

COMMUNITY DEVELOPMENT DEPARTMENT 509-545-3441 / FAX 509-545-3499
P.O. BOX 293, 525 NORTH THIRD AVENUE, PASCO, WASHINGTON 99301



June 26, 2018

Nicole Stickney
Franklin County Planning Department
502 W Boeing Street
Pasco, WA 99301

Re: Pasco 2018 UGA Application

Dear Nicole:

Enclosed is the City of Pasco application for the 2018 Urban Area Boundary Map Amendment. The application involves the modification of the UGA to address the OFM population estimate provided for the 2018 periodic Comprehensive Plan update. To address the OFM estimate a significant change is needed in the Pasco UGA.

The proposed UGA identified in the attached application was reviewed by the Planning Commission in two workshop meetings and was the subject of a public hearing prior to the City Council action. The City Council also considered the UGA boundary in two workshop meetings prior to the public meeting at which Resolution (#3754) was adopted identifying the City's preferred UGA.

Please let me know if additional background information is needed.

Thank You,

A handwritten signature in blue ink that reads "Rick White".

Rick White
Community & economic Development Director

Pasco UGA Application

City of Pasco Application for UGA Boundary Amendment 2018



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

APPLICATION FOR URBAN AREA BOUNDARY OR MAP AMENDMENT TO FRANKLIN COUNTY COMPREHENSIVE PLAN

An Urban Growth Area (UGA) Boundary or Map Amendment is a proposed change to the Urban Growth Area Boundary, or Comprehensive Plan of Franklin County.

Complete all the blanks in this application form. We will not accept a letter or report in lieu of this application. However, reports, photos or other materials may be submitted to support your application.

Applicant: City of Pasco

Contact (if different than applicant): Rick White, Community & Economic Development Director

Address: P.O. Box 293

City/State/Zip Code: Pasco, WA 99301

Phone: (509) 545-3441

DESCRIPTION OF AMENDMENT:

Attach a map of the proposed map amendment, showing all parcels and parcel numbers (see the County Assessor's Office to obtain maps and parcel information). Provide names, mailing addresses, and mailing labels for all property owners within 500 ft.(if inside the UGAB) or 1 mile (outside the UGAB) of the proposed amendment area.

Area of Amendment:

Quarter Numerous Section: Various Township: 9 & 10 Range 28, 29 & 30

Total number of Parcels: 320

The total number of parcels and total acreage must be consistent with County Assessor data.

Total acreage: approx 5,000

Estimated existing population within area: approx 650

Current Zoning and Comprehensive Plan Land Use Designation:

The proposed UGA Land Use is shown on the attached map. Current land Use Designations in just the UGA expansion area are as follows: Rural Residential, Agriculture, Ag Service Center, Rural Remote and Resident Shoreline. Zoning within the expanded UGA area is as follows: RR-1, RR-5, RS-40, AP-20 and I-2

Desired Comprehensive Plan Land Use Designation(*i.e.*; Industrial; Commercial; Residential etc) See attached Map

1. General Description of Proposal:

Expansion of the Pasco UGA to accommodate OFM population growth projections for the community to the year 2038.

2. Why is the UGA or Map Amendment needed and being proposed?

The amendment is a part of the 2018 GMA periodic update required by the State of Washington. See the attached memo to the Pasco Planning Commission for a full explanation as to why the amendment is needed.

3. Describe the land uses surrounding the proposed amendment area (residential, commercial, agriculture, etc): See below

NORTH: Farm Land

SOUTH: City of Pasco and suburban residential development within the current UGA.

EAST: Clark Addition and Farm Land

WEST: Columbia River

4. Has the proposed UGA or Map Amendment been addressed in approved environmental documentation (e.g., Environmental Impact Statement or Determination of Non-Significance) as required by SEPA? (please cite title, date, and appropriate sections):
A SEPA checklist has been provided with this application

Note: If sufficient Environmental Documents have not been completed, the proponent will be required to provide or pay for the preparation of such documents (Environmental Checklist or EIS).

5. Identify the providers and the plans or studies which demonstrate the availability of capital improvements to serve the proposed area.

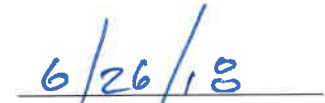
City of Pasco is the sewer provider
Sanitary Sewers: City of Pasco Sewer Comp Plan
Concurrency Ordinance, Subdivision Regulations & CIP
City of Pasco is the water provider
Domestic Water: City of Pasco Water Comp Plan currently
Concurrency Ordinance, Subdivision Regulations & CIP
Major Street Plan
Transportation: Concurrency Ordinance, Subdivision Regulations & CIP

6. Provide the proposed range of allowable residential densities and projected population at full build-out within the proposed UGA or Map Amendment area:
Two to Twenty dwellings per acre depending on the zoning. Development within the City will mostly occur at four to twenty units per acre. Development in the county portion of the UGA may occur at two units per acre. At full build out the City of Pasco is estimated to reach a population of 121,828.

7. **Signature of Applicant:**

I certify that the information contained in this application is true and correct to the best of my knowledge.


Signature


Date



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION LAND DEVELOPMENT APPLICATION

Application Number: _____

Applicant/Representative:

Name: City of Pasco

Address: PO Box 293 Pasco, WA 99301

Street/City/State

Phone: 509-545-3441

Cell:

Fax:

Email: whiter@pasco-wa.gov

Owner(s): (attach additional sheet if necessary)

Name: N/A City-wide periodic Comprehensive Plan Update impacting multiple parcels

Address: N/A

Street/City/State

Phone: N/A

Cell: N/A

Fax: N/A

Email: N/A

Existing Land Use Zoning District(s): Listed in the attached UGA Map amendment application.

Legal Description of Property:

All or portions of Sections within Townships 9 & 10 Ranges 28, 29 & 30 East WM all within Franklin County.

Site Address: North and east of existing UGA

Street/City/State

Total Acreage Involved: approx 5,000

Source of Water: Pasco Water System

Source of Irrigation: Wells/Columbia River

Sewage Disposal System: Pasco Sewer System

Source of Power: Big Bend Electric & Fr. Co PUD

Comprehensive Plan: See attached map



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

Description of Improvements on Property:

The UGA area contains farm circles, farm houses and shops, County Roads, the Douglas Fruit Facility and residential subdivisions.

Existing Use of Site/Property:

The proposed UGA area includes the Douglas Fruit facility, Byers Addition, the Deseret neighborhood, the McDonald Road neighborhood, a portion of the Clark Addition and a number of farm fields.

Proposed Development Application Request (Specify; Short Plat, Cond Use, Zone Change, Home Occupation, etc.)

UGA Amendment to accommodate OFM population projections for Pasco.

We, the undersigned, hereby authorize the filing of this application and certify that the information contained in this application is complete and correct to the best of our knowledge. This authorizes the designated Applicant's representative (if applicable) to act on behalf of the applicant for the processing of this request.

☐ Owner _____ Date _____

☒ Applicant/Representative _____ Date _____

Print Name: _____

Print Name: _____

Supplemental Questions

City of Pasco CPA Application Supplemental Questions UGA Expansion

June 2018

(17.84.030 – Requirements for Zoning and Comprehensive Plan petitions)

A. The date the existing Comprehensive Plan became effective:

The current Franklin County Comprehensive Plan was adopted in February 2008.

B. The changed conditions, which are alleged to warrant other or additional Comprehensive Plan designations:

Changes in Population Estimates

There have been significant changes in population projections for Pasco that warrant the need to expand the UGA. The City received updated GMA population estimates in January of 2018. Based on a County Memo it is estimated that Pasco's population could reach 121,828 by 2038.

Pasco Population Projections

Year	Low	Medium	High
2020	70,114	79,770	93,109
2025	76,486	91,025	112,931
2030	82,466	101,954	132,493
2035	89,970	114,470	153,705
2038	94,306	121,828	166,052
2040	93,311	126,859	174,830

As a result of an increase in over 50,000 new residents the City needs to plan for and accommodate an additional 15,298 dwelling units within the UGA during the next 20 years. About 10,000 of the proposed 15,298 dwelling units will need to be located in an expand UGA. The balance can be accommodated within the current UGA. Without including all of the proposed UGA boundary with Pasco's designated UGA area the City and County will not be able to meet the mandate of RCW 36.70a.110(2) requiring the Pasco UGA to be of sufficient size "to permit the urban growth that is projected to occur in the county or city

for the succeeding twenty-year period” as projected by the Office of Financial Management.

