



City of Pasco **Comprehensive Plan**

2018-2038



Volume I
Goals and Policies

City of Pasco
Comprehensive Plan
2018–2038

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City of Pasco

Comprehensive Plan

Volume I, Goals and Policies

Re-adopted by Ordinance No. _____

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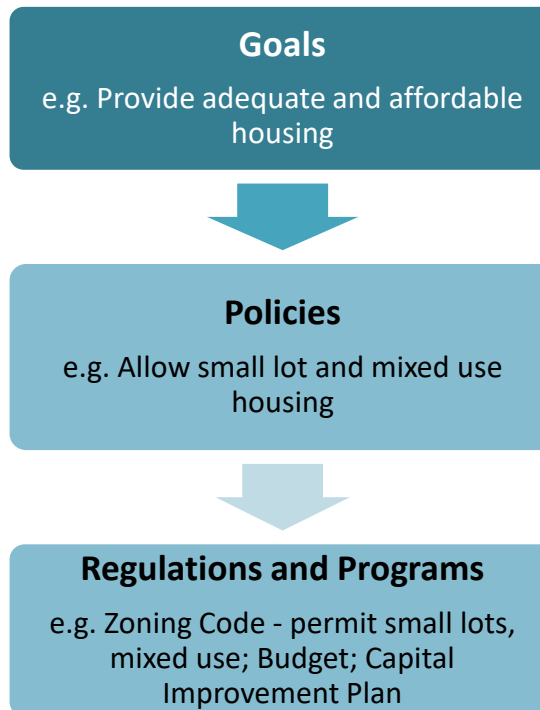
Introduction

In this chapter, you will find:

- Comprehensive Plan Framework
- Relationship to the Growth Management Act (GMA)
- Franklin County Countywide Planning Policies
- Pasco Vision for 2038
- Overview of the Comprehensive Plan Elements
- Implementation of the Comprehensive Plan

The Pasco Comprehensive Plan (Plan) is a statement of goals and policies that outline the community's vision for the future. The Plan is a basic reference document that provides guidance for the development and implementation of specific ordinances and regulations affecting the physical environment of the community. The Plan also anticipates population and employment growth, and how public facilities and services will be provided to accommodate that growth.

The City originally adopted a *Growth Management Act (GMA) Comprehensive Plan* in 1995 in response to legislation provided in RCW 36.70A (Pasco 1995¹). This Plan is a revision and update of the 1995 plan and amendments thereto. The last major update occurred in 2008.



¹ City of Pasco, 1995. *Growth Management Act (GMA) Comprehensive Plan*.

Comprehensive Plan Framework

This Comprehensive Plan encompasses all geographic and functional elements related to the community's physical development. It is general in nature and long range in its scope. The Comprehensive Plan includes major planning components, visions, goals, policies, and analyses:

- A vision is a collective value and target of a community, it is what a community wants to become.
- Goals are individual values aimed at achieving the vision.
- Policies define how we accomplish the goals. Regulations, codes and ordinances implement policies.

The Plan is divided into two volumes:

- **Volume 1** - Contains an introduction including a description of the Comprehensive Plan, framework goals as mandated by state, a brief community profile, an outline of required elements, and other related information. This volume also includes goals and policies related to seven major elements that articulate the City's vision for the future: Land Use, Housing, Capital Facilities, Utilities, Transportation, Economic Development, and Implementation and Monitoring. The Mapfolio (See Appendix A) includes maps related to these elements.
- **Volume 2** - Provides background information for each of the elements, including supporting data, maps, and inventories.

Relationship to the Growth Management Act

In addition to outlining the required elements of comprehensive plans, the GMA (RCW 36.70A.020) prescribes 14 statutory goals. For a community's plan to be valid, it must be consistent with and support the State's goals as well as other specific requirements of the GMA. Consistency, in the context of the GMA, means a plan must not conflict with the fourteen statutory goals, county wide policies, and plans of adjoining jurisdictions. The preparation of this Plan was guided by these goals.

The fourteen statutory goals adopted by the State Legislature (paraphrased) are:

1. Guide urban growth to areas where urban services can be adequately provided
2. Reduce urban sprawl
3. Encourage efficient multi-modal transportation systems
4. Encourage the availability of affordable housing to all economic segments of the population, and promote a variety of residential densities and housing
5. Encourage economic development throughout the State

6. Assure private property is not taken for public use without just compensation
7. Encourage predictability and timeliness in the permitting process
8. Maintain and enhance natural resource-based industries including productive agriculture, fisheries, and mineral industries
9. Encourage retention of open space and development of recreational opportunities
10. Protect the environment and enhance the State's quality of life
11. Encourage public participation in the planning process
12. Ensure there are adequate public facilities and services necessary to support development
13. Identify and preserve lands and sites of historic and archaeological significance
14. Manage the State's shorelines wisely

Franklin County Countywide Planning Policies

Managing growth can be ineffective if it is carried out in a patchwork fashion. Therefore, the GMA provides a framework for regional coordination. Counties planning under the GMA should prepare Countywide Planning Policies (CWPP) and establish urban growth areas (UGAs). Cities and the county are required to be consistent with the CWPP in their comprehensive planning.

The Franklin County Board of Commissioners adopted the *Franklin Countywide Planning Policies* in 2019 (See Appendix B). This document establishes policies that the City's Comprehensive Plan follows in addressing everything from transportation to the provision of municipal services, economic development, and fiscal considerations.

Public Participation

The City of Pasco updated its *Public Participation Plan* in 2017 (City of Pasco 2018²). Cities and counties planning under the GMA must establish "...procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans" (RCW 36.70A.140).

In 2017 and 2018, the City conducted multiple opportunities for public involvement in the form of public workshops and meetings. The City established a Comprehensive Plan webpage to disseminate information to, and gather input from, the public. The City reached out to stakeholders such as Pasco School District, Columbia Basin College, the Benton Franklin Council of Government (BFCG), and the Washington State Department of Transportation (WSDOT). The City also held Planning Commission and

² City of Pasco, 2018. *Public Participation Plan*, City of Pasco 2018 Comprehensive Plan.

Council workshops. Planning Commission hearings were held in 2017 and 2018 with published notices. An Environmental Impact Statement (EIS) was also prepared concurrently. The EIS addresses public input received during the scoping and comment period. The City Council adopted the Comprehensive Plan on **[INSERT DATE]**. The Plan's goals and policies directly reflect the input received from the public.

The Pasco Vision for 2038

Located along the north shore of the Columbia River, Pasco is the major service center for the agricultural production in the Columbia Basin region of the State. Our City contains tree lined streets with well-maintained and identifiable neighborhoods interspersed with parks and schools. The City's infrastructure reflects good planning and public stewardship, while providing for acceptable levels of services. Fire stations and police mini-stations are optimally located throughout the community to provide exceptional and proactive public safety.

City government actively participates with the Port of Pasco and regional economic development agencies to expand employment opportunities as well as the tax base necessary to support needed community services. Our retail and commercial service centers are attractive and inviting areas clustered near intersections of major arterial streets.

Pasco is the multi-modal hub of southeastern Washington with flourishing industrial development along key transportation nodes, including rail, air, barge, truck, and pipelines.

