

2015 ANNEXATION FACTS

**COST AND REGULATORY COMPARISON
FRANKLIN COUNTY ISLAND vs. CITY OF PASCO
(March 2015)**

Service / Issue	Unincorporated County	City	Notable Differences
Farm Animals	<p>Farm animals are permitted in the county’s residential zones. Each property is permitted to house one “animal unit” (horse, cow, three sheep, etc.) for each 10,000 sq. ft. of land area exceeding the first 12,000 sq. ft. (Examples: a one-acre site could house one horse, one cow and three sheep; or three horses or three cows or nine sheep. A five-acre site could house 20 horses or any combination of cows and horses up to 20; or 60 sheep). County limits number of chickens, fowl or rabbits to two animal units (40) in RS-12 zone but has no limit in RS-20 zones.</p> <p><i>Franklin County Code 17.28.030(E)</i></p>	<p>Farm animals are permitted in the city’s RS12 and RS20 zones. Each property is permitted to house one “animal unit” (horse, cow, three sheep, etc.) for each 10,000 sq. ft. of land area exceeding the first 12,000 sq. ft. (Examples: a one-acre site could house one horse, one cow and three sheep; or three horses or three cows or nine sheep. A five-acre site could house 20 horses or any combination of cows and horses up to 20; or 60 sheep). City limits number of chickens, fowl or rabbits to two animal units (40) in RS-12 and RS-20 zones.</p> <p><i>Pasco Municipal Code 25.12</i></p>	<p>City limits number of chickens, fowl or rabbits to 40; County has no limit in RS-20 zone. Otherwise, no difference on farm animals.</p>
Dogs	<p>No annual license requirement; no limit on the number of dogs and no leash law. Keeping dogs for commercial purposes requires a conditional use permit. Sheriff responds to dog complaints; “potentially dangerous dog” is one which acts aggressive toward or bites a human and Sheriff notifies owner in writing – no restrictions required of dog; “dangerous dog” is one which a) has been previously classified as a “potentially dangerous dog” and acts aggressive or bites a human a second time or b) bites a human for the first time and the injury is severe (multiple stitches) or c) kills a domestic animal or livestock. Enclosure of dog on property and insurance and permit required for “dangerous dog.” An appeal of the decision of the Sheriff’s Department for a “dangerous” or “potentially dangerous dog” is available through District Court within 10 days of the decision of the TCA. <i>RCW 16.08.070(2) and (3) and Franklin County Code 17.38.030</i></p>	<p>Annual license required (\$10 altered; \$45 unaltered); limits number of dogs to three (unless licensed as a kennel); has leash law (when off owner’s property); “potentially dangerous dog” is one which acts aggressive toward or bites human once (regardless of need for stitches) or any pit bull - all required to get special license, and provide insurance and enclosure of dog on property. “Dangerous dog” is one which kills a domestic animal or livestock; enclosure, permit and insurance required. Enforcement under direction of Tri-Cities Animal Control Authority (TCA) with regular patrol by animal control officers. An appeal of the decision of the TCA for a “dangerous” or “potentially dangerous dog” is available at the City’s Hearing Examiner within 10 days of the decision of the TCA.</p> <p><i>Pasco Municipal Code Title 8</i></p>	<p>City requires annual license; leash law; requires enclosure, permit and insurance for “potentially dangerous” dogs or completion of canine good citizen classes/test with recertification biennially; regular patrols for pickup of stray dogs.</p>