Diminishing Residential Land and Escalating Costs:

The existing Pasco UGA is too small for current development activity which is impacting the cost of housing by driving up the cost of land. The purchase of land by the School District north of Burns Road, the purchase of a portion of Madison Park by the Port of Pasco, residential growth on the remaining buildable lands in the City and the continued large lot development in the County portion of the Pasco UGA has shrunk the availability of land for development within the current Pasco UGA. This is creating a conflict with RCW 36.70a.210(3)(e) and the County-Wide Policy (#6) dealing with the need to provide affordable housing within Franklin County. Due to the lack of buildable residential land within the Pasco UGA land prices have risen from about \$32,000 an acre (181960 on 9/25/14) four years ago to about \$50,000 an acre in 2017 (1869033 on 10/11/17) and over \$65,000 (1876107 on 3/20/18) today.

Other changed conditions:

The Pasco School District has purchased new school sites or built new schools along the north edge of the current UGA in anticipation of future growth to the north. The new Franklin Elementary School is located at the intersection of Burn and Road 52. The Franklin Elementary School service boundaries include areas within the proposed UGA.

Design work is underway for the new elementary school and middle school to be built in the 9000 block (Elementary School) and the 9400 block (Middle School) of Burns Road. Road 90 and the utilities in Road 90 will be extended to the north with the construction of the elementary school. The School District is also planning for a new high school to be located on the current boundary of the UGA in the 11100 block of Burns Road.

In 2010 a new water treatment plant was constructed on Court Street near Road 111 to increase the City's capacity to provide potable water to the community. Construction of a new raw water intake structure and pump house adjacent to the Richland Bridge will be completed by June of 2018 increasing the treatment capacity of the new plant. The main Butterfield water treatment plant intake structure in the Columbia River was also rebuilt in 2015 to improve raw water pumping capacity. An annual budget amount is provided within the CIP to assist with line oversizing to address water line needs in developing areas. This program applies to the proposed UGA.

Water lines and irrigation line are now extended to the edge or near the edge of the current UGA in anticipation of future expansion of residential and urban development to the north of the current UGA. Water lines and irrigation lines are located in Road 52 (16"), Rocket Lane, Road 60 (12"), Robert Wayne Drive, Ochoco Lane, Convention Drive, Road 68 (24"), Road 84, Road 90, Road 100 (24") and Kohler Road (12"). The irrigation system at Road 52 and Burns Road already extends north of the City limits and current UGA boundary by about 300 feet. The line connects to an irrigation well that the owner of the SW Quarter of Section 2, T9N, R29E, provided for the City's irrigation system. The well supplies irrigation water to the City irrigation system and will supply irrigation water to buildable lands in referenced Section 4 that are not restricted by airport safety overlay zones.

In addition to water utility expansions anticipated in the Water Comprehensive Plan the City is securing water rights and the means to secure water rights through the platting process (PMC 26.04.115(B) & 3.07.160). Additionally, a number of water rights transactions for securing additional water rights are in the planning process and listed in Tables 4-3, 4-4, 4-5 and Appendix 4-A of the Comprehensive Water Plan which will address water needs for the projected growth to be experienced by the City.

Over the past several years upgrades (including new clarifiers) have been completed at the wastewater treatment plant to increase the City's capacity to accommodate residential and commercial growth. Another \$25,000,000 of upgrades have been scheduled in the Capital Improvement Plan to further increase the capacity of the sewer plant. Additionally, an annual CIP budget amount is provided to assist with sewer line oversizing to address water needs in developing areas. This program applies to the proposed UGA.

The current Sewer Comprehensive Plan identifies a network of sewer lines designed to serve the proposed UGA.

The Franklin County PUD and Big Bend Electric built a new substation north of the Columbia Place subdivision (west of Road 68 north of Snoqualmie) in 2004. The PUD also enlarged and upgraded the Road 52 and Argent substation about four years ago to support future growth in the community. The PUD five year capital plan calls for a new substation to be located north of Burns Road to the east of Convention Drive which will further add to the PUD's capacity to serve the community with power needs.

The proposed UGA expansion area is in the growth path of the City and mostly located between the Clark Addition, (characterized by urban growth) on the east and the residential shoreline (characterized by urban growth) development on the west. The changed conditions discussed above all lead to the need for the expansion of the UGA in the growth path of the City.

- C.** Facts to justify the change on the basis of advancing the public health, safety and general welfare:

County-Wide Planning Policies (Policy #1) suggest the Community (both County & City) promote development of a variety of residential densities considering the needs of all economic segments of the population (Policy # 6). The City's Comprehensive Plan (Policy H-2) encourages the community to maintain a variety of housing with a full range of residential environments. These policies are included within the Comprehensive Plan for the advancement of the general health and welfare of the community. Expanding the UGA will provide additional land for housing development consistent with the Comprehensive Plan. The need for expanding the UGA is created by the current lack of available land for residential development and the loss of residential land to non-residential uses such as schools, airport protection areas, large lot County developments and continued development of residential subdivision within the City. Safe decent and affordable housing is a critical component in advancing public health and the general welfare of the community. Without land to accommodate new housing the City cannot meet this objective.

- D.** The effect it will have on the value and character of the adjacent property and the Comprehensive Plan:

The proposed UGA amendment fulfills the GMA mandate to provide enough land within the UGA to accommodate growth as project by the Office of Financial Management. The proposal supports past planning efforts such as sewer and water planning and comprehensive planning from the 1980's that included much of the proposed UGA in the City's Comprehensive Plan. As a result the proposal will assist in implementing County-Wide Planning Policies that among other things suggest the City and County promote development of a variety of residential densities considering the needs of all economic segments of the population.

The proposal will help maintain and enhance the value and character of the neighborhoods that have been developed along the northern edge of the current City limits and UGA boundary by providing additional areas for compatible development. The proposal will slow the escalating cost of developable land providing value and opportunities for home ownership.

The amendment is consistent with and will support past investments in public facilities that have been built to serve future growth north of the City. These facilities include Franklin Elementary School, Elementary School # 17 (to open in 2020), Middle School # 4 (to open in 20121), Burns Road, Road 52, the Road 52 Irrigation Pump Station and well, irrigation lines and potable water lines and sewer and water lines that have been stubbed at key streets connecting

north into the proposed UGA area. These facilities support the maintenance of the value and character of the community

E. The effect on the property owner or owners if the request is not granted:

If the proposal is not approved developable land will become scarce and land costs will rise to the detriment of young families seeking decent affordable housing. Modifying the proposal and approving a portion of it will likewise reduce the amount of land necessary to meet OFM growth projections and will impact one or more property owners in a negative way. One of the goals of the Growth Management Act [RCW 36.70a 20(6)] is to ensure private property is not taken for public uses without just compensation having been made. The goal also suggests property rights of landowners shall be protected from arbitrary and discriminatory actions. Denying the UGA expansion request based on concern about future airport expansion would in effect be shifting a public burden to the property owner that in all fairness and justice should be a community responsibility rather than an individual responsibility. Additionally, denying the UGA expansion request would be disregarding the adopted regulations that protect the air space around the airport consistent with Federal Aviation Administration requirements. Denial or modification of the application would be adding new burdens on the property owner without compensation contrary to the goals of the Growth Management Act.

F. The current comprehensive plan land use designation for the property.

The current Franklin County Land Use Map designates much of the proposed UGA as Agriculture, but also contains Ag Service Center, Rural Shoreline Development, Rural Remote and Rural Residential designations. Current County zoning includes AP-20, RR-1, RR-5, RC-1 and RT. The proposed UGA land use includes Low-Density Residential, Mixed-Residential, Commercial, Mixed Residential/Commercial, Industrial and Airport Reserve #2 land uses. The City cannot rezone property until it is annexed. The attached UGA and Land Use Map 2018 identifies the distribution of the land uses throughout the proposed UGA.

G. Such other information as the planning commission requires.

Portions of the proposed UGA expansion area are encumbered by airport zoning regulations. The City, County and Port worked cooperatively on the development of the latest Airport Master Plan and Airport Zoning regulations. At the urging of the Port both the City and County adopted revised Airport zoning regulation in 2013 following the recommendations contained in the WSDOT Airport and Compatible Land Use Guidebook. The new updates to the Airport Overlay Districts were intended to address issues related to land use around the airport and to provide protection for the approaches to the airport.