All residents of the city are afforded access to the Columbia River. Pasco is oriented toward and connected with the River through parks, pathways, bikeways, boat launches, and docks.

Comprehensive Plan Elements

The City of Pasco's Comprehensive Plan contains seven elements, whose goals and policies guide Pasco's growth toward the vision of the future. Each element contains a brief introduction explaining the purpose for establishing the respective goals and policies:

The **Land Use Element** is the Comprehensive Plan's bellwether element. This element provides direction for land use decisions necessary to guide the location of housing, commercial and industrial development as well as all other land uses within the City and expansion of the UGA.

The **Housing Element** promotes the need for diverse and affordable housing for current and future residents of the City. The element also promotes the maintenance and preservation of the existing housing stock.

The **Capital Facilities Element** discusses the utility, urban, and recreational services provided by the City. This element contains policies related to utility development, public safety, and essential public facilities.

The **Utilities Element** addresses utilities not owned or operated by the City of Pasco. The emphasis of this element is coordination between all utility providers during the planning and construction process.

The **Transportation Element** discusses all modes of transportation within Pasco. Along with providing policy guides, this element also addresses needs for current and future transportation improvements in the City.

The **Economic Development Element** provides a framework for the promotion of city business recruitment efforts, expanding the tax base, and creating new employment opportunities for Pasco residents.

The **Implementation and Monitoring Element** contains general and administrative goals related to the planning process and executing of the Comprehensive Plan.

Implementing the Comprehensive Plan

The Comprehensive Plan is implemented through the goals and policies it identifies to guide local decision making related to urban development. The GMA encourages innovative implementation methods that are both regulatory and non-regulatory. Regulatory actions may include the adoption of a revised zoning ordinance or subdivision ordinance, while non-regulatory actions could include the adoption of a capital facilities plan. Implementation may also include monitoring, evaluation, and amending the plan as conditions change. The City develops this Plan based on the community input, in order to achieve a desired outcome for the City. However, market forces and many other factors can affect this outcome. Implementation is also contingent upon availability of funds. The City will work to reconcile issues, where possible, in order to stay on course. Some of the actions necessary to implement the Plan are discussed as follows:

Regulatory Measures

The GMA requires the City to enact land development regulations that are consistent with and implement the Comprehensive Plan. These regulations include zoning regulations, subdivision regulations, critical area regulations, shoreline regulations, and others.

The zoning regulations and zoning map must be consistent with the land use map and the policies established in the Plan. The land use map and land use policies of the Plan establish the use, density, and intensity of future development. The zoning regulations ensure development occurs as identified in the Plan.

The City is obligated by ESHB 1714 (adopted by the 1995 Legislature) to clarify the development and permitting process through the establishment of specific time frames and processes. These processes are provided in Title 4, Permit Process of the Pasco Municipal Code.

Concurrency Management

A concurrency management system is a regulatory process that establishes procedures to determine if public facilities have adequate capacity to accommodate a

proposed development. The process uses criteria adopted and implemented in the municipal code. Under the GMA, concurrency must be established for transportation facilities; however, jurisdictions may establish concurrency for any public facility or service. The City of Pasco adopted Ordinance No. 3821 establishing concurrency procedures for transportation facilities in conjunction with new development.

Budget

The City's biennial budget document identifies priorities based on the goals and policies, and future growth indicated in the Comprehensive Plan. The funds allocated in the budget document are also tied with the City's Capital Improvement Plan (CIP).

Six Year Capital Improvement Plan

The CIP sets out the capital projects the City plans to undertake within the next six years to support implementation of the Comprehensive Plan. The six-year schedule is updated annually, with the first year of the schedule acting as the capital budget for the current fiscal year. During the annual updating of the six-year schedule, cost estimates, and funding sources are updated and revised to reflect changed conditions or new information available to the City. The CIP and the twenty-year Capital Facility Plan should be revised to include additional projects that may be needed to maintain adopted levels of service.

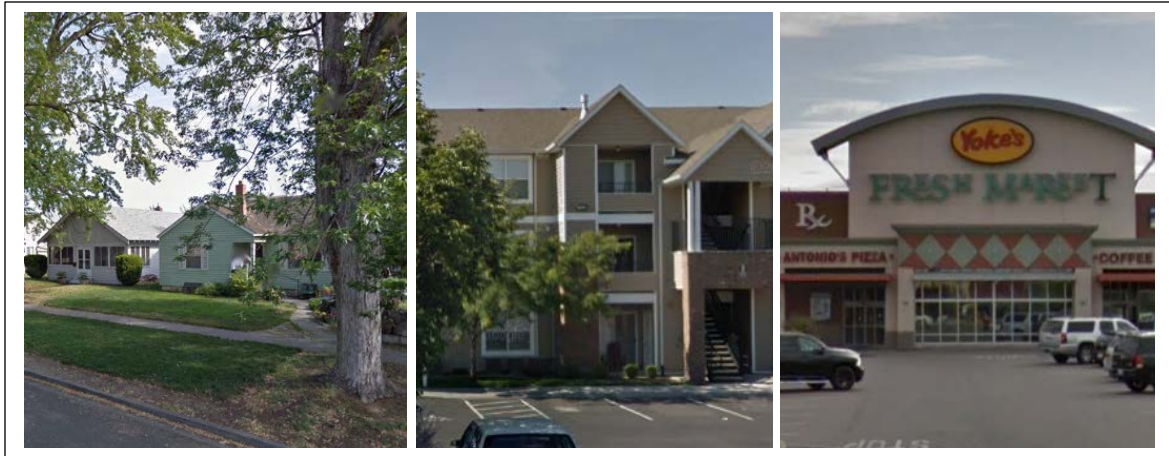
Administrative Actions

The Comprehensive Plan includes policies that should be carried out through administrative actions. These actions include development review, development permitting, preparation of reports, making information available to the public, and review for concurrency. Development review practices must be continually monitored to ensure administrative function are consistent with and support the policies of the Comprehensive Plan.

Public Involvement

As the Plan is tested by development, there will be a need to respond by amending the Plan. Additionally, as the community grows, the vision for the future may change and new needs may emerge. Continued public involvement and communication is necessary to keep the Plan current and in step with community goals for the future.

Land Use Element



Introduction

The Land Use Element anticipates and directs growth and development in the Pasco UGA for the next 20 years. It is the policy basis for ensuring that adequate land is available for growth and that development will be orderly and efficient. The Land Use Element specifically considers the general distribution and location of land uses and the appropriate intensity and density of land uses given development trends; provides policy guidance for residential, commercial, industrial, and public uses; addresses pre-existing non-conforming uses; and establishes land division policies for creating new lots. It also provides the basis for coordination with Franklin County in establishing and expanding the UGA.