Service / Issue	Unincorporated County	City	Notable Differences
Domestic Wells	Existing wells may continue to be used, maintained and repaired, per health department and Department of Ecology requirements.	Existing wells may continue to be used, maintained and repaired per health department and Department of Ecology requirements. No new wells allowed for new development, unless waiver allowed for extenuating circumstances.	None
City Water	If property owner desires connection to city water, owner must pay proportionate share of city waterline extension. A \$30.88 base fee per month is charged outside city, with a use charge of \$1.29 per 100 cubic feet of water used (monthly charges do not apply if using existing well).	Connection to city water is not required if well exists or property does not contain habitable building. At time of building permit (habitable building), owner may elect to continue to use well, but must pay proportionate share of city water line extension (PMC 16.06). A \$16.25 base fee per month is charged inside the city, with a use charge of \$0.68 per 100 cubic feet of water used (monthly charges do not apply if using existing well). <i>Pasco Municipal Code 3.07.160(B)</i>	Reduced rate in city; new development or connection must pay proportionate share of water line extension.
Irrigation Water	Franklin County Irrigation District (FCID) water is available to properties that are within the district boundaries.	Franklin County Irrigation District (FCID) water is available to properties that are within the district boundaries.	None
Septic Tanks	State law (WAC 246-272A-0025) requires connection to sewer if sewer line is within 200 feet of house served by failed septic system and is deemed necessary by local health officer. Installation of new septic tank is allowed on property over 1 acre in size regardless of water source and on ½ acre site if property connected to city water system (per health department). Existing septic tanks can continue to be used in accordance with health department rules.	State law (WAC 246-272A-0025) requires connection to sewer if sewer line is within 200 feet of house served by failed septic system and is deemed necessary by local health officer. Installation of new septic tank is allowed per health department rules if sewer is not available and city grants waiver from sewer connection requirement. Existing septic tanks can continue to be used in compliance with health department rules.	None
Sewer	If property connects to city sewer, owner must pay proportionate share of city sewer line extension and must connect to sewer if within 200 feet of sewer line and no operational septic system. Sewer use rate is \$37.20/month.	Connection to city sewer is not required if septic system is operational or property does not contain habitable building. At time of building permit (new habitable building), must connect to sewer only if within 200 feet of sewer line and no operational septic system. City Code (PMC 16.06) allows waivers for extenuating circumstances. Sewer use rate is \$24.80/month. <i>Pasco Municipal Code 3.07.170(A)(1)</i>	Reduced rate in city; otherwise, no change.

Service / Issue	Unincorporated County	City	Notable Differences
RID/LID	<p>Road Improvement District (RID) is a method of financing local street improvements in unincorporated neighborhoods.</p> <p>A RID occurs only when qualified improvements are proposed and, after a public hearing, the proposed street financing plan is approved by a majority of the affected property owners and the County Commission.</p>	<p>Local Improvement District (LID) is a method of financing local public improvements like streets, water lines, sewer lines, etc., in city neighborhoods. An LID can be proposed by affected property owners or the City of Pasco. An LID occurs only if, after a public hearing and notice to affected property owners, the proposed financing plan is approved by a majority of the affected property owners and the City Council.</p>	<p>Street and utility improvements may be financed by city, if majority of owners desires.</p> <p>See Exhibit D.</p>
Solid Waste	<p>Solid waste service is provided by Basin Disposal but subscription is optional to resident. The service option is one 96 gallon can weekly for \$21.25/month; each additional can is \$21.25/month. This rate excludes any “extra” bags or bundles; each bag or bundle not in a can costs \$2.75. Pickup of appliances with Freon cost \$45.00, each. Other appliances and old furniture are picked-up at a cost of \$13.00 per cubic yard. Pickup of old car tires cost \$6.50 each. Truck tires are \$7.50</p> <p>Tariff No. 93 of Basin Disposal Co. Effective: 5/1/13</p>	<p>All households/businesses are obligated to subscribe to the solid waste service provided by Basin Disposal Inc. (BDI). The service provides a 96 gallon can for weekly automated pickup at the street edge for \$15.00/month; each additional can is \$1.92. Pick-up of appliances and four tires each year are free. This rate includes “unlimited” pickup service so long as the extra waste is bundled or bagged and at the street edge. The free unlimited pickup includes old furniture, water heaters and appliances. In addition, each household can use the BDI transfer station twice each year at no charge.</p> <p><i>Pasco Municipal Code 6.04</i></p>	<p>Lower cost in city; free pickup of certain items; two free trips to transfer station annually; compulsory service.</p>
Fire Services	<p>Fire District No. 3 currently serves the island as well as the rest of Fire District No. 3 from six stations, two of which are located in the island. Average response time district- wide is just over 11 minutes. Fire insurance rating is “Class 7.”</p>	<p>Pasco fire department will become first responder to fire calls. The city’s fire stations at Road 68 and at the Tri-Cities airport will respond to the area. Average response time with a four-person city crew is under 6 minutes, city wide. Fire insurance rating is “Class 5” (about 15% reduction in fire insurance premium).</p>	<p>Quicker response with full crew; probable reduction of fire insurance premium in city.</p>
Ambulance Service	<p>District provides first response service typically with no paramedic (if paramedic is required, District calls private ambulance service). Response time for paramedic varies widely, as private service not contracted for “standby” response. No monthly fee to residents of District (included in Fire District No. 3 property tax levy). Transport fee is \$700.</p>	<p>City fire department provides first response ambulance service to city with paramedic. Monthly fee is \$7.75 (\$93 annual). Transport charge is \$700.</p> <p><i>Pasco Municipal Code 3.07.010(A)(2)</i></p>	<p>For those with property value higher than \$200,000, lower annual cost in city.</p>