The key components to the regulations were to maintain compatible land uses around the airport and protect airspace consistent with State and Federal Aviation Administration regulations. The new zoning regulations place two quarter sections of the proposed UGA area partially in Compatibility Zones 2 and 4. Thirty-two acres falls within Zone 2 which prohibits most land uses including residential dwellings. Approximately 90 acres fall under Zone 4 and this zone limits development of homes to one per half acre. The new Airport protection standards apply to the property whether the property is in the City or County and those standards are what the Federal Aviation Administration deems necessary to protect airports. The adopted standards are also consistent with RCW 14.12.030 and the State Handbook for protecting airports.

The proposed UGA Boundary cannot change the Airport Zoning regulations that are in place to protect the airport. Modifying the UGA as requested by the Port of Pasco would in effect be disregarding the adopted regulations that are in place to protect airport air space and the approaches to the runways. By modifying the City's proposal as requested by the Port the County would be shifting a public burden upon just one (perhaps two) property owner that in all fairness and justice should be a community responsibility rather than an individual responsibility.

The UGA application must be considered under the regulations that are currently in place (The 2013 Airport Overlay District). The current airport zoning regulations are consistent with Federal Aviation Administration requirements. Ignoring the airport zoning regulations by denying the application would be contrary to the Growth Management Act [RCW 36.70a 20(6)] that states private property is not to be taken for public uses without just compensation having been made.

The largest portions of SW Quarter of Section 2, and the NE quarter of Section 3 (Sections impacted by airport overlay zones) in T9N, R29E, are not encumbered by airport zoning. The portions that are encumbered provide the regulatory protection the Port is seeking.

For additional background and information see the attachments to this application.

Resolution 3845 Declaring Pasco's Preferred UGA

RESOLUTION NO. 3845

**A RESOLUTION DECLARING THE PREFERRED URBAN GROWTH
BOUNDARY FOR THE CITY OF PASCO.**

WHEREAS, the City of Pasco and Franklin County are planning under the State Growth Management Act (GMA) of 1990 as amended; and

WHEREAS, The GMA (RCW 36.70A.110) requires the establishment of Urban Growth Areas (UGA); and

WHEREAS, each city located in Franklin County must be included within a UGA; and

WHEREAS, UGA's may include portions of the County already characterized by urban growth or adjacent to urban growth; and

WHEREAS, the proposed UGA boundary includes a portion of the Clark Addition, the Desert Drive Area, the Byers Road Area the McDonald Road Area and the Douglas Fruit facilities which are areas characterized by urban type development; and

WHEREAS, the proposed UGA boundary is adjacent to the north City limits where schools, schools sites, roads and utilities exits to serve future urban growth in the proposed UGA; and

WHEREAS, per RCW 36.70a.110 UGA's are to include a sufficient area of land to accommodate forecasted growth for a 20 year planning period; and

WHEREAS, forecasted growth is determined by population projections provided by the State Office of Financial Management (OFM); and

WHEREAS, OFM projections indicate Pasco's population will increase by approximately 50,000 for a total population of 121,828 by the year 2038; and,

WHEREAS, to address the OFM population projections over 15,000 new residential dwelling units will need to be constructed in Pasco over the next 20 years; and

WHEREAS, based on available land the current UGA can only accommodate another 5,000 dwelling units or over 16,000 new residents; and

WHEREAS, it is necessary to expand the UGA to accommodate over 10,000 new dwelling units by the year 2018; and

WHEREAS, in addition to providing land for anticipated housing RCW 36.70a.110 suggests the UGA must also include areas sufficient to accommodate the

broad range of needs and uses that will accompany the projected urban growth including medical, governmental, institutional, commercial, service, retail, other nonresidential uses, parks, greenbelts and open space; and

WHEREAS, State and local housing goals encourage the provision of affordable housing (RCW 36.70A.210(3)e & County Policy #6) within the community; and

WHEREAS, due to the lack of land within the current UGA land prices have significantly risen recently, as indicated by sales records recorded in the Franklin County Courthouse, impacting the affordability of housing; and

WHEREAS, to meet State and local goals to encourage affordable housing the Pasco UGA needs to be expanded; and

WHEREAS, the proposed UGA expansion area is constrained on the north by prime irrigated agricultural resource lands making it difficult to provide the area necessary to fully accommodate the OFM projected growth; and

WHEREAS, reducing or removing areas from the proposed UGA will not enable the City to meet the mandate (RCW 36.70a.110) of providing sufficient lands for projected urban growth including the requirement to provide for a broad range of land uses; and

WHEREAS, removing developable lands adjacent to but not encumbered by the Airport Overlay zones will reduce the City ability to meet the mandates and goals of the Growth Management Act that requires the City to provide enough land to accommodate OFM growth projections and address needs for affordable housing; and

WHEREAS, the City has met the need to protect the operations of the Tri-Cities Airport by enacting zoning regulations that implement RCW 36.70.547 that address land use compatibility concerns near the airport; and

WHEREAS, Pasco's Airport Overlay regulations incorporate both Federal Aviation Regulation Part 77 requirements and the recommendations of the WSDOT Airport and Compatible Land Use Guide Book; and

WHEREAS, on February 15, 2018 and April 19, 2018 the Planning Commission held workshop to study and discuss the need for expanding the Pasco UGA ; and

WHEREAS, on April 9, 2018 and June 11, 2018 the Pasco City Council held a workshops to discuss the Comprehensive Plan and the UGA; and

WHEREAS, on May 9, 2018 City staff met with property owners within the proposed UGA boundaries to receive feedback from the owners and answer questions about the need to expand the UGA to accommodate the OFM population projections; and

WHEREAS, on May 17, 2018 Pasco Planning Commission held a public hearing to receive public input on the proposed Pasco UGA; and

WHEREAS, the Pasco City Council has determined the Pasco Urban Growth Area boundary must be expanded to permitted the City to properly plan for future growth and meet the requirements of the Growth Management Act; ***NOW THEREFORE***

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

Section 1. That the boundary identified in Exhibit "1" is the preferred boundary for the Pasco Urban Growth Area.

Section 2. That this resolution be forwarded to Franklin County for its due consideration of the City Council's request for desired the UGA boundary as identified in Exhibit "1".

Passed by the City Council of the City of Pasco this 18th day of June 2018.

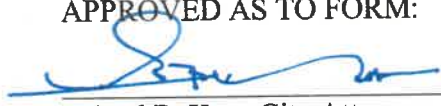


Matt Watkins, Mayor

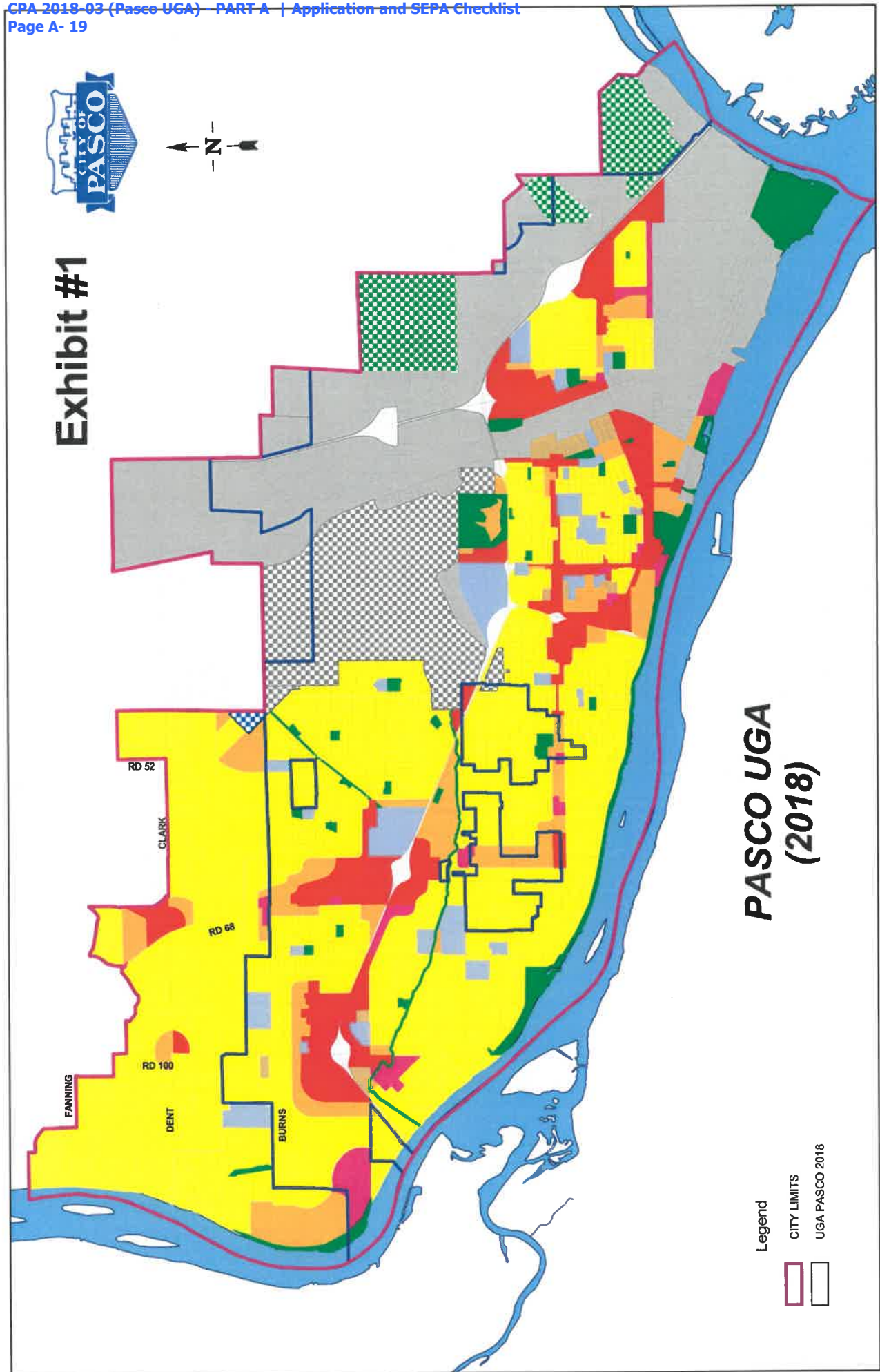
ATTEST:


Daniela Erickson
City Clerk

APPROVED AS TO FORM:



Leland B. Kerr, City Attorney



SEPA Checklist

Pasco UGA Amendment 2018 **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 nonproject 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

1. Name of proposed project, if applicable: **UGA Boundary Amendment for the 2018 Pasco Comp Plan Update**
2. Name of applicant: **City of Pasco**
3. Address and phone number of applicant and contact person: **Rick White,
Community & Economic Development Director
PO Box 293 Pasco, WA 99301 Ph # 509-0545-3441**
4. Date checklist prepared: **June 18, 2018**
5. Agency requesting checklist: **Franklin County**
6. Proposed timing or schedule (including phasing, if applicable): **It is anticipated the Franklin County Commissioners will take action on Amending the Pasco UGA on or before mid-August 2018**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Not with this specific proposal. The UGA needs will be evaluated in the future with require periodic Comprehensive Plan updates.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **2014 SEPA Check List and DNS & a 2016 DNS and Checklist were completed for only a small portion(163acres) of the current UGA proposal. The previous SEPA documents are not being relied upon for the current application.**
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. **There are no other pending applications**
10. List any government approvals or permits that will be needed for your proposal, if known. **An Airport Land Use Compatability Consultation meeting was held on May 8, 2017 at the Tri-Cities Airport. The Pasco Planning Commission held a Public hearing on the proposed UGA boundary on May 17, 2018 prior to the Pasco City Council adopting a Resolution on June 18, 2018 requesting the County Commissions approved the proposal UGA Boundary as submitted with this SEPA checklist. Final approval or establishment of the Pasco UGA requires County Commission action.**
11. Give 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.)

Amendment of the Pasco UGA to accommodate anticipated growth of 50,148 new Pasco residents by 2038 as estimated by the State Office of Financial Management.

By State Law Pasco must update its Comprehensive Plan this year (2018). The plan cannot be updated until the City knows the extent of the UGA. The extent of the UGA must be large enough to provide an area to address the OFM population estimate and the additional 15,298 dwelling units need to house the population increase by the year 2038. The current UGA is wholly inadequate and must be expanded. Attached "Appendix III- Urban Growth Area Expansion" provides a more detailed description of the the need for expanding the Pasco UGA.

The proposed UGA expansion includes approximately 7.5 square miles which is about the same amount of land that is located between Road 36 and Road 100 north of the FCID canal and south of Burns Road—the I-182 corridor Area. Pasco has grown by approximately 50,000 in the Past 20 years with most of the growth occurring in the I-182 Corridor 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. See the attached map. The proposed UGA area will extend north of the Pasco City limits to Clark Road and Dent Road between Broadmoor Blvd (Rd 100) and generally the Clark Addition on the east. West of Broadmoor Blvd the boundary will extend northerly of Fanning Road. East of the BNSF main line the UGA Boundary will include part of an Industrial LAMIRD between Hwy 395 and the BNSF rail lines.**

B. Environmental Elements

1. Earth

- 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)? **2-15 % The steepest portions will be along the Columbia River north of Kohler Road.**

- 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. **Mixed mesic-xeric torripsammments -- Quincy loamy fine sand per the National Cooperative Soil Survey. Much of the proposed UGA area is identified as Map Unit Symbol 89 or 90 with Irrigated Capability Class Ratings of 3 & 6. Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices. Class 6 soils have severe limitations that make them generally unsuitable for cultivation. The UGA boundary was held out of all soil areas that are better suited for agricultural production and that have been designated as Ag Resource Fields or Prime Irrigated Land.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **Soils near the corner of Burns Road and Broadmoor Blvd within the current UGA boundary are subject to severe wind erosion and drifting.**
- 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 presently. This is a non-project action proposal. Development in the future will include grading, trenching and some filling for road construction and site preparation for buildings.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **The application is for a UGA update and modification to address new OFM population projections for the City of Pasco. The proposed application does not impact erosion. Future development could impact soil erosion but will be control through County or City regulations related thereto.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **There will be no construcion associated with this project. Future construction will primarily involve low-density residential subdivisions which permit lot coverage of up to 40 percent of a lot. The 40 percent level is seldom achieved resulting in a larger portion of the lots being landscaped with lawns and gardens. Multi-Family areas can result in 60 percent lot coverage. Commercial areas will result in coverage greater than 60 percent. Twenty-five percent of the**

UGA may be devoted to public right-of-way with about 80 percent of that right-of-way being covered with pavement and sidewalks.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **None at this time. Future construction activities will follow best management practices to reduce erosion and blowing dust. Both the City & Franklin County have regulations to control blowing dirt and dust.**

2. Air

- 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. **The proposal does not involved construction. It is a non-project action. Current farming practices, street traffic and fly over by planes from the airport create emissions as will future development and construction.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No emmissions or odors will impact this non-project action. (See (a.) above.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None Non-Project Action

3. Water

- a. Surface Water:
 - 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. **Most of the site is well removed from water bodies. The western portion of the site is located along the Columbia River. The South Columbia Irrigation District has facilities in the proposed UGA area. Excess SCIB irrigation water is returned to the river during the irrigation season. No continuous flowing streams flow into the river from the UGA expansion area.**
 - 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. **Non-project action only involving a UGA amendment.**

- 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. **Non with this non-project application. Future development will be controlled through the implementation of the shoreline regulation of both the County and the City.**
- 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 location on the site plan. **Generally not. Some areas along the Columbia River may be within the 100-year floodplain. Both Franklin County & the City of Pasco have adopted Shoreline Development regulations and Flood Plain regulations that are used to guide and regulate development in the floodplain.**
- 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 it is a non-project action.**

b. Ground Water:

- 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. **Not as a part of the UGA Amendment. Existing homes and farms within the area may have wells for drinking and other purposes. Future platting and development will be required to honor the 100 foot wellhead protection zones as indicated on Plats and Short Plats. As the UGA area develops potable water will be extended through the area and may be available to current home owners.**
- 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. **This is a non-project action not impacting ground water. Current farming practices require the use of various chemicals. Industrial application of farm chemicals will decrease with future development.**

Some future residential development may occur with septic systems particularly in areas that are currently County LAMRIDs.