In this chapter, you will find:

- Growth Management Mandate
- Plan Concept
- Land Use Designations and Areas
- Land Use Goals and Policies

Growth Management Mandate

The Land Use Element is designed to comply with the following state GMA planning goals:

- *Encourage urban development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner*
- *Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development*

- *Private property shall not be taken for public use without just compensation having been made; the property rights of landowners shall be protected from arbitrary and discriminatory actions*
- *Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks*
- *Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability*
- *Identify and encourage the preservation of lands, sites, and structures, that have historical or archeological significance*
- *Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts*
- *Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock*
- *Encourage economic development throughout the state that is consistent with adopted comprehensive plans; promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons; and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities*
- *Maintain and enhance natural resource-based industries including productive timber, agricultural, and fishery industries. Encourage the conservation of productive forestlands and productive agricultural lands and discourage incompatible uses.*

The state goals, in turn, led to the CWPP in Appendix B that provides specific guidance to the analysis and policies developed in this Element.

Plan Concept

The largest city in Franklin County, Pasco is part of the Tri-Cities Metropolitan Area, a region that includes parts of two counties—Benton and Franklin—as well as Kennewick, Richland, and West Richland, with a total population of 300,000. More than 80% of county residents live in Pasco, and as of April 1, 2019, population was estimated at 75,290 (Washington State Office of Financial Management). In terms of net percentage growth, Pasco is one of the fastest growing cities in the state of Washington. The current land area of the City is 37.42 square miles.

The Plan concept is based on a vision of how the City should grow and develop while protecting its quality of life and equitably sharing the public and private costs and benefits of growth. The plan concept supports a distribution of land uses providing for residential, commercial, and industrial developments along with infrastructure, public facilities, parks, open space, and other community features - in order to maintain and protect public health, safety, and welfare, while enhancing the community's character, amenities, and environmental quality.

Land Use Designations and Areas

Pasco's approach to managing growth is accomplished through the comprehensive plan land use designations that, in turn, provide the basis for zoning, capital facilities planning, and public investment. Land use designations indicate where new urban growth will be encouraged and where necessary infrastructure improvements will be required, over time, to support the new growth.

The UGAs (see Map LU-1 in Appendix A) within and adjacent to the City provide for future land needs that can support growth with adequate urban-level public facilities concurrent with development. New development is encouraged to locate in UGAs where adequate public facilities and services can be provided in an efficient and economic manner. An adequate supply of land will ensure that immediate and future urban needs are met, as well as provide for an orderly and efficient transition from low intensity land use to urban land use over time. Land use policies are intended to protect critical areas; provide efficient and safe transportation networks; and maintain and improve the quality of air, water, and land resources; as well as preserve existing urban neighborhood character.

Map LU-1 in the Appendix A depicts the generalized Comprehensive Plan land use designations for the City and the UGAs. The land use designations represent the adopted policies that support land demand through the year 2038. The following land use designations are used to allow for the necessary flexibility and specificity in applying land use regulations and development standards:

- Low Density Residential
- Medium Density Residential
- Medium-High Density Residential
- High Density Residential
- Mixed Residential/Commercial
- Mixed Use Interchange
- Mixed Use Neighborhood
- Mixed Use Regional
- Office
- Commercial
- Industrial
- Public and Quasi Public
- Department of Natural Resources Reserve
- Airport Reserve
- Open Space

The zoning code (Pasco Municipal Code Title 25) includes more detailed information on the specific zoning districts that implement these land use designations. Tables LU-1 and LU-2 indicate the land areas for each of the land use designations. Figure 1 indicates the percentage of land under each land use category.

In defining density, it is important to distinguish the difference between “gross” and “net”. Gross density means the total number of dwelling units divided by the total land area of the site or area, excluding nothing. Net density means the total number of dwelling units divided by the net area of the lot or site. The gross area excludes roads, public open spaces, community facilities, and critical areas.

Table LU-1. Existing Land Use Designations and Acreage

Land Use Designations	City Limits (Acres)	UGA(Acres)	Total (Acres)
Residential Lands			
Low Density	7,625	1676	9,301
Medium Density	1,253	425	1,678
High Density	189	--	189
Subtotal	9,066	2,101	11,167
Commercial Lands			
Mixed Residential / Commercial	564	17	582
Commercial	2,050	34	2,085
Subtotal	2,615	52	2,666
Industrial Lands			
Industrial	5,118	849	5,968
Subtotal	5,118	849	5,968
Public / Quasi-Public Lands			
Gov't Public / Quasi-Public	838	88	925
Subtotal	838	88	925
Open Space / Park Lands			
Open Space / Park	950	61	1,012
Subtotal	950	61	1,012
Airport Reserve Lands			
Airport Reserve	1,885	351	2,236
Subtotal	1,885	351	2,236
DNR Reserve Lands			
DNR Reserve	765	469	1,234
Subtotal	765	469	1,234
Area Total	21,237	3,971	25,208

Notes:

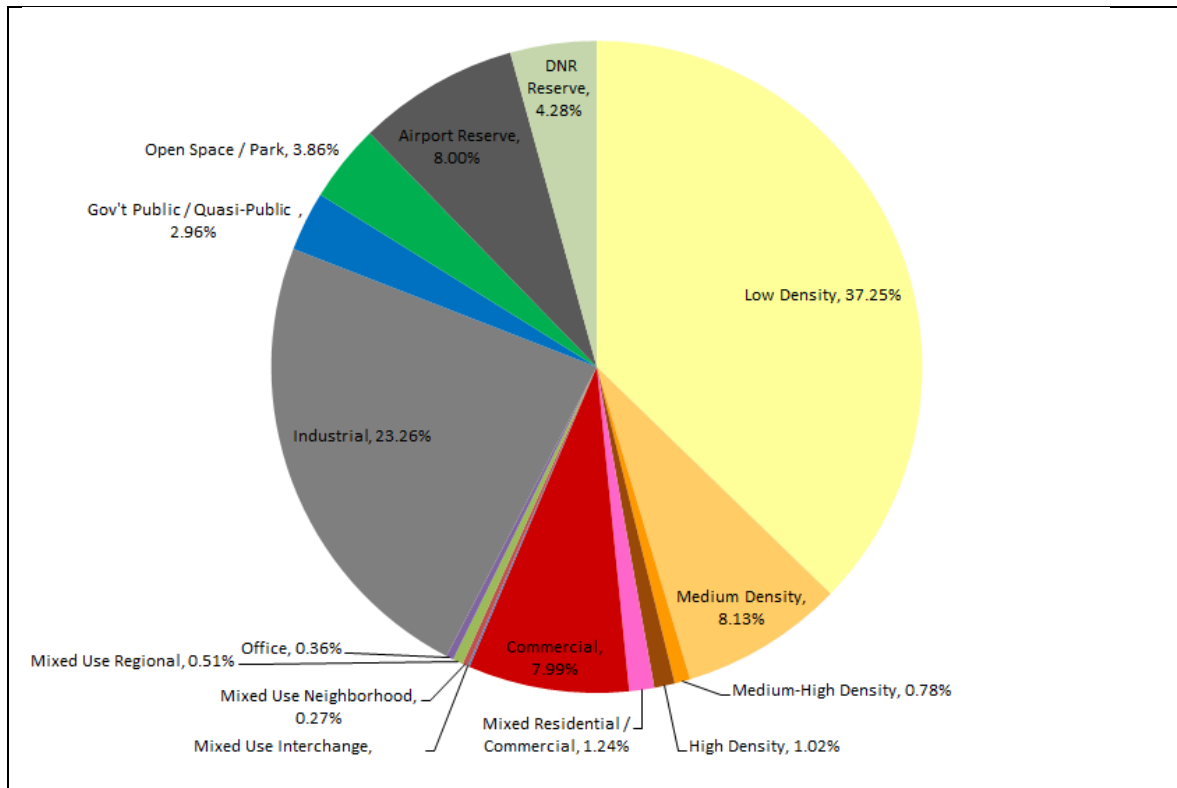
1. Acreage figures are derived based on the best information and parcel data available in GIS. Accuracy may vary depending on source of information, changes in political boundaries or hydrological features, or the methodology used to map and calculate a particular land use.
2. These do not include the water area.

