



**PORT OF  
PASCO**

**EXHIBIT A**

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**Port of Pasco Administrative Office**

Phone: 509.547.3378

Fax: 509.547.2547

portofpasco@portofpasco.org

1110 Osprey Pointe Blvd.

Suite 201

P.O. Box 769

Pasco, Washington U.S.A. 99301

February 14, 2020

Planning Commission  
City of Pasco  
PO Box 293  
Pasco, WA 99301

COMMUNITY & ECONOMIC DEVELOPMENT

**Port Commissioners**

Jean Ryckman

James T. Klindworth

Vicki Gordon

**Executive Director**

Randy Hayden

Subject: Comments to Urban Growth Area Expansion

Honorable Commissioners,

The Port of Pasco is the primary economic development organization within Franklin County. As such we strongly support the City of Pasco's request for adding industrial land to the Urban Growth Area (UGA) to promote economic development and meet a number of Growth Management Act (GMA) goals in Pasco and Franklin County. There are many reasons to support this expansion:

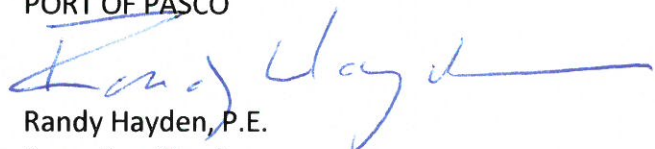
1. Large scale, modern industrial development requires large contiguous parcels (20 acres or greater), nearby utilities, access to transportation (highway and rail), and for heavy industry, a buffer from residential property. While there is industrial land in Pasco and in the greater Tri-Cities, much of the industrial property does not meet these criteria. In the current Pasco UGA, much of the available property is in the Commercial Avenue corridor and will likely be developed soon making it unavailable for the long term planning contemplated by GMA.
2. Certain large industrial tracts are unavailable or very limited in their development. For example at the Tri-Cities Airport, we own approximately 220 acres of industrial land, but the land is in the runway protection area. While airport rules allow industrial development, it is restricted to the benefit of airport operations. Another 640 acre tract of industrial land east of the new Autozone is owned by the state Department of Natural Resources (DNR) who has said that the land is too valuable as agricultural land to be used for industrial growth.
3. Recent agency purchases – the Confederated Tribes of the Colville Reservation recently purchased 165 acres of industrial land located in the Commercial Avenue area. This is prime industrial land that will now likely become a casino. In 2016, DNR acquired 450 acres of industrial property within the UGA near the Snake River (separate from the parcel described previously), with no plans to pursue industrial development. It should be noted that neither of these governmental purchasers sought input from the local governments prior to making the purchase.

4. The additional land to be added to the UGA within the Highway 395 corridor is just north of existing industrial development. All of this land is already in an industrial land use designation but within Franklin County. The question then becomes whether it is better for this industrial land to be developed outside or within the UGA. We believe it is better to develop the land within the city limits. By neighboring industrial growth with existing industrial development, a hub is created that reduces sprawl, reduces local traffic congestion, and takes advantage of complimentary industrial development such as cold storage facilities for food processors.
5. Creating a strong community – where industrial development occurs matters when creating a stable tax base for a community to provide needed services. The per capita assessed value in Franklin County is \$40,000 per person. In Benton County that number is over 50% higher at \$61,000 per person. Franklin County is also a net exporter of talent, exporting 6% (net) of its workforce each day to neighboring counties. Keeping the industry and the jobs that come with it in the same community where the workers are housed provides a more socially equitable outcome.
6. Aiding regional transportation - each day 11,000 workers from Franklin County commute to Benton County to work. The majority of this workforce is heading to Hanford, the Tri-Cities Research District and the Horn Rapids Industrial Park. Further regional reliance on industrial development located distant from workforce housing in Pasco will further clog roads. Companies will locate closer to their workforce if the right land is available, but that requires a UGA expansion.
7. Balanced request – the City of Pasco request to bring industrial land into the UGA is balanced by lands taken out of an industrial designation to more accurately reflect their development potential. This includes new designations of public reserve for property adjacent to the Tri-Cities Airport and lands farmed indefinitely by DNR. Other lands are transitioning to other uses. The Port owns several waterfront parcels that are more appropriate for mixed use than heavy industrial.

Goals of the GMA include reducing sprawl, regional transportation and economic development. The City of Pasco request for adding industrial lands in the UGA is supportive of these goals and should be approved.

Respectfully,

PORT OF PASCO



Randy Hayden, P.E.  
Executive Director