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. **Non-project action not generating any runoff. The City & Franklin County follow the methods and practices of the Dept. of Ecology Eastern Washington Stormwater Manual. This manual will guide future development whether in the City or County. Other local standards and regulation will also be utilized to control runoff.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **This is a non-project action not generating any waste materials. Future sanitary sewers and engineered storm runoff facilities will protect water resources. Future septic systems are heavily regulated by the Benton-Franklin Health District to avoid environmental damage.**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **The UGA Amendment proposal does not.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **None---not needed for the proposal**

4. Plants

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

- ☐ * deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☒ grass
- ☐ 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 * **Deciduous trees and river related plants may be found close to the Columbia River**

- b. What kind and amount of vegetation will be removed or altered? **None with this proposal.**
- c. List threatened and endangered species known to be on or near the site. **None known**
- a. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **This is a UGA Amendment only. No landscaping will be taking place. Future development will be required to install landscaping. A mix of native and non native plants will be used in the future.**
- d. List all noxious weeds and invasive species known to be on or near the site. **Not known**

5. Animals

- 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,) (waterfowl) other:
(mammals (mice): (deer,) bear, elk, beaver, (other):
(fish: bass, salmon, trout), herring, shellfish, other:

- b. List any threatened and endangered species known to be on or near the site. **Chinook Salmon, Bull Trout and other Salmon species can be found in the Columbia River.**
- c. Is the site part of a migration route? If so, explain.
Yes, Pasco is within the Pacific Flyway
- d. Proposed measures to preserve or enhance wildlife, if any: **None**
- e. List any invasive animal species known to be on or near the site. **None known**

6. Energy and Natural Resources

- b. 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. **UGA Amendment only. Future development will creted demand for energy.**
- c. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No this is only a non-project UGA Amendment application. Future building heights and setbacks for residential development generally afford free and open access to sunlight for solar potential.**
- d. 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: **UGA Amendment—N/A. Future building will be required to follow the State Energy Code**

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **No**
 - 1) Describe any known or possible contamination at the site from present or past uses. **There is the potential of ground water comtamination from over use of farm chemicals in the past. Current practices monitor chemical use better than in past years.**
 - 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. **Not applicable to the non-project action.**
 - 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. **None**
 - 4) Describe special emergency services that might be required. **None—Non project action only.**

- 5) Proposed measures to reduce or control environmental health hazards, if any:
None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None**
- 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. **UGA Amendment will not create noise. Long term development activities will cause construction noise followed by general neighborhood activities.**
- 3) Proposed measures to reduce or control noise impacts, if any: **None**

8. Land and Shoreline Use

- a. 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. **The UGA amendment will not immediately impact current uses or adjacent properties. The predominate land use currently is farming and or vacant open space. About 780 acres of the proposed UGA area is already developed with subdivisions (Byers Addition, McDonald Rd. area Deseret Dr. area, a portion of the Clark Addition) and other uses (Douglas Fruit facility and farm homes and buildings). As property is annexed to the City in the future urban development will occur. The Clark Addition is adjacent to the eastern boundary of the UGA area west of Highway 395. The Clark Addition is characterized by urban development and is a Rural Residential LAMRID Type I. One hundred and sixty acres of the Clark Addition is included within the proposed UGA.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? 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? The site is currently being farmed. **The proposed UGA boundary area is partially developed (780 acres) but, primarily used for agricultural production. Being adjacent to the City of Pasco and containing soils that have severe limitations for crop choices (Class 3 soils) or that have severe limitations for cultivation (Class 6) the area cannot be considered as having lands with long term commercial significance for farming.**

- 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: **No. Prior UGA's containing farm land were not affected by the activities mentioned.**
- c. Describe any structures on the site. **Single-family homes in large lots subdivisions, farm dwellings, shops, barns, CA warehouses, stormwater structures and ponds, fences, pumping facilities, irrigation structures and pivot irrigation towers.**
- d. Will any structures be demolished? If so, what? **No this is a non-project proposal. Some of the farm structures may be removed in the future but the homes and the douglas fruit facility will remain.**
- e. What is the current zoning classification of the site? **County AP 20, RR-1, RR-5 & RS-40**
- f. What is the current comprehensive plan designation of the site? **Agriculture. The proposed plan designations accompanying the UGA amendment include Low-Density Residential, Mixed-Residential and Commercial land uses.**
- g. If applicable, what is the current shoreline master program designation of the site? **Shoreline Residential**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Small portions of the UGA expansion area along the Columbia River is within the 100 year flood plain. A steep slope area is also indicated south of the McDonald Road neighborhood and northwesterly of Dent Road Burns Road intersection.**
- i. Approximately how many people would reside or work in the completed project? **None. The completed project is an amendment to the Pasco UGA Boundary. Within the next twenty years OFM is projecting Pasco will increase by another 50,148 persons. It is estimated that sixty-six to seventy percent of the projected population will reside within the new UGA boundaries. Employment will be provided within schools, fire stations, churches, daycares, Douglas Fruit warehouses and commercial office and retail facilities built within the area in the next 20 years. Total employment numbers are undetermined. Home occupations and telecommuting will also provide some minor employment.**

- j. Approximately how many people would the completed project displace? **None**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Following the UGA amendment the site will be zoned to ensure compatibility with the Comprehensive Plan.**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **The proposal is a UGA amendment only. There are not forest lands nearby. The agricultural lands adjacent to the City of Pasco do not contain soils to qualify for high ratings as prime farm lands. As a result of proximity to the City and poor soil conditions the area does not have long term commercial significance for agricultural production.**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **The proposed UGA boundary has been sized to accommodate a major portion of the OFM population projections for the next twenty years. The area could contain at over 10,000 new units by 2038.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing: **None with the establishment of the amended UGA boundary. As development occurs an undetermined number of farm houses could be replaced with new housing as dictated by subdivision layout.**
- c. Proposed measures to reduce or control housing impacts, if any: **None**

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **No proposals are known at this time however, both the County and City zoning regulations would allow single-family housing to 35 feet, multi-family housing to 35 feet and commercial development to 45 feet.**

- b. What views in the immediate vicinity would be altered or obstructed? **None with the non-project action on the UGA boundary. Due to the relatively consistent elevation through out the site views are unlikely to be compromised.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **None presently. Front yard landscaping requirements and commercial landscaping requirements in addition to building design standards will enhance the aesthetic appearance of development within the proposed UGA boundary. Both County and City zoning codes contain regulations dealing with aesthetics as mentioned above.**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **None with the proposed UGA amendment. Future development will be bound by various City and County regulations designed to address light and glare.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Not from the UGA proposal. Future development will be bound by various City and County regulations designed to address light and glare as a result it is not likely to be an issue.**
- c. What existing off-site sources of light or glare may affect your proposal? **The existing residential developments emit very little night light or daytime glare. Additionally there are no street lights within the existing developments that would cause additional night lighting. The possibility of light and glare have no material impact on the proposed UGA boundary.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None with the proposal. Future development must conform to the Standards of the County and City at the time of development.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Recreational facilities are all within the existing Pasco City limits to the south of the proposed UGA boundary expansion areas. One hundred and twenty acres of the proposed UGA boundary may be used for a large regional soccer complex.**

- 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 with the proposal. Future schools will have playgrounds and future residential development is require to dedicate park land or provide fees to help fund future parks.**

13. Historic and cultural preservation

- 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 located on or near the site? If so, specifically describe. **No**
- b. 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. **Evidence of culturally important sites is unknown. Much of the UGA site has been graded, plowed, disked and irrigated for many years. As a result the land surface has been significantly altered from its historic condition. There are no visiable evidence of historic use.**
- c. 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. **Consulted the City and County Comprehensive Plans, reviewed aerial photos, consulted with the staff secretary to the Pasco Historical Board, consulted with orginal homesteaders in Farm Block One and conducted a site windshield survey.**
- d. 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. **None**

14. Transportation

- 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.

Burns Road runs east and west more or less along the southern boundary of the site west of the Clark Addition. Dent Road and Clark Road run east and west through the general mid point of the proposed UGA boundary easterly of the Clark Addition and Fanning Road is the northern most street. Broadmoor Blvd and Road 68 as well as Dent Road currently provide north/south connections to the City of Pasco. Future connections north and south will be made by way of Road 52, Road 60, Convention Drive and Road 84. Typically collector streets are built by developers around every quarter section as subdivisions are built out. City and County Concurrency standards require streets to be built in conjunction with all development. This includes all arterial, collector and local streets. The UGA boundary change along Highway 395 is currently served by Highway 395 and North Rail Road Avenue.