Table LU-2. Future Land Use Designations and Acreage

Land Use Designations	City Limits	UGA (Existing and Proposed)	Total
Residential Lands			
Low Density	7,137	3,582	10,718
Medium Density	1,649	690	2,339
Medium-High Density	61	163	224
High Density	171	122	294
Subtotal	9,017	4,557	13,574
Commercial Lands			
Mixed Residential / Commercial	345	12	358
Commercial	1872	428	2300
Mixed Use Interchange	26	--	26
Mixed Use Neighborhood	21	57	77
Mixed Use Regional	148	--	148
Office	104	--	104
Subtotal	2517	497	3013
Industrial Lands			
Industrial	5,128	1,565	6,693
Subtotal	5,128	1,565	6,693
Public / Quasi-Public Lands			
Gov't Public / Quasi-Public	851	--	851
Subtotal	851	--	851
Open Space / Park Lands			
Open Space / Park	1,040	70	1,111
Subtotal	1,040	70	1,111
Airport Reserve Lands			
Airport Reserve	1,920	382	2,302
Subtotal	1,920	382	2,302
DNR Reserve Lands			
DNR Reserve	764	469	1233
Subtotal	764	469	1233
Area Total	21,237	7,540 ¹	28,777 ²

Notes:

1. Includes 3,548 acres of proposed UGA
1. Includes rights of way
2. Does not include water area

Figure LU-1. Future Land Use Distribution in the City and Urban Growth Areas

Goals and Policies

LU-1. GOAL: TAKE DELIBERATE, CONSISTENT, AND CONTINUOUS ACTIONS TO IMPROVE THE COMMUNITY'S QUALITY OF LIFE

LU-1-A Policy: Maintain and apply current design standards for major public investments, particularly streets.

LU-1-B Policy: Enhance the physical appearance of development within the community through land use regulations, design guidelines, and performance and maintenance standards including landscaping, screening, building facades, color, signs, and parking lot design and appearance.

LU-1-C Policy: Encourage conservation design with cluster commercial development and discourage strip commercial development.

LU-1-D Policy: Land uses should be permitted subject to adopted standards designed to mitigate land use impacts on adjacent, less intensive uses, while preserving constitutionally protected forms of expression.

LU-2. GOAL: PLAN FOR A VARIETY OF COMPATIBLE LAND USES WITHIN THE UGA

LU-2-A Policy: Maintain sufficient land designated to accommodate residential, commercial, industrial, educational, public facility, and open-space uses proximate to appropriate transportation and utility infrastructure.

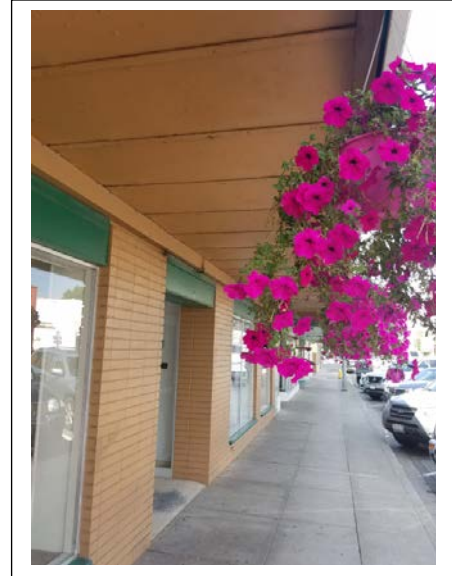
LU-2-B Policy: Facilitate planned growth within the City limits and UGA, and promote infill developments in the City limits.

LU-2-C Policy: Ensure that adequate public services are provided in a reasonable time frame for new developments.

LU-2-D Policy: Encourage the use of buffers or transition zones between non-compatible land uses.

LU-2-E Policy: Discourage the siting of incompatible uses adjacent to Pasco (Tri-Cities) Airport and other essential public facilities.

LU-2-F Policy: Discourage developments dependent on septic system, and at a density below the minimum, to sustain an urban level of services.



LU-3. GOAL: MAINTAIN ESTABLISHED NEIGHBORHOODS AND ENSURE NEW NEIGHBORHOODS ARE SAFE AND ENJOYABLE PLACES TO LIVE

LU-3-A Policy: Design major streets, schools, parks, and other public facilities that will encourage the individual identities of neighborhoods.



LU-3-B Policy: Support existing and design future recreational, educational, and cultural facilities and services through the Capital Facilities Plan; dedication of land through the concurrency management process; and coordination with service providers.

LU-3-C Policy: Ensure all developments include appropriate landscaping and screening, as required by adopted regulations and guidelines.

LU-3-D Policy: Encourage the use of irrigation (non-potable) water for landscape maintenance.

LU-4. GOAL: INCREASE COMMUNITY ACCESSIBILITY THROUGH PROPER LAND USE PLANNING

LU-4-A Policy: Reduce the dependency of vehicle travel, and encourage pedestrian and multi-modal options by providing compatible land-uses in and around residential neighborhoods.

LU-4-B Policy: Encourage infill and higher density uses within proximity to major travel corridors and public transportation service areas.

LU-4-C Policy: Encourage the development of walkable communities by increasing mixed-use (commercial/residential) developments that provide households with neighborhood and commercial shopping opportunities.

LU-4-D Policy: Designate areas for higher density residential developments where utilities and transportation facilities enable efficient use of capital resources.

LU-4-E Policy: Encourage the orderly development of land by emphasizing connectivity and efficiency of the transportation network.

LU-4-F Policy: Support mixed use, smart growth, infill, and compact developments with transit and pedestrian amenities that promote a healthy community.

LU-5. GOAL: MAINTAIN A BROAD RANGE OF RESIDENTIAL LAND USE DESIGNATIONS TO ACCOMMODATE A VARIETY OF LIFESTYLES AND HOUSING OPPORTUNITIES

LU-5-A Policy: Allow a variety of residential densities throughout the UGA

LU-5-B Policy: Encourage higher residential densities within and adjacent to major travel corridors, Downtown (Central Business District), and Broadmoor.



LU-6 GOAL: ENCOURAGE DISTINCTIVE QUALITY COMMUNITY AND REGIONAL COMMERCIAL AND INDUSTRIAL DEVELOPMENTS THAT SUPPORT THE CITY'S OVERALL DEVELOPMENT GOALS

LU-6-A Policy: Encourage commercial and higher-density residential uses along major corridors and leverage



infrastructure availability.

LU-6-B Policy: Promote efficient and functional neighborhood level and major commercial centers to meet community demand.

