrections Center and west of US-395.
2. The City issued a determination of non-significance (DNS) on November 30, 2023. The comment period concluded on December 15, 2023.
 - a. There were no appeals of the DNS.

- b. The Washington State Department of Transportation (WSDOT) and the Department of Ecology (Ecology) provided comment letters.
- 3. The proposal area is not within in the City's service area for water. In the City's Water System Plan (2016), the parcel is designated as "Future Service Area" (FSA). The City does not have a duty to serve (i.e., no obligations to serve) the property. Further, the City does not plan to expand the current service area for the 20-year planning period, as stated in the 2016 plan.
- 4. There is no infrastructure available to serve the property with City water; if the property was added into the Retail Service Area (with an amendment to the Water System Plan), it would take significant infrastructure investments by the developer(s) in order to provide City water to the parcel.
- 5. There does not appear to be infrastructure to serve the property with City sewer; limited sewer service is available near the proposal area, which was built for the Correctional Facility, and for which capacity is reserved for that purpose. The City does not have any current plans to extend the sewer system to the proposal area.
- 6. It would take significant infrastructure investments by the developer(s) in order to provide municipal sewer service to the parcel.
- 7. There is an intermittent riverine wetland on the west portion of the site, subject to the City's Critical Areas regulations contained in Connell Municipal Code Chapter 15.12.
- 8. The proposal is consistent with some goals and policies of the City's Comprehensive Plan.
- 9. The proposed rezone is not consistent with the following portions of the Comprehensive Plan, which serve as factors against the proposal:
 - a. The Land Use Element of the Comprehensive Plan lists goals and policies which includes:

Goal 2, Policy 5: Promote land use patterns that efficiently use public infrastructure and utilities such as transportation, water, and sewer.

Goal 3. Provide for the orderly development of the city

Policy 1: Encourage development where adequate City services exist or may be feasibly extended in a cost effective manner.

Policy 7: Require new developments to be served by complete streets, public water and sewer.

- b. The Economic Development Element contains the following goals and policies:

ED Goal 2: Ensure infrastructure support for the orderly and cost effective development of commercially and industrially zoned land.

Goal 2 policy 4: Limit commercial development to areas where adequate facilities and services exist or can be provided at the time of development.

Goal 2 Policy 5: Encourage the infill of existing commercial centers and strips before creating new neighborhoods and community commercial centers.

- 10. The proposed rezone is consistent with the following portions of the Comprehensive Plan, which serve as factors in favor of the proposal:
 - a. The property is designated as "Commercial" in the City's Comprehensive plan, and the requested zone of CG does implement the "Commercial" category.

- b. The Comprehensive Plan describes the development potential of the vicinity: “North Ford Avenue will extend north from North Columbia Avenue to the City’s Wastewater Treatment facility. The proposed Lind Road/N. Columbia Ave Interchange will improve access from the east. In anticipation, proposed commercial land use designations have been expanded in this area. Coordination and consistency will be needed to balance future commercial use and to seek a vibrant downtown center.”
 - c. The Land Use Element of the Comprehensive Plan lists goals and policies which includes: “Goal 1. Respect private property owner’s rights in all planning efforts.”
 - d. Economic Development Goal 1: Promote commercial and industrial development that creates economic diversification.
11. The proposed promotes the public necessity, convenience, and general welfare and appears to be in the public interest at this time.

Section 2. Zone Change. The zoning classification for the following described property is hereby changed from Urban Reserve (U) to Commercial General (CG) zoning:

PTN SE 19-14-32, described as That portion of the Southeast Quarter of Section 19, Township 14 North, Range 32 East, W.M., lying Westerly of SR-395, records of Franklin County, Washington, as conveyed to the State of Washington for Highway purposes by instruments recorded under Auditor's File Nos: 192853, 494181, 494182 and 494183; assigned Franklin County Parcel Number 106550086.

Section 3. Adoption of Official Zoning Map. The City of Connell official Zoning Map shall be amended as generally depicted in Exhibit A, attached hereto and incorporated herein by this reference.

Section 4. Recording. The City Clerk is hereby directed to record a copy of this approved and signed ordinance at the Franklin County Auditor’s Office on the Franklin County Assessor’s property tax parcel number 106550086; this serves to provide notice to current and future owners of the limitations for water and sewer services at the site.