- b. 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? **Not directly. The closest transit route is along Sandifur Parkway. As residential subdivisions are developed in the UGA Transit Routes will be added.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **None with the UGA Amendment. Future development will have parking consistent with the County or City zoning codes. For example each dwelling unit will be required to have a least two parking spaces.**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **The UGA Amendment will not but, future development will require upgrades to the existing County roads and new streets will be built with each new subdivision and or new commercial center. Streets will be built through a combination of capital projects, concurrency requirements and traffic impact fees. For the most part sidewalks will be built as a part of all subdivisions and commercial centers if the developments occur in the City limits. The suburban residential zoning districts do not require sidewalk except along major streets. Developers are responsible for the construction of all sidewalks. Major streets are sized appropriately to allow bike lane stripping. There are no state facilities within the boundaries of the proposed UGA expansion area except for a portion of Highway 395. The City along with WDOT and FHWA recently completed an I-182 interchange study for Road 100 and Road 68 that identifies future**

interchange improvements to address traffic needs for future residential and commercial development.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No for rail and water. Residents within the UGA may make use of the Tri-Cities Airport. The airport recently underwent a 42 million dollar expansion to accommodate local and regional growth over the next 20 to 30 years.**

A small portion of the proposed UGA to the east of Road 52 is about 1.25 miles from the end of Runway 12-30. Development on the site is controlled and restricted by Airport Zoning regulations designed to protect the approaches to the airport and airport airspace. Most construction is prohibited (no dwellings can be built) on 32 acres of the site falls within protection Zone 2. The portion (40 acres) within protection Zone 4 is restricted to no more than two dwelling units per acre per City overlay zoning. With construction of road the net results is only 1.6 units per acre. The properties adjoining both Zones 2 and 4 are not restricted for residential development.

The City and County have enacted zoning regulations that incorporate both Federal Aviation Regulations part 77 requirements and the recommendations of the WSDOT Airports and compatible land Use Guidebook recommendations. These regulations were adopted in 2013 with assistance from the Port of Pasco to ensure land use compatibility issue were address for development near the Tri-Cities Airport.

- f. 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 nonpassenger vehicles). What data or transportation models were used to make these estimates? **The UGA Amendment is a non-project action not creating vehicular trips. Future development within the UGA will generate additional traffic at just under 10 vehicle trips per day per single-family unit and just over 6 trips per day for multi-family units. Commerical traffic will be based on the size and type of commercial buildings to be built which is unknow at the present time. Traffic impact fees will be calculated at the time of permitting and SEPA reviews. Vehicle trips are determined through further review with development of site specific SEPA determinations. It is anticipated peak volumes will occur during the standard am and pm peak periods. The future UGA development will be similar to existing UGA development and will have the same or similar peak hour traffic. For large developments (Schools, Wal Mart, 600 unit subdivisions) traffic impact studies are a part of the standard permitting and approval process.**

- 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. **The proposed UGA boundary will have no immediate affect on the movement of agricultural products. Farm fields within the City are routinely worked and harvested without being impacted by urban development. For example the farm field on Crescent Drive now has better access than it did prior to the construction of Road 100. The farm has coexisted with surrounding urban development for over 30 years. Past experience with farming and urban development in the I-182 corridor has shown that the movement of ag products will not be impacted by development in the proposed UGA.**
- h. Proposed measures to reduce or control transportation impacts, if any: **None with the proposed UGA amendment. Future development will be required by City and County codes to construct streets and sidewalks to accommodate growth. Traffic impact fees will be collected for both residential and commercial development to be used for future signalization, intersection improvements and street widenings when needed.**

15. Public Services

- 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. **This non-project action for the UGA Amendment will not.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **None**

16. Utilities

- a. Circle utilities currently available at the site:
(Electricity), (natural gas can be extended from various locations), (water will need to be extended in the future), (refuse service), (telephone), (sanitary sewer will need to be extended in the future), (septic system), (irrigation) other **This is a non-project action not requiring utilities.**
- 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. **None with this non-project application. Future development will require services from the current utility providers that serve the City and current UGA.**

C. Signature

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:  6/26/18

Name of signee: Jeffrey B. Adams

Position and Agency/Organization: Associate Planner; City of Pasco

Date Submitted: 6/22/18

Franklin County Planning Department

This application was reviewed by the Franklin County Planning Department. Any comments or changes made by the Department are entered in the body of the checklist and contain initials of the reviewer.

Reviewer Signature

Date

D. Supplemental sheet for nonproject actions

(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 faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. 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? **The proposed UGA amendment will not increase any of the above items. Future development that may result from the proposed amendment may create the potential for some of the listed problems to occur. However, the City and County have shoreline regulations, shoreline master programs, stormwater requirements and other codes designed to mitigate related concerns. Most of the UGA site is removed from a body of water with State wide significance.**

Proposed measures to avoid or reduce such increases are: **None with this application. Future development will be subject to City/County codes related to stormwater management, toxic substances, debris and litter control and noise control. Shoreline regulations along with critical area regulations, engineering standards and other regulations contain measures to address discharge issues.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **The proposed UGA amendment will not. Much of the UGA site is currently being farmed and is essentially devoid of native plants as the result of farming operations and the use of herbicides etc. In other areas large lot residential subdivision have been development with streets, homes, out buildings and yards.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **Current environmental regulations, SEPA reviews, and related codes will all be employed to address this matter. In the future when residential landscaping is in place the trees and shrubs will provide a place of refuge for song birds and small mammals.**

3. How would the proposal be likely to deplete energy or natural resources? **The proposed Comprehensive Plan amendment will not. Future development that may result from the proposed amendment will need energy resources.**

Proposed measures to protect or conserve energy and natural resources are: **All future homes and buildings will be built to State Energy Code standards designed to conserve energy. Insulation values, lighting and other building related energy saving measures are strictly enforced by the County and City.**

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? **The proposed UGA amendment will not. Future development near the Colombia River may be of some concern but it will be highly regulated by the shoreline master program and related regulations.**

Proposed measures to protect such resources or to avoid or reduce impacts are: **County and City environmental regulations are in place to address the concerns related to future development near the Colombia River. These regulations will require future development to be subject to various environmental and permit reviews necessary to protect the environment. Through SEPA and Shoreline permitting other agencies will be involved with these reviews.**

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? **This is a non-project action. Future development will not be permitted to be incompatible with shorelines or existing plans because application of County and City environmental shoreline regulations will not permit it.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **None with this application. Application of County and City environmental regulations, shoreline regulations and development standards will be applied to avoid impacts.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **The proposed UGA amendment will not. Future development will.**

Proposed measures to reduce or respond to such demand(s) are: **Any future residential development that may result from the UGA amendment will be required to follow the standard specification of the County or City. The standard specifications and codes are designed to address demands for higher traffic. Traffic impact fees are assessed on new development and are used to upgrade the transportation systems within the high growth areas of the City. The City and County work closely with the Benton Franklin Council of Governments to plan for and coordinate traffic related matters including prioritizing transportation funding for improvement projects. The City and County have six year street plans in place that are update yearly to address future traffic related concerns. Local concurrency requirement will ensure local and arterial streets will be in place at the time of development to serve new residents.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **The proposed UGA amendment process is required to follow state and local laws. State and local laws can but generally don't conflict with federal laws.**

Population Data for UGA Amendment

PROJECT MEMO



TO: Loren Wiltse
FROM: Nicole Stickney
Tri-Cities - (509) 380-5883
DATE: January 18, 2018
PROJECT NO.: 2170394.30
PROJECT NAME: Franklin County Comprehensive Plan Update
SUBJECT: Population Growth Assessment and Recommendations

A previous version of this memo was used as a basis for discussion with representatives from municipalities planning in Franklin County, to allow each community to proceed with their periodic Comprehensive Plan updates with agreed-to population figures for planning purposes. The meeting was held during the morning of January 18, 2018 at the Franklin County Planning department meeting room. Attendees included Maria Peña and Sterling Joyner (Connell), Jeff Adams and Dave MacDonald (Pasco), Jacob Gonzales (BFCG), and Will Simpson (Commerce).

