

**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 18<sup>th</sup> day of June 2018.



Matt Watkins, Mayor

ATTEST:



Daniela Erickson  
City Clerk

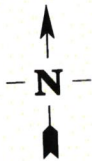
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


Leland B. Kerr, City Attorney



Exhibit #1



- Legend
-  CITY LIMITS
  -  UGA PASCO 2018

**PASCO UGA  
(2018)**