Service / Issue	Unincorporated County	City	Notable Differences
Law Enforcement	Sheriff (24 commissioned officers for 1200 square miles of county) provides law enforcement in the island. The island is part of the south county patrol zone; the south zone is about 380 square miles in size and usually has 2-3 officers on duty in that zone.	Police department (71 commissioned officers for 35.83 square miles of city) provides law enforcement in the City. The island would be part of two city patrol zones, each about 6 square miles in size and containing at least one officer on duty; will result in at least 2 officers on duty in the island. During peak hours an additional two officers will be assigned to the area.	
Agriculture Activities	Agricultural activities are permitted within the Riverview County island.	Gardening and fruit raising on vacant parcels is a permitted use within residential zoning districts.	None
Building Permits	<p>County uses International Building Code (IBC)¹, same code state wide. County requires dedication of half standard right-of-way (30 feet)² for residential street adjacent subject property. County requires source of potable water for habitable buildings per health department (well or city water)³ and provision for sanitary waste water per health department (on-site septic system or city sewer connection).</p> <p>(See also Domestic Wells; City Water, Septic Tanks; Sewer)</p> <p>¹ - Franklin County Code 15.12.020-070</p> <p>² - Franklin County Resolution No. 2002-270</p> <p>³ - Franklin County Code 16.28.020(B)</p>	<p>City uses International Building Code (IBC), same code state wide. City requires dedication of half standard right-of-way (30 feet) for residential street adjacent subject property.</p> <p>(See also Domestic Wells; City Water; Septic Tanks; Sewer)</p> <p><i>Pasco Municipal Code 16.06</i></p>	No change, except addition of impact fees (see references, page 5).
Non-Conforming Property Uses	<p>Any lawfully existing land use/structure which does not conform to applicable development regulations may continue to exist and be maintained but not expanded. Can be transferred to a new owner provided it is not discontinued for one year or more. Cannot be rebuilt if destroyed more than 50% of tax assessed value by fire, etc.</p> <p><i>Franklin County Code 17.70.040</i></p>	<p>Any lawfully existing land use/structure prior to annexation which does not conform to applicable development regulations may continue to exist and be maintained but not expanded. Can be transferred to a new owner provided it is not discontinued for one year or more. Cannot be rebuilt if destroyed more than 50% of tax assessed value by fire, etc.</p> <p><i>Pasco Municipal Code Title 25</i></p>	None
Park Impact Fee	<p>\$300 for new (2002 or later) residential lots in a short plat or subdivision. No park fee for a new home on a lot platted prior to 2002.</p> <p><i>Franklin County Ordinance No. 2-2008 (Chapter 13)</i></p>	<p>\$1,345 per lot assessed at time of building permit issuance for each new residential unit, regardless of when the vacant lot was created.</p>	Higher fee in city.