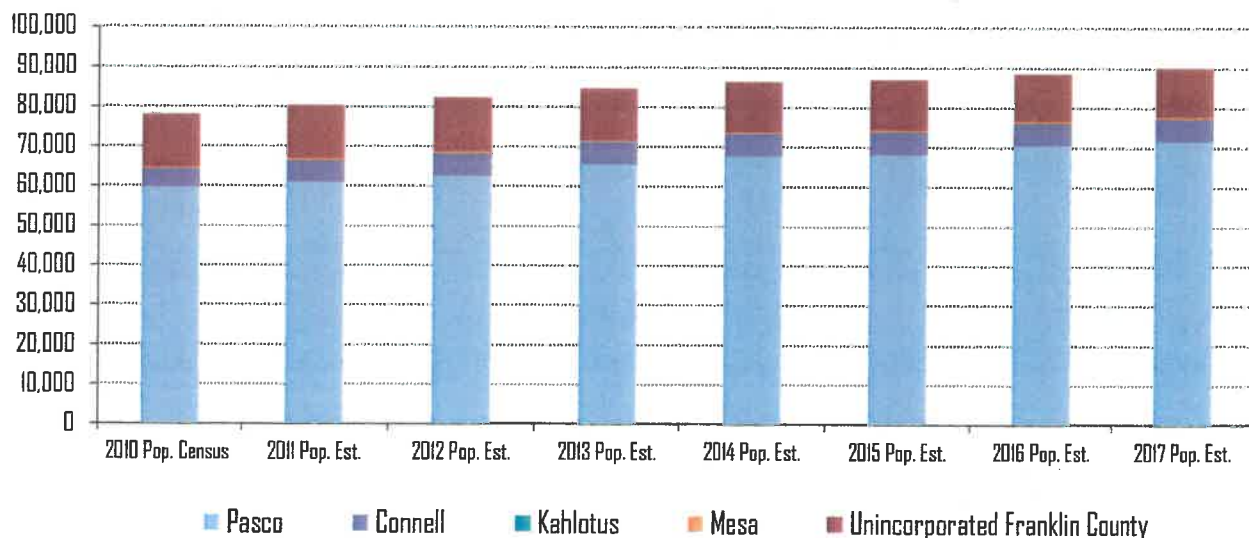
The group indicated support for the information and suggestions shown below, which we have updated to reflect a word change to the proposed BOCC policies, and we added a column for the final tables to include the year 2038 data, since the plans will be written for the planning period of 2018-2038.

Therefore, this memo can be used as a record of the items discussed at the meeting.

KEY POPULATION TRENDS

The Office of Financial Management (OFM) prepares and publishes annual population estimates for all municipalities and Counties, which are dubbed "intercensal estimates." The estimates supplement the US Census Data, which is collected every ten years. The graphic below shows estimated growth in Franklin County from 2010 – 2017 and reveals that growth has occurred on a rapid and consistent basis.

Franklin County Population Changes 2010-2017



Further, the data reveal that **Franklin County's growth rate from 2010 to 2017 was over 15 percent.** In fact, Franklin County was the fastest growing county in Washington State during that period (followed by King at 12 percent, Snohomish and Clark at 11 percent, Thurston and Benton County at 10 percent, and all remaining counties below double-digit percent growth).



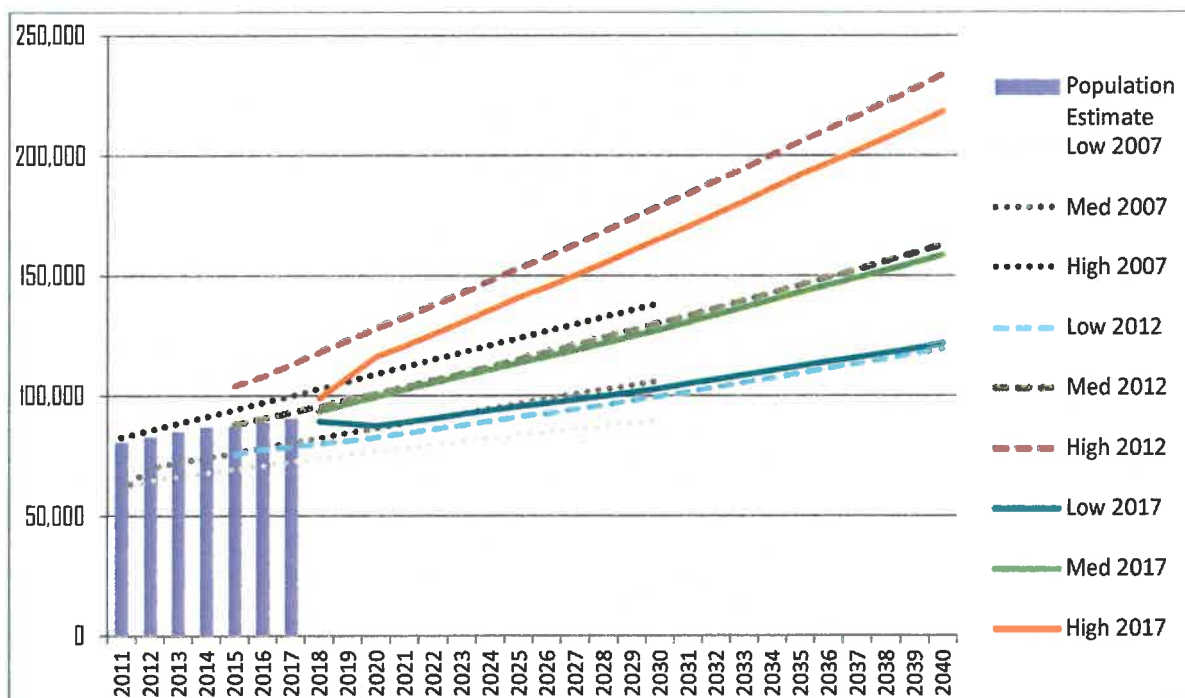
POPULATION FORECASTS

Demographers at OFM also publish population forecasts. The State Growth Management Act (GMA) requires that the County use population forecasts from OFM as a basis for determining the sizes for Urban Growth Areas (UGAs). OFM releases a high, mid, and low series population projection every five years; the 2017 set of numbers were recently released.

The graphic below shows the:

- Historic population estimates since 2011 (purple bars)
- High, medium, and low series of estimates from 2007 (dotted lines)
- High, medium, and low series of estimates from 2012 (dashed lines)
- High, medium, and low series of estimates from the 2017 forecast (solid lines)

Franklin County Population Forecasts



As shown in the graphic above, the Medium series set of projections for the years 2020 through 2040 in the 2017 forecast set are slightly below the 2012 medium series projections. This appears to be appropriate. The 2017 Low and High series estimates are both set slightly closer to the medium series, as compared to the wider "spread" used previously.

COUNTY-WIDE PLANNING POLICIES

The County's County-Wide Planning Policies (CWPPs) are currently included in the "Introduction" section of the Comprehensive Plan. The CWPPs can be expanded to provide some useful detail and direction on how population numbers may be updated and used in the future by Franklin County (and the affected jurisdictions) to plan for growth. We recommend that Franklin County and the cities in the County consider the following proposed additions to the CWPPs:



- Population projections used for designating urban growth areas will be based upon information provided by OFM. Use of the "mid" series as provided by OFM is preferred, but the Counties and Cities may determine to use different estimates based on coordination and mutual agreement. A period of twenty years is the typical planning period.
- The County shall, in consultation with the cities, propose a population allocation for the purposes of updating Comprehensive Plan documents, based upon the most recent population projection as provided by the published OFM intercensal population estimates. The allocation shall be reconsidered every five years, when OFM provides a new set of projections for GMA planning, or when circumstances are found to have changed, which may be based, for example, on actual growth rates or permitting.

2018-2038 PERIODIC COMPREHENSIVE PLAN UPDATE PROPOSED METHODS

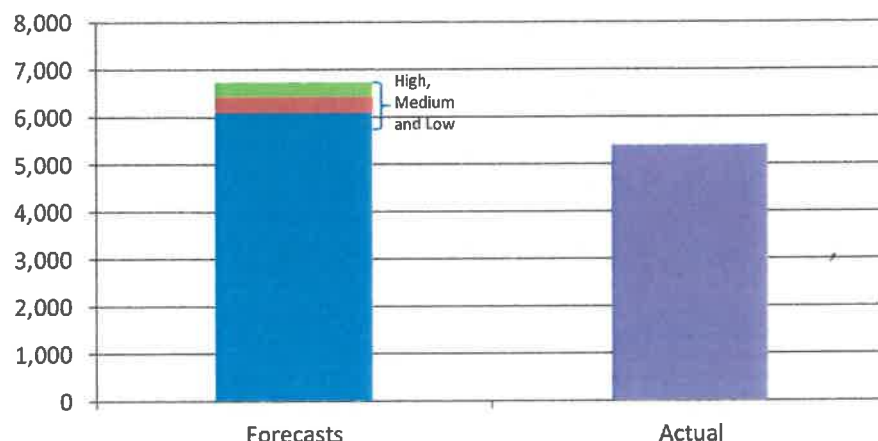
We examined the set of assumptions and general methodology used in the 2008 Comprehensive Plan for establishing planning targets based on assumed growth rates and future population numbers. These assumptions and methods provide a basis for many planning issues including development of a Future Land Use map, housing objectives, and so forth.

