

## **RESOLUTION NO. 3997**

**A RESOLUTION OF THE CITY OF PASCO REGARDING THE RECOMMENDATION FOR FUTURE URBAN GROWTH AREA (UGA) AND DECLARING THE PREFERRED URBAN GROWTH AREA BOUNDARY FOR THE CITY OF PASCO.**

**WHEREAS**, the City of Pasco and Franklin County, per RCW 36.70A.040 are required to fully plan under the Growth Management Act; and

**WHEREAS**, each county that is required to plan under the Growth Management Act shall designate an urban growth area or areas within urban growth shall be encouraged per RCW 36.70A.110; and

**WHEREAS**, based upon the growth management population projection made for the County by the Office of Financial Management, the County and each city within the County shall include areas and densities sufficient to permit the urban growth projected to occur for the succeeding twenty-year period; and

**WHEREAS**, counties and cities planning under the Growth Management Act shall ensure that sufficient capacity for development of housing and employment growth be provided per RCW 36.70A.115; and

**WHEREAS**, the City of Pasco continues to participate and plan under the Franklin County County-Wide Planning Policies per Resolution 2019-312 Adopted by Franklin County; and

**WHEREAS**, Policy II of the Franklin County County-Wide Planning Policies 1-14 require compliance relating to the establishment of Urban Growth Areas (UGA's); and

**WHEREAS**, projections from the Office of Financial Management and as allocated by Franklin County indicate Pasco's population will increase to 121,828 by the year 2038; and

**WHEREAS**, the City of Pasco conducted a Land Capacity Analysis which determined the existing Urban Growth Area had capacity for 63% of the projected residential growth; and

**WHEREAS**, the Land Capacity Analysis identified the City of Pasco will need to accommodate an additional 17,866 residents outside of the existing Urban Growth Area and City Limits; and

**WHEREAS**, the Land Capacity Analysis determined that an expansion of the Urban Growth Area would be necessary to residential and employment growth; and

**WHEREAS**, per RCW 36.70A.110, in addition to providing land for anticipated housing and employment growth, the Urban Growth Area shall include sufficient areas to accommodate a broad range of needs and uses that will accompany growth including medical, governmental,

institutional, commercial, service, retail and other non-residential uses such as parks, open space and recreation; and

**WHEREAS**, the determination of an Urban Growth Area may include a reasonable land market supply factor and shall permit a range of urban densities and uses, and in determining this market factor, cities and counties may consider local circumstances per RCW 36.70A.110(2); and

**WHEREAS**, an Urban Growth Area should be located first in areas already characterized by urban growth that have adequate existing public facilities and service capacities to serve such development, second, in areas already characterized by urban growth that will be served adequately by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources, and third, in the remaining portions of the urban growth areas, per RCW 36.70A.110(3); and

**WHEREAS**, in general, it is not appropriate that urban governmental services be extended to or expanded in rural areas except in those limited circumstances shown to be necessary to protect basic public health and safety and the environment and when such services are financially supportable at rural densities and do not permit urban development, per RCW 36.70A.110(4); and

**WHEREAS**, as the projected growth could have significant impacts to both the natural and built environments, the City of Pasco elected to prepare a Non-Project Environmental Impact Statement (EIS) evaluating the Urban Growth Area for the Comprehensive Plan Update; and

**WHEREAS**, the EIS provided for three UGA expansion alternatives for consideration and action by the Pasco Planning Commission, which included a No-Action, Tradition Growth Target and Compact Growth (Higher Density) Target; and

**WHEREAS**, the EIS analyzed the current state of the City and UGA with expected changes under each alternative and evaluated the possible impacts of different land use options for each alternative; and

**WHEREAS**, a Capital Facilities Analysis for the Urban Growth Area expansion was conducted including a Technical Memorandum for the expanded Urban Growth Area Infrastructure Evaluation; and

**WHEREAS**, the preferred Urban Growth Area reflects recent and planned amendments to the Pasco Municipal Code considerate of increased infill opportunities;

**WHEREAS**, the preferred Urban Growth Area avoids the inappropriate conversion of rural, shoreline and agricultural lands into sprawling, low-density development per RCW 36.70A.030; and

**WHEREAS**, the preferred Urban Growth Area avoids prime designated agricultural lands of long-term commercial significance by Franklin County; and

**WHEREAS**, the preferred Urban Growth Area incorporates the Broadmoor planning area accommodating approximately 7,000 dwelling units; and

**WHEREAS**, the preferred Urban Growth Area includes approximately 72 acres of Airport Protection Zones Two and Four regulated through PMC 25.190, that is applicable to property is within the Pasco City Limits; and

**WHEREAS**, the preferred Urban Growth Area includes expanded areas north of the Tri-Cities (PSC) Airport and east of Highway 395 for industrial development; and

**WHEREAS**, the preferred Urban Growth Area reflects a revised and reduced boundary identified in Resolution 3845 based on comments received from the community, local, regional and state agencies; and

**WHEREAS**, the preferred Urban Growth Area includes an expansion of approximately 3,448 acres; and

**WHEREAS**, the Pasco Planning Commission closed the public hearing on the preferred Urban Growth Area on August 20, 2020 and recommended approval to the Pasco City Council; and

**WHEREAS**, the Pasco City Council, on September 21, 2020 adopted Resolution 3985 indicating continued efforts to create development standards and regulations with Franklin County to ensure consistency with long-range planning and compliance with the Growth Management Act; and

**WHEREAS**, the Franklin County Board of Commissioners determines and adopts all final Urban Growth Areas.

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PASCO:**

**Section 1.** That the boundary and area identified in Exhibit ‘A’ Compact Growth (Higher Density) Target is the preferred boundary and area for the Pasco Urban Growth Area (UGA).

**Section 2.** That this resolution rescinds Resolution 3845 and replaces the declaration of the preferred Urban Growth Area passed by the Pasco City Council on June 18<sup>th</sup>, 2018.

**Section 3.** That this resolution be forwarded to Franklin County to accompany a formal submittal and application for consideration of the Urban Growth Area.

**PASSED** by the City Council of the City of Pasco, Washington, this 5<sup>th</sup> day of October, 2020.

A handwritten signature in black ink, appearing to read "Saul Martinez", written over a horizontal line.

Saul Martinez  
Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Debra Barham", written over a horizontal line.

Debra Barham, CMC  
City Clerk

APPROVED AS TO FORM:

A handwritten signature in black ink, appearing to read "Kerr Ferguson", written over a horizontal line.

Kerr Ferguson Law, PLLC  
City Attorney