Service / Issue	Unincorporated County	City	Notable Differences
Traffic Impact Fee	None.	\$709 per lot assessed at time of building permit issuance for each new residential unit, regardless of when the vacant lot was created.	Additional fee in city.
School Impact Fee	Franklin County does not impose a school impact fee for new residential development. The Pasco School District negotiates financial mitigation for the impact of new residential development on school facilities independently with each applicant for subdivision approval in the County. The negotiations are pursued through the State Environmental Policy Act and applicable State laws for subdivision approval.	\$4,700 per single-family unit and \$4,525 per multi-family unit at time of building permit issuance regardless of when the lot was created.	Additional fee in city.
Road Standards	Hard surface road standards require a minimum of 28 feet width (no parking), 32 feet width (one-side parking), or 38 feet width (both sides parking). Wider streets, sidewalks, curbs, gutters, and street lights are not required but some or all may be installed at developer's discretion. <i>Franklin County Code 16.12.020(A)</i> <i>Franklin County Resolution No. 2002-270 (Roadway Width)</i>	Hard surface street standards require minimum of 38 feet width (both sides parking). Curb, gutter, sidewalks and street lights are not required for residential but some or all may be installed at developer discretion. City may require school district or developer to install sidewalks in school zones and commercial or other high traffic areas.	Possible wider streets in city.
Property Tax	See Exhibit A 2015 Property Tax Levies	See Exhibit A 2015 Property Tax Levies	See Exhibit A
Household Costs	See Exhibit B Household Fees and Taxes Comparison	See Exhibit B Household Fees and Taxes Comparison	See Exhibit B
Zoning, Development Density, Set Back Distances, Other Development Standards	See Exhibit C Residential Zoning Comparison Chart	See Exhibit C Residential Zoning Comparison Chart	No difference in RS-1, RS-12 and RS-20 zones

2015 Property Tax Levies

	County	City
State Schools	\$2.355	\$2.355
County Regular Levy ¹	\$1.431	\$1.431
City Regular Levy ²	---	\$1.945
Courthouse Remodel Bond (expire 12/1/2022)	\$0.124	\$0.124
City Library Bond (expire 12/1/2019) ³	---	---
City Fire Station Bond (expire 12/1/2019) ³	---	---
Fire District No. 3	\$1.271	---
Fire District No. 3 Bond ⁴	\$0.064	\$0.064
County Road	\$1.409	---
Mid-Columbia Library ⁵	\$0.372	---
School	\$6.885	\$6.885
Port of Pasco	\$0.313	\$0.313
Mosquito Control ⁶	---	---
Miscellaneous Assessments ⁷	---	---
TOTAL	\$14.224	\$13.117

1. County's Regular Levy rate is \$1.431, but can go up to a statutory maximum of \$1.80 depending on the overall assessed value of the County.
2. City's Regular Levy rate is \$1.945, but can go up to a statutory maximum of \$3.60 depending on the overall assessed value of the City.
3. City does not require annexed properties to pay for bonds approved by voters prior to annexation (City Resolution No. 3403).
4. The Fire District Commissioners approved a 15-year bonded debt without voter approval for various fire district projects in November 2012. The new debt obligation applies to all properties within the District at the time the bond was approved and remains a tax obligation on those properties, even after annexation to Pasco, until the debt is retired in 2027.
5. City provides library service through contract with Mid-Columbia Library District without additional property tax.
6. A flat rate of \$31 is assessed for all properties except non-irrigated wheat parcels.
7. Miscellaneous Assessments apply as follows:
 - Weed Assessment: paid by both County and city - \$5.00 per parcel and \$0.30 per acre.
 - Pest Assessment: paid by both County and City - \$1.50 per parcel.
 - Ground Water Management Area Assessment: paid by the County only - \$5.00 per parcel and \$0.10 per acre.

2015 Fees and Taxes Comparison

76% of the homes in the Road 80 Annexation Area are connected to City water and use a septic tank.