We learned that while the City of Pasco and the unincorporated portions of Franklin County were allocated specific percentages of future population figures in the 2008 Comprehensive Plan, the Cities of Connell, Kahlottus, and Mesa were not assigned an allocation of the overall county growth projections. Instead, Tables 10, 11, and 12 (shown on pages 60-61 of the 2008 Comprehensive Plan document) showed High, Medium, and Low population projections for each of the communities which were based upon varying growth rates ranging between one and three percent. We examined the relative success in predicting the population growth by using that method.

Connell had an estimated population of 5,405 persons (including the prison) in 2015 and 5,450 persons in 2017. Those figures are considerably lower than the forecasted population included in the previous population projections shown in Table 10:

- As shown in Table 10, the Connell population projection forecasted 6,095 people in 2015 and 6,399 people by 2020 using the low estimate (with 6,734 people in 2015 and 7,744 people by 2020 using the high estimate). ***The 2008 estimates over-predicted the year 2015 figures by 13 to 26 percent.***

Connell 2015 Population Forecasts vs. Actual

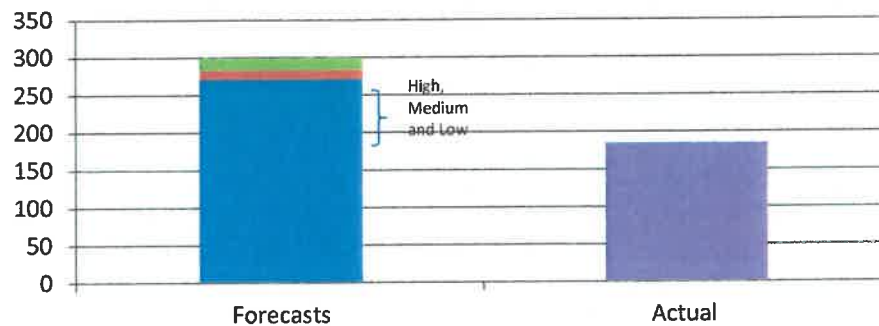




Likewise, Kahlotus' estimated population in 2015 was 185 and Mesa had 495 people in the same year. By 2017, the numbers had changed to 165 and 495, respectively. Again, the estimates were far from what has actually occurred for growth, which has been rather stagnant:

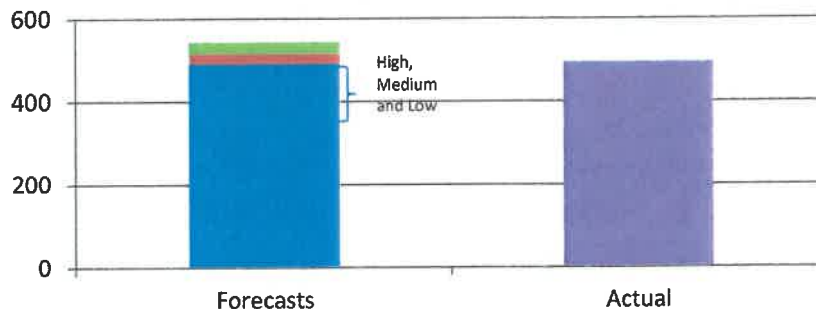
- As shown in Table 11, the Kahlotus population projection forecasted 271 people in 2015 and 284 people by 2020 using the low estimate (with 299 people in 2015 and 330 people by 2020 using the high estimate). ***The 2008 estimates over-predicted the year 2015 figures by 46 to 53 percent.***

Kahlotus 2015 Population Forecasts vs. Actual



- As shown in Table 12, the Mesa population projection forecasted 495 people in 2015 and 518 people by 2020 using the low estimate (with 544 people in 2015 and 600 people by 2020 using the high estimate). ***The 2008 low estimate was spot-on, while the high estimate over-predicted the year 2015 figures by 10 percent.***

Mesa 2015 Population Forecasts vs. Actual



In conclusion, we recommend that the following percentages be proposed to the cities for the total population allocation, and growth rates not be used for the small communities. The values are based on the 2017 OFM intercensal population estimate ratios. We further propose that the allocations be consistently applied to each population projection series for the County-wide numbers.

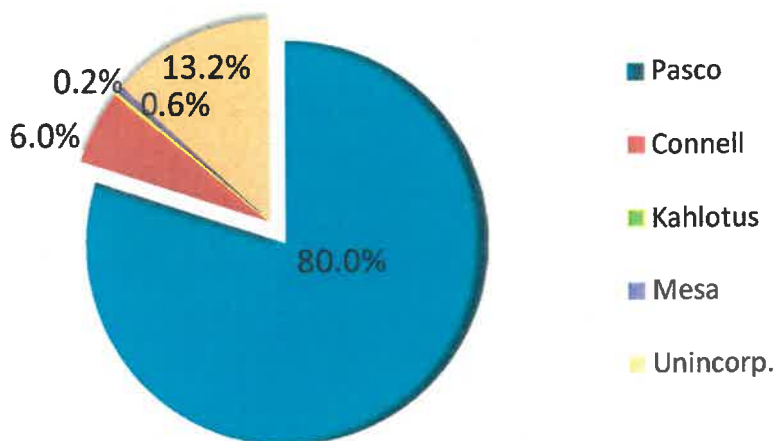


Recommended Allocation of County-Wide Population Projections Table

	Previous allocation (2008 Comp Plan):	Proposed new allocation*:
City of Pasco	80 percent	80.0 percent
City of Connell	N/A – growth rates used	6.0 percent
City of Kahlottus	N/A – growth rates used	0.2 percent
City of Mesa	N/A – growth rates used	0.6 percent
Unincorporated Franklin County	11 to 12 percent “plus or minus”	13.2 percent

*Allocation of total population, not to be confused with the change owing to growth, or the growth rate

Recommended Allocation of Franklin County Population



Accordingly, the City of Pasco would be allocated 80 percent of the High, Medium and Low series population projections for Franklin County, which would be the High, Medium and Low series populations used by the City for planning purposes. Furthermore, each City could have individual options to use high, medium, or low series numbers for their planning purposes.

Under this scheme, one of the following five-year interval forecast scenarios (with specific numbers for the Targeted Plan year of 2038) could be used:

		LOW SERIES PROJECTIONS					
		2020	2025	2030	2035	2038	2040
City of Pasco	80.0 percent	70,114	76,486	82,466	89,970	94,306	97,311
City of Connell	6.0 percent	5,259	5,736	6,185	6,748	7,073	7,298
City of Kahlottus	0.2 percent	175	191	206	225	236	243
City of Mesa	0.6 percent	526	574	618	675	707	730
Unincorporated Franklin County	13.2 percent	11,569	12,620	13,607	14,845	15,560	16,056
Total		87,642	95,607	103,082	112,462	117,882	121,639



		MED SERIES PROJECTIONS					
		2020	2025	2030	2035	2038	2040
City of Pasco	80.0 percent	79,770	91,025	101,954	114,470	121,828	126,859
City of Connell	6.0 percent	5,983	6,827	7,647	8,585	9,137	9,514
City of Kahlottus	0.2 percent	199	228	255	286	305	317
City of Mesa	0.6 percent	598	683	765	859	914	951
Unincorporated Franklin County	13.2 percent	<u>13,162</u>	<u>15,019</u>	<u>16,822</u>	<u>18,887</u>	<u>20,102</u>	<u>20,932</u>
Total		99,712	113,781	127,443	143,087	152,285	158,574

		HIGH SERIES PROJECTIONS					
		2020	2025	2030	2035	2038	2040
City of Pasco	80.0 percent	93,109	112,931	132,493	153,705	166,052	174,830
City of Connell	6.0 percent	6,983	8,470	9,937	11,528	12,454	13,112
City of Kahlottus	0.2 percent	233	282	331	384	415	437
City of Mesa	0.6 percent	698	847	994	1,153	1,245	1,311
Unincorporated Franklin County	13.2 percent	<u>15,363</u>	<u>18,634</u>	<u>21,861</u>	<u>25,361</u>	<u>27,399</u>	<u>28,847</u>
Total		116,386	141,164	165,616	192,131	207,565	218,538

NS/mv

c: Wayne Carlson, MillieAnne VanDevender – AHBL
Matt Mahoney – Franklin County

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