

ORDINANCE NO. 4537

AN ORDINANCE OF THE CITY OF PASCO, ADOPTING THE 2018-2038 PASCO COMPREHENSIVE PLAN AND FUTURE LAND USE MAP PURSUANT TO THE PROVISIONS OF RCW CHAPTER 36.70A

WHEREAS, the Washington State Growth Management Act of Washington (RCW 36.70A) requires that the City of Pasco and other jurisdictions in Franklin County adopt Comprehensive Plans; and

WHEREAS, the Growth Management Act, in RCW 36.70A.130 requires the City of Pasco to take legislative action to review, and if needed, revise its Comprehensive Plan and development regulations to ensure their continued compliance with the requirements of RCW 36.70A; and

WHEREAS, the existing Pasco Comprehensive Plan was adopted on September 2, 2008 (Ordinance 3866); and

WHEREAS, in 2018, the Pasco Planning Commission adopted Resolution 2018-001 establishing the public participation process to be used for the 2018-2038 Comprehensive Plan Update as required by RCW36.70A.130; and

WHEREAS, the City has engaged in a multi-year planning process to update the Comprehensive Plan that included public events in 2018 and over 26 public meetings from January 2018 through September 2020; and

WHEREAS, the community identified that Pasco will be a livable, family-friendly, multi-cultural, affordable, safe, connective, attractive and welcoming community; and

WHEREAS, the community envisions that as one of the fastest growing communities in the state, Pasco will be a distinctive and highly livable city that makes timely and strategic investments in innovation, private enterprise, job creation, education, infrastructure and services; and

WHEREAS, the Comprehensive Plan anticipates growth of an additional 48,200 additional residents, 15,200 housing units and home to over 41,000 jobs between 2018 and 2038; and

WHEREAS, the Comprehensive Plan includes significant updates to the Land Use, Transportation, Housing, Economic Development, Capital Facilities, Public Services, Parks and Open Space, Resource Lands, Critical Areas and Shorelines and Implementation Elements based on a continued data driven approach to comply with the requirements of the Growth Management Act and to meet the overall interests and needs of the community; and

WHEREAS, the Comprehensive Plan identifies the relationship between land use and transportation and its importance to Pasco's future and further emphasizes that the balance of the two elements must be strategic to ensure that future residents and businesses benefit from a well-connected neighborhoods that allow residents to travel via various modes rather than relying solely on private automobiles; and

WHEREAS, the Comprehensive Plan will be realized by the entire city organization, in concert with the community of Pasco and local and regional partners; and

WHEREAS, on September 17, 2020, the Pasco Planning Commission recommended for approval the Comprehensive Plan Update; and

WHEREAS, the Pasco Planning Commission's recommendation was presented to the Pasco City Council on September 14, 2020 with representatives from Oneza & Associates, White Bluffs Consulting and city staff; and

WHEREAS, the City Council has been provided with the Comprehensive Plan, Volume 1, Volume 2, and supporting analysis; and

WHEREAS, the City of Pasco complied with the requirements of the State Environmental Protection Policy Act (Chapter 43.21C RCW) and the Pasco Municipal Code (PMC Title 23); and

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

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

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

WHEREAS, the EIS indicates that the preferred Urban Growth Area for the City of Pasco result in the Compact High-Density Growth Target, Alternative #3; and

WHEREAS, on October 5, 2020 the Pasco City Council has endorsed an application via Resolution No 3997 made to the Franklin County Building and Planning Department, requesting changes to the Pasco Urban Growth Area encompasses approximately 3,500 acres that will accommodate new residential, commercial and industrial growth. The expansion is predominantly located adjacent and north of the existing City Limits and includes three specific areas: 2,810 acres North of Burns Road; 683 acres north of the Tri-Cities Airport and 41 acres east of Capital Avenue. Please see the attached map; and

WHEREAS, the Urban Growth Area shall be set to reasonably accommodate urban growth for a twenty-year timeframe per RCW 36.70A.110; and

WHEREAS, the review of the Urban Growth Area application are pending, and the proposed changes shall only take effect if and when the Franklin County Board of County Commissioners takes action to approve, disapprove or modify the request per 36.70A.110(1) ; and

WHEREAS, the Comprehensive Plan complies with the Franklin County County-Wide Planning Policies per Resolution 2019-312 Adopted by Franklin County; and

WHEREAS, on April 22, 2021 Pasco City Council adopted Ordinances No 4525 and No 4526 updating the Pasco Critical Areas Ordinance and Development Regulations; and

WHEREAS, the adoption of this ordinance completes the requirements to review and update the Comprehensive Plan and development regulations in accordance with RCW 36.70A.130(4)(d).

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PASCO, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Amendments. The 2018-2038 Pasco Comprehensive Plan, Volume 1, Volume 2 and the Future Land Use Map is now hereby amended as set forth as “**Exhibit A** and **Exhibit B**” and is hereby adopted.

Section 2. Copy to the Washington State Department of Commerce. Pursuant to RCW 36.70A.106, a complete and accurate copy of this ordinance shall be transmitted to the Washington State Department of Commerce within ten days of adoption.

Section 3. This ordinance shall take effect five (5) days after approval, passage and publication as required by law.

Adopted by the City Council of the City of Pasco, Washington this 7th day of June, 2021.



Saul Martinez
Mayor

ATTEST:



Debra Barham, CMC
City Clerk

APPROVED AS TO FORM:



Kerr Ferguson Law, PLLC
City Attorney

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