List of Costs	City Water & Septic		Well & Septic		City Water & Sewer		Well & Sewer	
	County	City	County	City	County	City	County	City
Property Tax ¹	\$3,205	\$2,956	\$3,205	\$2,956	\$3,205	\$2,956	\$3,205	\$2,956
Well ²	0	0	0	0	0	0	0	0
Water	\$483	\$312	0	0	\$483	\$312	0	0
Septic Tank ³	\$81	\$81	\$81	\$81	0	0	0	0
Sewer	0	0	0	0	\$446	\$298	\$446	\$298
Ambulance	0	\$93	0	\$93	0	\$93	0	\$93
Stormwater	0	\$52.80	0	\$52.80	0	\$52.80	0	\$52.80
Solid Waste	\$255	\$180	\$255	\$180	\$255	\$180	\$255	\$180
Utility Tax on Cable TV ⁴	0	\$65	0	\$65	0	\$65	0	\$65
Utility Tax on Phone ⁵	0	\$49	0	\$49	0	\$49	0	\$49
Utility Tax on Electricity/Natural Gas ⁶	0	\$123	0	\$123	0	\$123	0	\$123
	\$4,024	\$3,912	\$3,541	\$3,600	\$4,389	\$4,129	\$3,906	\$3,817

1. Property tax calculated using median value per residence in the island (\$225,350).
2. Well costs for maintenance and electrical use depend on equipment and other factors and are, therefore, not estimated.
3. Benton Franklin Health Department recommends septic tank pumping (depending on household size) every three-five years. Pumping cost is estimated at \$325 with tax; assume pumping every four years.
4. 8.5% City Tax. Assumes expanded basic cable rate (\$60/month); utility tax does not apply to satellite TV service or to cable internet service.
5. 8.5% City Tax. Assumes the monthly taxable phone charge is \$45 (Quest land line); utility tax applies to cell phones and land lines, but does not apply to long distance charges or internet phone service.
6. 8.5% City Tax. Assumes average residential electricity bill per the Franklin PUD (2014); also assumes natural gas energy cost offsets equivalent electricity cost (tax does not apply to propane).

Residential Zoning Comparison

	RS-20		RS-12		RS-1	
	City	County	City	County	City	County
Permitted Use(s)	SFD	SFD	SFD	SFD	SFD	SFD
Density (units/ft²)	1/20,000	1/20,000	1/12,000	1/12,000	1/10,000	1/10,000
Lot Coverage	40%	40%	40%	40%	40%	40%
Accessory Structures	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Minimum Lot Area	20,000	20,000	12,000	12,000	10,000	10,000
Front Setback	25'	25'	25'	25'	20'	20'
Side Setback	10'	10'	10'	10'	10'	10'
Rear Setback	25'	25'	25'	25'	Ht of bldg	Ht of Bldg
Maximum Home Height	35'	35'	35'	35'	25'	25'
Farm Animals	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted

	R-1		R-2		R-3	
	City	County	City	County	City	County
Permitted Use(s)	SFD	SFD	SFD/MFD	SFD/MFD	SFD/MFD	SFD/MFD
Density (units/ft²)	1/7,200	1/7,200	1/5,000	1/5,000	1/3,000	1/3,000
Lot Coverage	40%	40%	40%	40%	60%	60%
Accessory Structures	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Minimum Lot Area	7,200	7,200	6,000	6,000	5,500	5,500
Front Setback	20'	20'	20'	20'	20'	20'
Side Setback	5'	5'	5'	10'	5'	5'
Rear Setback	Ht of bldg	Ht of bldg	Ht of bldg	Ht of bldg	Ht of bldg	Ht of Bldg
Maximum Height	25'	25'	35'	35'	35'	35'
Farm Animals	3 chickens	No	3 chickens*	No	3 chickens*	No

- SFD = Single Family Dwelling
 - MFD = Multiple Family Dwelling
- * Single Family lots only