Section 5. Effective Date. This Ordinance shall be in full force and effect five days after its passage and publication as required by law.

PASSED AND APPROVED by the City Council for the City of Connell, Washington, this 6th day of March, 2024.

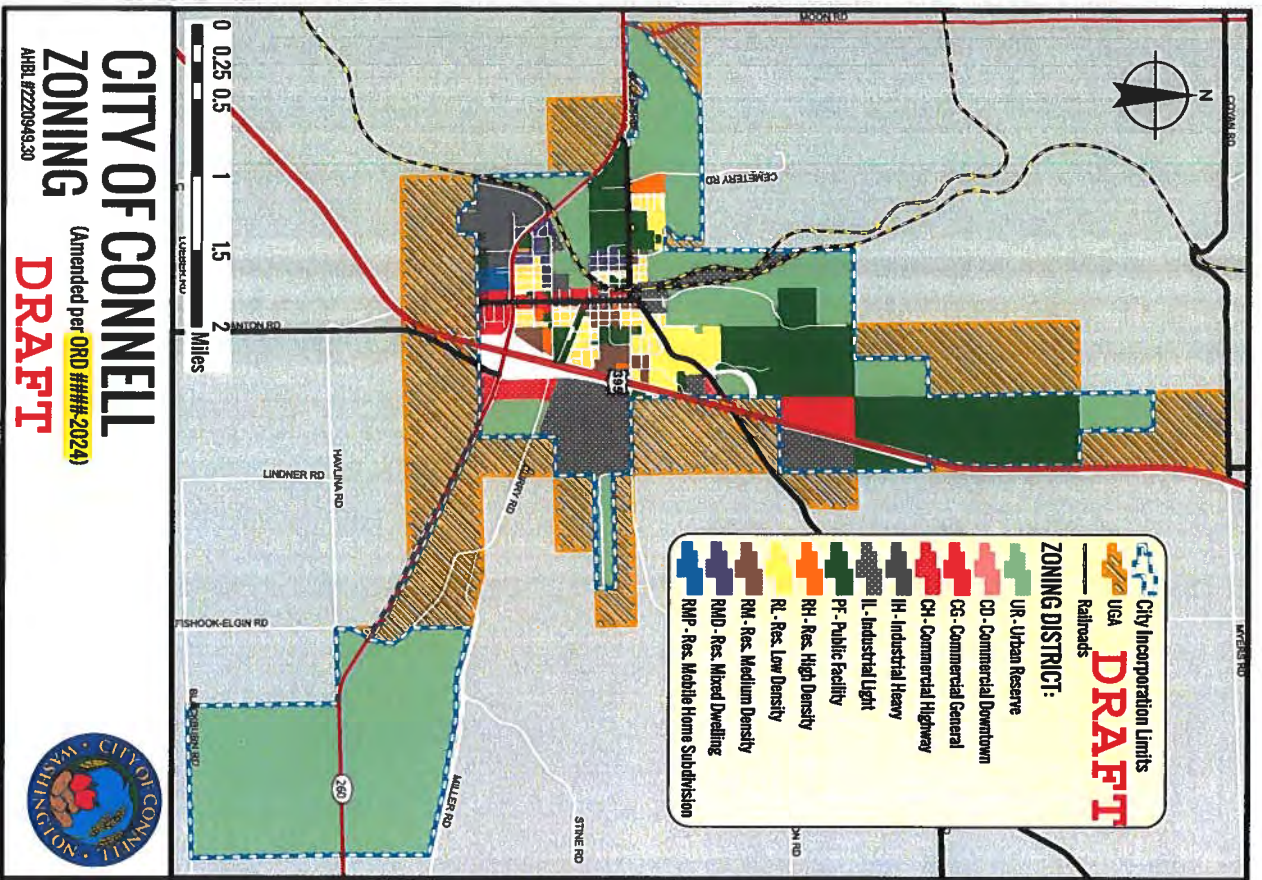
Lee Barrow, Mayor

ATTEST:

Marissa Ortiz, City Clerk

APPROVED AS TO FORM:

Heidi Ellerd, City Attorney



**ORD EXHIBIT A
 DOWNTOWN DETAIL:**