LU-6-C Policy: Ensure attractive hubs for activity by maintaining and applying design standards and guidelines that will enhance the built environment of each community.

LU-7 GOAL: SAFEGUARD AND PROTECT SHORELANDS AND CRITICAL LANDS WITHIN THE URBAN AREA

LU-7-A Policy: Maintain regulatory processes to preserve wetlands, wildlife habitats, and other critical lands within the urban growth area.

LU-7-B Policy: Conform to the adopted goals and policies of the Shoreline Master Program as part of this Comprehensive Plan.



LU-7-C Policy: Ensure the implementation of the requirements of the Washington State Shoreline Management Act (RCW 90.58)

LU-8. GOAL: ENHANCE THE PROTECTION AND PRESERVATION OF HISTORIC BUILDINGS, SITES AND NEIGHBORHOODS

LU-8-A Policy: Allow adaptive re-uses in historic structures.

LU-8-B Policy: Increase public awareness and partnerships to increase historic heritage tourism with the Franklin County Museum.

LU-8-C Policy: Monitor and update the Historic Preservation Plan as guided by the Historic Preservation Committee.

Housing Element



Introduction

Housing is one of the most important needs in our lives and communities.

- It provides shelter and a link to the neighborhood and the larger community.
- It is the single largest purchase made by most households.
- As an industry, housing is a major partner in the economic life of the community, both as a consumer of goods and services and a producer of dwelling units, jobs, and income.
- As a major economic activity, housing depends on local government. While taxes on housing are an important source of local government revenue, services to housing and to the inhabitants of this housing comprise a major portion of local government expenditures.

In this chapter, you will find:

- Growth Management Mandates
- Housing Goals and Policies

By 2038, the population within the Pasco is expected to be 121,828. This will be a 48,238 increase over the 2018 population estimate by the Office of Financial Management. Approximately 15,217 new housing units will be added to the inventory in the next 20 years to accommodate this population growth.

This comprehensive plan is a roadmap for Pasco as it works toward providing housing opportunities for present and future generations. Every community has low- and moderate-income households. Since a community benefits from its residents, it has a responsibility to ensure they have a desirable place to live. The Land Use Element establishes policies for providing a variety of residential densities and related housing

opportunities within the confines of the GMA. This Housing Element includes a description of issues, resources, goals, and policies that address Pasco's housing programs and strategies. Housing Element in Volume 2 provides demographic information and analyses used to support the policy framework.

Growth Management Mandates

Addressing local housing needs involves a regional approach supported by all levels of government - federal, state, and local - and the private sector. Each jurisdiction has a responsibility for meeting its obligations in addressing affordable housing issues in the Tri-Cities. The greatest potential for promoting affordable housing is in the urban areas, given the intent of the GMA to direct population growth to these areas while protecting outlying open space and rural lands. The Franklin Countywide Planning Policies are the most appropriate tool for advancing a countywide or regional housing strategy supported by the County, cities and towns, and other public and private entities.

The Housing Element is designed to comply with the following State GMA planning goal:

- Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

Goals and Policies

H-1. GOAL: ENCOURAGE HOUSING FOR ALL ECONOMIC SEGMENTS OF THE CITY'S POPULATION CONSISTENT WITH THE LOCAL AND REGIONAL MARKET

H-1-A Policy: Allow for a full range of housing including single family homes, townhouses, condominiums, apartments, and manufactured housing, accessory dwelling units, zero lot line, planned unit developments etc.

H-1-B Policy: Higher intensity housing should be located near arterials and neighborhood or community shopping facilities and employment areas.

H-1-C Policy: Support the availability of special needs housing throughout the community.

H-1-D Policy: Support or advance programs that encourage access to safe and affordable housing.

H-2. GOAL: PRESERVE AND MAINTAIN THE EXISTING HOUSING STOCK FOR PRESENT AND FUTURE RESIDENTS

H-2-A Policy: Use the Residential Rental Program as a method to ensure that all rental housing in the city comply with minimum housing code standards.

H-2-B Policy: Assist low-income households with needed housing improvements.

H-2-C Policy: Support organizations and or programs involved in affordable housing development, repair and rehabilitation.



H-3. GOAL: ENCOURAGE HOUSING DESIGN AND CONSTRUCTION THAT ENSURES LONG TERM SUSTAINABILITY AND VALUE

H-3-A Policy: Encourage innovative techniques in the design of residential neighborhoods and mixed-use areas to provide character and variety in the community.

H-3-B Policy: Maintain development regulations and standards that control the scale and density of residential housing to ensure compatibility with surrounding uses.

H-3-C Policy: Utilize design and landscaping standards to ensure all residential development exhibits a consistent level of access, quality, and appearance.

H-4. GOAL: SUPPORT EFFORTS TO PROVIDE AFFORDABLE HOUSING TO MEET THE NEEDS OF THE COMMUNITY

H-4-A Policy: Collaborate with local, state and federal agencies, and private organizations to assist lower income residents rehabilitate and/or maintain their homes.

H-4-B Policy: Work with public and private sector developers to ensure that lower income and affordable housing is available.

H-4-C Policy: Increase housing supply and diversity through appropriate and flexible development standards.

Economic Development Element



Introduction

The Economic Development Element of the Comprehensive Plan is intended to guide and promote economic opportunities for all citizens of the City. The Economic Development Element combines multiple efforts put forth by local and regional agencies. The Element also acknowledges and supports the strategies and priorities placed by SOMOS Pasco³.

In this chapter, you will find:

- Growth Management Mandate
- Economic Development Goals and Policies

Growth Management Mandate

The Economic Development Element is designed to comply with the following state GMA planning goals:

- Encourage economic development throughout the state that is consistent with adopted comprehensive plans; promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons; promote the retention and expansion of existing businesses and recruitment of new

³SOMOS PASCO is a long-range visioning and action plan for Pasco's economy that aligned with economic opportunities and community-wide priorities.

businesses; recognize regional differences impacting economic development opportunities; and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

Goals and Policies

ED-1. GOAL: MAINTAIN ECONOMIC DEVELOPMENT AS AN IMPORTANT AND ONGOING CITY INITIATIVE

ED-1-A Policy: Promote an environment which supports the development and expansion of business opportunities.

ED-1-B Policy: Continue efforts to attract and recruit new employers to the community with promotional efforts in cooperation with other Tri-Cities partners.

ED-1-C Policy: Support the promotion of Pasco's urban area as a good business environment by enhancing the infrastructure of the community.

ED-1-D Policy: promote tourism and recreational opportunities.

ED-1-E Policy: Recognize that infrastructure, including transportation and utility planning, is vital to economic development and attracting businesses.

ED-1-F Policy: Support and encourage residential/commercial mixed-use developments that provide neighborhood shopping and services and promote walkable neighborhoods.

ED-2. GOAL: ASSURE APPROPRIATE LOCATION AND DESIGN OF COMMERCIAL AND INDUSTRIAL FACILITIES

ED-2-A Policy: Maintain a strong working relationship with the Port of Pasco and regional Economic development agencies to further economic opportunities.