Detached Residential Garage Comparison

EXHIBIT C

	RS-20		RS-12		RS-1	
	City	County	City	County	City	County
Detached Garages	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Maximum Height	18' greater height by special permit	18'	18' greater height by special permit	15'	15' 18' on lots over 12,000 ft ² , and greater height by special permit	15'
Floor Area	1,600 ft ² plus an additional 400 ft ² for each additional 20,000 ft ² of land area	1,000 ft ² plus a square foot amount that is equal to but not greater than fifty (50) percent of the total footprint size of the home, including attached garage; deviations may be approved by special permit	1,200 ft ² plus an additional 260 ft ² for each additional 12,000 ft ² of land area	1,000 ft ² plus a square foot amount that is equal to but not greater than fifty (50) percent of the total footprint size of the home, including attached garage; deviations may be approved by special permit	1,000 ft ² 1,200 ft ² on lots over 12,000 ft ² ; greater size may be approved by special permit	1,000 ft ²
Side Setback	10'	10'	10'	10'	10' at side of home; 5' behind rear building line	10'
Rear Setback	10'	10'	5'	5'	5'	5'

	R-1		R-2		R-3	
	City	County	City	County	City	County
Detached Garages	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Maximum Height	15' 18' on lots over 12,000 ft ²	15'	15' greater height on lots over 12,000 ft ² by special permit	18' A greater height may be approved by special permit	15' greater height on lots over 12,000 ft ² by special permit	15'
Floor Area	1,000 ft ² 1,200 ft ² on lots over 12,000 ft ² ; greater size may be approved by special permit	1,000 ft ²	1,000 ft ² 1,200 ft ² on lots over 12,000 ft ² by special permit	1,000 ft ² plus a square foot amount that is equal to but not greater than fifty (50) percent of the total footprint size of the home, including attached garage; deviations may be approved by special permit	1,000 ft ² 1,200 ft ² on lots over 12,000 ft ² by special permit	1,000 ft ² plus a square foot amount that is equal to but not greater than fifty (50) percent of the total footprint size of the home, including attached garage
Side Setback	5'	5'	5'	10'	5'	5'
Rear Setback	5'	5'	5'	10'	5'	5'

- 1) Franklin County requires all shops/garages over 1,680 ft² to meet certain design requirements.
- 2) In Franklin County, parcels over 2.5 acres are exempt from the regulations above, and two detached sheds under 200 square feet are allowed w/o a building permit.
- 3) Neither jurisdiction permits shops/garages to exceed the floor area of the home on-site.

LOCAL IMPROVEMENT DISTRICT

*A Local Improvement District (LID) is a mechanism used by cities to finance public improvements that benefit adjacent private properties (such as streets, water and sewer lines, etc.). Formation of an LID is subject to approval of the property owners that would pay the majority of the project cost – it is **not** automatically formed by the city and it is **not** required in conjunction with or following annexation to the city. The outline below explains the general process used by cities to consider forming an LID, how the decisions are made and your role in making the decisions.*

- Resident requests sewer or water extension via Local Improvement District (LID). Staff determines potential extension project and reviews with affected property owners by conducting a neighborhood meeting (inviting all owners of property within the potential LID area).
- If general desire to move forward, staff proposes formation of LID to City Council. Council discusses at workshop and staff sends notice to each property owner of potential LID, estimated cost and public hearing date. Unless strong opposition at hearing, City Council will usually form the LID.
- If LID is formed by City Council action, 30-day protest period starts. **If owners representing 60% or more of the estimated LID assessments file written protests within the 30-day protest period, City Council must terminate LID. If less than 60% but more than 50% object, City Council will typically choose to terminate the LID (majority rule concept).** If less than 50% protest, project will likely move forward (though the project can be modified to delete properties if deemed appropriate by City Council after the public hearing).
- If LID project moves forward, staff designs and bids the project; construction follows and is temporarily financed by the city. Once the construction is complete, written notice is provided to property owners for “final assessment hearing.” City Council approves final assessments (if construction costs exceed the preliminary assessments, city usually absorbs the extra costs so final assessments do not exceed preliminary assessments).
- After approval of final assessments, owners have 30-day “prepay” period in which all or any portion of the assessment can be paid. Any portion of the assessment remaining unpaid at the end of the 30-day period will be financed by the selling of municipal bonds maturing in 10 or 15 years (sewer projects can be financed over 15 years). The first of annual payments is due one year after the bond sale and will carry interest on the declining balance at a “tax-free” rate fixed at the time of bond sale (the rate is usually about one-third less than typical taxable rate). Total time between start of LID and first payment requirement is two years (typical).