ED-2-B Policy: Encourage development of a wide range of commercial and industrial uses strategically located to support local and regional needs.

ED-2-C Policy: Continue the pursuit and preservation of industrial sites for development that may be serviced by existing utilities.

ED-2-D Policy: Ensure that lands with large-scale agricultural uses are converted to an appropriate scale of urban agriculture or other related uses to fit community needs.

ED-3. GOAL: MAINTAIN DEVELOPMENT STANDARDS AND DESIGN GUIDELINES TO ENSURE THAT COMMERCIAL AND INDUSTRIAL DEVELOPMENTS ARE GOOD NEIGHBORS

ED-3-A Policy: Enhance compatibility of commercial and industrial development with residential and mixed-use neighborhoods with appropriate landscaping, screening, building and design standards,

ED-3-B Policy: Ensure outdoor illumination and signage of businesses have a positive impact and are compatible with neighborhood standards.

ED-3-C Policy: Provide appropriate access through a combination of pathways, sidewalks, non-motorized travel lanes and parking.

ED-3-D Policy: Require businesses and buildings in and adjacent to the Central Business District to conform to established development standards,

ED-4. GOAL: POSITION THE COMMUNITY FOR ECONOMIC DEVELOPMENT AND PROSPERITY

ED-4-A Policy: Leverage the Tri-Cities Airport as an appealing gateway to attract visitors and new industry to the airport district and the greater Pasco region.

ED-4-B Policy: Collaborate with public/private partners to create a masterplan vision of the waterfront, Broadmoor area, and other neighborhoods as necessary.

ED-4-C Policy: Pursue the ongoing revitalization of Downtown Pasco including incentivizing development in the Central Business District.

Capital Facilities Element



Introduction

This Chapter, along with the six-year Capital Improvement Plan, constitutes the Capital Facilities Element. The Pasco Comprehensive Water, Sewer, Stormwater, Irrigation, and six-year Transportation Plans are a technical extension of the Capital Facilities, Utilities and Transportation Elements, and are designed to support the City's current and future population and economy. The goals and policies guide and implement the provision of adequate public facilities as required by the GMA. This Element and the Capital Improvement Plan contain level-of-service (LOS) standards for transportation, sewer, and water, and policies directing concurrency. Following the provisions for City capital facilities, this Element includes goals and policies for essential public facilities.

In this chapter, you will find:

- Growth Management Mandates
- Capital Facilities Goals and Policies

Planning for major capital facilities enables Pasco to:

- Demonstrate facility needs through adopted level of service standards
- Anticipate capital improvement needs and plan for their costs
- Integrate community capital facility wants and needs into the annual budget process
- Monitor growth and manage development
- Qualify for revenue sources such as federal and state grants and loans, real estate excise taxes, and impact fees. This level of planning also enables the City to receive a better rating on bond issues

The City of Pasco is responsible for capital facilities and service levels related to:

- Public Works - Operation and maintenance, transportation, water, sewer, surface water management, and solid waste disposal facilities
- Justice - Public safety and court facilities
- General Government - Administrative facilities
- Community - Parks, recreation and community services facilities

Source Documents

The source documents primarily used as functional comprehensive plans for infrastructure and the six-year CIPs are prepared routinely and updated annually as required for obtaining funding from the State. The individual CIPs define projects and proposed funding for those projects required, first to rehabilitate existing facilities, and second to provide LOS capacity to accommodate new growth.

Generally, the proposed new capacity, replacement, and rehabilitation of capital facilities and financing for the next six years, reflect the general planning goals and policies, as well as land use infrastructure requirements, identified in Pasco's longer-range planning documents. These documents include:

- The Transportation Element and related regional and county transportation plans
- The Comprehensive Park and Recreation Plan and the Forestry Plan
- Water, Sewer, Irrigation, and Stormwater Comprehensive Plans
- Specific facility plans for infrastructure improvements and city-owned buildings

Other source documents include, plans for schools and the irrigation district, the Benton-Franklin Council of Governments (BFCOG) Regional Transportation Plan, the Columbia Basin Ground Water Management Area Plan, and other service providers.

Growth Management Mandates

The Capital Facilities Element is designed to comply with the following State GMA planning goals:

- Ensure that the public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use, without decreasing current service levels below locally established minimum standards

The state goals, in turn, led to the following CWPP that provide specific guidance to the analysis and policies developed in this Element (note that only those policies or portions pertaining to infrastructure are included here).

Goals and Policies

CF-1. GOAL: USE THE SIX YEAR CAPITAL IMPROVEMENT PROCESS AS THE SHORT-TERM IMPLEMENTATION OF THE 20-YEAR CAPITAL FACILITY NEEDS IDENTIFIED IN THE COMPREHENSIVE PLAN

CF-1-A Policy: Systematically guide capital improvements consistent with the vision and plan of the community.

CF-1-B Policy: Encourage public participation in defining the need for, the proposed location of, and the design of public facilities such as parks, ball fields, pedestrian and bicycle corridors, and street and utility extensions and improvements.

CF-2. GOAL: ENSURE CONCURRENCY OF UTILITIES, SERVICES, AND FACILITIES CONSISTENT WITH LAND USE DESIGNATIONS AND ACTIONS WITHIN CAPITAL BUDGET CAPABILITIES

CF-2-A Policy: Encourage growth in geographic areas where services and utilities can be extended in an orderly, progressive, and efficient manner.

CB-2-B Policy: Deficiencies in existing public facilities should be addressed during the capital facilities budgeting process.

CF-2-C Policy: Periodically review capital facilities needs and the associated fiscal impacts on the community in light of changing regional and local economic trends. The appropriate interval for such a review is ten years during the mandated GMA update cycle, except for the annual 6-Year Budget review.

CF-3. GOAL: MAINTAIN ADEQUATE LANDS FOR PUBLIC FACILITIES

CF-3-A Policy: Assure land development proposals provide land and/or facilities or other mitigation measures to address impacts on traffic, parks, recreational facilities, schools, and pedestrian and bicycle trails.



CF-4. GOAL: ACQUIRE ADEQUATE WATER RIGHTS FOR FUTURE NEEDS

CF-4-A Policy: Ensure the acquisition of water rights commensurate with the City's planned development and need for water in residential, commercial, industrial, and other urban uses.

CF-4-B Policy: Ensure that new developments, utilizing the City water, transfer to the City any existing water rights associated with the properties being developed. In absence of any existing water rights, developments should pay water rights acquisition fees to the City.

CF-5. GOAL: IN CONJUNCTION WITH THE COUNTY, PROVIDE PARKS, GREENWAYS, TRAILS, AND RECREATION FACILITIES THROUGHOUT THE UGA.

CF-5-A Policy: Implement the adopted parks and recreation plan as a part of this comprehensive plan

CF-5-B Policy: Encourage use of existing natural features, open spaces, and appropriate excess right-of-way as an integral part of the community-wide park system

CF-5-C Policy: Maintain a cooperative agreement with the Pasco school district regarding the development, use, and operation of neighborhood parks.



CF-6. GOAL: FOSTER ADEQUATE PROVISION FOR EDUCATIONAL FACILITIES THROUGHOUT THE UGA

CF-6-A Policy: Work with the school district to coordinate facility plans with this comprehensive plan and encourage appropriate location and design of schools throughout the community.

CF-6-B Policy: Work with Columbia Basin College to coordinate campus development plans including access and traffic circulation needs.

CF-7. GOAL: MAINTAIN, WITHIN THE CITY, A LEVEL OF FIRE PROTECTION SERVICE THAT IS EFFICIENT AND COST-EFFECTIVE. ENCOURAGE THAT SAME LEVEL OF SERVICE IN THE UNINCORPORATED PORTION OF THE UGA

CF-7-A Policy: Strive to provide a sufficient number of fire stations in appropriate locations throughout the community.

CF-7-B Policy: Maintain a cooperative policy with the county fire district.

CF-8. GOAL: LOCATE ESSENTIAL PUBLIC FACILITIES TO OPTIMIZE ACCESS AND EQUITABLY DISTRIBUTE ECONOMIC BENEFIT/BURDENS THROUGHOUT THE REGION AND COUNTY

CF-8-A Policy: Review all reasonable alternatives for the location of essential public facilities prior to granting necessary permits.

CF-8-B Policy: Ensure all potential environmental impacts are considered for each essential public facility including the cumulative impacts of multiple facilities.

CF-8-C Policy: Ensure essential public facilities contribute to necessary concurrency requirements for transportation and utilities.

CF-8-D Policy: Adopt mitigating measures during the special permit review process to address potential land use compatibility issues with surrounding uses.

Utilities Element



Introduction

The GMA requires the utility element to describe locations, capacities, and needs for utilities. The policies in this Element cover all public water, sanitary sewer, and storm water utilities, as well as private natural gas, telecommunications, electric, and solid waste utilities. The information relating to utility service providers contained in this Plan is a summary only. More detailed discussions of the topics covered in this chapter are found under separate cover in utility service provider capital functional plans.

In this chapter, you will find:

- Growth Management Mandate
- Utilities Goals and Policies

Growth Management Mandate

The Utilities Element is designed to comply with the following State GMA planning goals:

- Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use, without decreasing current service levels below locally established minimum standards.

The state goals, in turn, led to the following CWPP that provide specific guidance to the analysis and policies developed in this Element (note that only those policies or portions pertaining to utilities and community facilities are included here).

Goals and Policies

UT-1. GOAL: PROVIDE ADEQUATE UTILITY SERVICES TO THE UGA TO ASSURE THAT THE ANTICIPATED 20-YEAR GROWTH IS ACCOMMODATED

UT-1-A Policy: Ensure that public water and sewer services are available concurrently with development in the urban growth area.

UT-1-B Policy: Prioritize investments in public water and sewer system improvements to support planned development within the urban growth area.

UT-1-C Policy: Coordinate utility providers' functional plans and the City's land use and utility comprehensive plans to ensure long term service availability.

UT-1-D Policy: Leverage irrigation water in new developments to ease the use of potable water for maintenance of landscaping.

UT-2. GOAL: ENSURE THAT ADEQUATE PLACEMENT OF UTILITY FACILITIES IS ADDRESSED IN DEVELOPMENT PLANS

UT-2-A Policy: coordinate private utility providers' plans for energy and communication utilities with city land use plans and development permit applications.

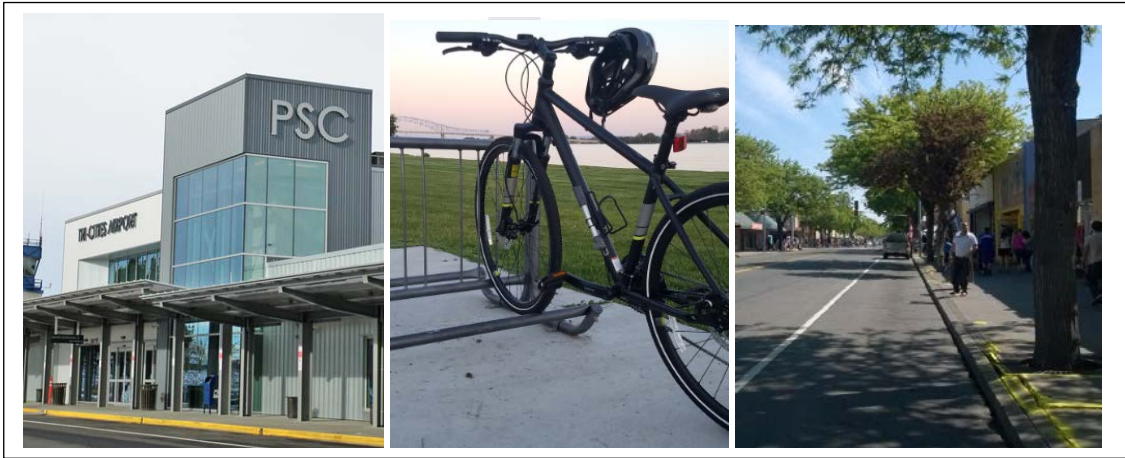
UT-2-B Policy: locate and design utility substations consistent with adopted codes and standards to be compatible with the aesthetic standards of affected neighborhoods.

UT-3. GOAL: ASSURE THE PROVISION OF ADEQUATE AND EFFICIENT STORM WATER MANAGEMENT

UT-3-A Policy: Require adequate provision of storm water facilities with all new land development.

UT-3-B Policy: Include adequate storm water management facilities to serve new or existing streets.

Transportation Element



Introduction

The GMA has very specific requirements for comprehensive plan transportation elements. To meet these Transportation Element requirements, the City of Pasco maintains within the Volume 2

In this chapter, you will find:

- Growth Management Mandate
- Transportation Goals and Policies

Transportation Element an inventory of existing facilities, land use assumptions, travel forecasts, LOS standards, current and future transportation needs, and a transportation financial plan, in addition to other GMA required information. In this chapter, the transportation goals and policies are presented. Together with the information in Volume 2, the goals and policies provide the basis for transportation infrastructure decisions pursuant to the GMA. Since transportation infrastructure and services are also provided by the state, regional government, and cities and towns, the Transportation Element is intended to complement those other systems and networks.

Three aspects of the Transportation Element have a direct bearing on transportation project programming and funding through the Six-Year Transportation Improvement Program. These are: 1) transportation policies; 2) existing and future transportation needs (based on LOS); and 3) the Transportation Financial Plan. The transportation policies are used to give general direction for transportation improvement investments. Along with the near-term prioritized improvement projects, the LOS-based transportation needs are used to select potential future projects. The transportation financial plan is used to produce a financially feasible six-year plan. Thus, the Transportation Element provides a framework for use in transportation investment decisions.

Growth Management Mandate

The Transportation Element is designed to comply with the following State GMA planning goals:

- Encourage efficient multi-modal transportation systems that are based on regional priorities and coordinated with County and City Comprehensive Plans

The state goals, in turn, led to the following CWPP that provide specific guidance to the analysis and policies developed in this Element (note that only those policies or portions pertaining to infrastructure are included here):

Goals and Policies

TR-1. GOAL: PROVIDE FOR AND MAINTAIN A SAFE, INTEGRATED AND EFFECTIVE TRANSPORTATION SYSTEM THAT PROMOTES CONNECTIVITY

TR-1-A Policy: Participate in the metropolitan and regional transportation planning efforts of the Benton-Franklin Council of Governments.

TR-1-B Policy: Require transportation and land use planning efforts and policy that meet the needs of the community and the objectives of this plan.

TR-1-C Policy: Minimize traffic conflicts on the arterial street system by implementing access and corridor management best practices.

TR-1-D Policy: Encourage multi-modal street design with traffic calming and safety in consideration of surrounding land uses.

TR-1-E Policy: Provide increased neighborhood travel connections for public safety as well as providing for transportation disbursement.

TR-1-F Policy: develop an interconnected network of streets, trails, and other public ways during the development process while preserving neighborhood identity.

TR-1-G Policy: adopt and maintain a functional street classification system consistent with regional and state guidance.

TR-1-H Policy: Maintain level-of-service “D” on all arterials and collectors and level-of- service “C” during the PM peak-hour.

TR1-I Policy: Require developments to meet the intent of the Pasco Complete Street Ordinance.



TR-2. GOAL: ENCOURAGE EFFICIENT, ALTERNATE, AND MULTI-MODAL TRANSPORTATION SYSTEMS

TR-2-A Policy: Maintain the multi-model passenger terminal.

TR-2-B Policy: Collaborate with Ben Franklin Transit in programming transit routes, transit stops, and supporting facilities that increase user accessibility during the development process.

TR-2-C Policy: Encourage the use of public transportation including ridesharing, and Ben Franklin Transit's Van Pool program.

TR-2-D Policy: Encourage bicycle and pedestrian travel by providing safe and purposeful bicycle and pedestrian routes.

TR-2-E Policy: Encourage park-and-ride lots for bicycles and/or automobiles.

TR-2-F Policy: Support rail services for passengers, industries, and commerce within the area.

TR-3 GOAL: IMPROVE OPERATING EFFICIENCY OF THE TRANSPORTATION SYSTEM

TR-3-A Policy: Evaluate, plan, and install traffic control devices and intersection designs to improve travel safety and efficiency.

TR-3-B Policy: ensure adequate maintenance of the existing facilities.

TR-4 GOAL: BEAUTIFY THE MAJOR STREETS OF THE CITY

TR-4-A Policy: Incorporate design and streetscape into all major arterial and collector streets as they are constructed.

TR-4-B Policy: Encourage retrofit projects that include beautification on major arterial streets.



TR-5 GOAL: MAINTAIN A FREIGHT ROUTE SYSTEM TO PROVIDE ACCESS TO COMMERCIAL AND INDUSTRIAL AREAS

TR-5-A Policy: Promote the safe and efficient movement of freight through the city.

TR-5-A Policy: Support the development of facilities that are critical components of the movement of freight.

Implementation & Monitoring Element



Introduction

This Plan Element is intended to establish the procedural framework for linking the goals and policies of all the elements with supporting and related actions and initiatives. This Plan is implemented through various development regulations; coordination with regional plans and programs; and regular assessment of the performance of the Plan in guiding development to deliver the vision.

Growth Management Mandate

The Implementation and Monitoring Element functions as a checklist or tool for the City to use as it assesses the effectiveness of the Plan to deliver the community vision. It is designed to comply with the state GMA goals and the CWPP:

- Policies to Implement RCW 36.70A.020. The Comprehensive Plans of Franklin County and each of its cities therein shall be prepared and adopted with the objective to facilitate economic prosperity by accommodating growth consistent with the following:
- Permits: Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability. [RCW 36.70A.020 (7)].

Goals and Policies

IM-1. GOAL: ENSURE CONSISTENCY AND CERTAINTY IN LAND USE PLANNING AND DEVELOPMENT

IM-1-A Policy: Maintain codes, standards, and guidelines, which are clear, concise, and objective.

IM-1-B Policy: Strive for consistency and certainty through a predictable schedule of assessment and amendments on an annual basis, rather than sporadically.

IM-1-C Policy: Create and enforce a common set of development standards for both the incorporated and unincorporated lands of the UGA, in cooperation with Franklin County.

IM-1-D Policy: Maintain a general land use map that clearly designates various land uses and densities consistent with the goals and policies of this plan.

IM-1-E Policy: Establish development project permit approval procedures that are well defined and consistent with regulatory criteria and standards.

IM-1-F Policy: Ensure appropriate time lines for action on applications.

IM-2. GOAL: ADVANCE THE CITY'S INFORMATION AND DECISION-MAKING CAPACITY

IM-2-A Policy: Utilize innovative planning level data and analysis to determine progress of the Comprehensive Plan through annual updates, metrics and tracking.

IM-2-B Policy: Analyze development patterns of the UGA and identify revisions, amendments, and changes to the goals, policies, objectives.

IM-2-C Policy: Conduct an annual review of the Comprehensive Plan.

IM-2-D Policy: Ensure that all plans and studies shall be consistent with the goals, policies, and proposals of this comprehensive plan.

IM-2-E Policy: Lead and collaborate on efforts for database, Geographic Information Systems (GIS), and other data related programming and projects with local, regional, and state agencies.

IM-3 GOAL: ENSURE THAT THE PUBLIC HAS A MEANINGFUL OPPORTUNITY TO PARTICIPATE IN THE PLANNING EFFORTS OF THE CITY

IM-3-A Policy: Ensure the appropriate notification of plans, projects, and studies are provided to all impacted residents of the city.

IM-3-B Policy: Encourage and facilitate expanded public participation by designing user-friendly processes and documents.

IM-3-C Policy: Consider the interests of the entire community and the goals and policies of the Comprehensive Plan prior to making land use and planning decisions.

IM-4-D Policy: Use a range of public forums and media outreach to collect, obtain, and facilitate public engagement.

IM-4-E Policy: Provide equitable access to all city programming, services, and events, including accommodations for disabilities and community members with limited English-speaking ability.

IM-4-F Policy: Ensure that all public engagement is culturally relevant and provides residents with an opportunity to engage and provide feedback to the city.

IM-4-G: Collaborate with the Inclusivity, Diversity and Equity Commission.

IM-4 GOAL: WORK IN PARTNERSHIP WITH VARIOUS GOVERNMENT ENTITIES

IM-4-A Policy: Coordinate with other governmental units in preparing development regulations.

IM-4-B Policy: Work with BFCG's Growth Management Committee to develop consistency among the various jurisdictions that are planning.

IM-4-C Policy: Work with other state agencies such as the Department of Natural Resources and the Department of Fish and Wildlife when developing regulations, which would impact those agencies.

IM-4-D Policy: Work with the Office of Financial Management in siting essential public facilities of regional and statewide importance

IM-4-E Policy: Participate with communities within the County in developing regulations that are consistent with each other and provide a smooth transition between rural areas and urban cities.

Appendices

- A. Mapfolio
- B. Countywide Planning Policies
- C. Land Capacity Analysis
- D. Environment Impact Statement
- E. Public Participation Plan
- F. Shoreline Master Program
- G. Comprehensive Water System Plan
- H. Comprehensive Sewer Plan 2014
- I. Capital Improvement Plan 2019 - 2020