

# **DETERMINATION OF SIGNIFICANCE AND SCOPING NOTICE FOR Plan/EIS for City of Pasco Comprehensive Plan Update**

## **Description of the Proposal**

The City of Pasco is updating its Comprehensive Plan (Plan) consistent with the Growth Management Act (GMA; RCW 36.70A). The current Plan consists of goals, policies and analyses of the following elements and sub-elements: land use, housing, capital facilities, transportation, utilities, open space, public services, resources lands, and critical areas and shorelines. The updated Plan guides decisions about development and growth within the City limits and the Urban Growth Area (UGA). It is designed to help the City meet its long-term growth target as allocated by the Office of Financial Management (OFM). The updated document will contain vision, goals and policies, analyses of future growth and potential UGA expansion, and updated elements to comply with the GMA. The Plan is also required to be consistent with the Countywide Planning Policies established for Franklin County.

## **Proposed Alternatives**

The City is proposing three alternatives for evaluation based on future growth expectations.

**Alternative 1, No Action:** This alternative would maintain the City's existing Comprehensive Plan without modifications. This means growth would be expected based on the past trends but no land use changes would occur to accommodate this growth. The Urban Growth Area would remain the same. Limited policy changes may be needed to maintain consistency with the GMA and the Countywide Planning Policies.

**Alternative 2, Traditional Growth Target:** This alternative would allow for changes in the Plan to accommodate the 20-year population growth projection for Pasco allocated by the Office of Financial Management (OFM). In this alternative, growth would occur based on the past trends, which could include some development within the undeveloped and infill areas of the City along with an expansion of the Urban Growth Area north of the City to accommodate future growth. This alternative will consider land use and policy changes in order to maintain consistency with the GMA and the Countywide Planning Policies, and to accommodate growth.

**Alternative 3, Compact Growth Target:** This alternative would allow for changes in the Plan to accommodate the 20-year population growth projection for Pasco allocated by the Office of Financial Management (OFM), and to capitalize on other development opportunities. In addition, alternative 3 will consider a growth pattern of higher density. It includes considering land use and policy changes to gain an increase in development capacity within the undeveloped and infill areas of the City. Under this alternative, the Urban Growth Area would be modified to the north of the City at a higher density/smaller area compared to Alternative 2 to accommodate future growth. It will consider land use and policy changes in order to maintain consistency with the GMA and the Countywide Planning Policies, and to accommodate growth.

## Location of the Proposal

The proposal includes the City of Pasco city limits and UGA boundary. The City of Pasco is located Franklin County, and is part of the Tri-Cities region flanked by the Columbia and Snake rivers, and the City of Richland on the west and the City of Kennewick on the south sides.

## Lead Agency

The City of Pasco Community and Economic Development Department.

## EIS Required

The lead agency has determined that this proposal is likely to have significant adverse impact on the environment. An environmental impact statement (EIS) is required under RCW 43.21C.030(2)(c) and will be prepared. Materials indicating likely environmental impacts can be reviewed at our office and at the project website at: <https://www.pasco-wa.gov/468/Comprehensive-Plan-Update-2007-2027>

## Environmentally Significant Issues

The lead agency has identified the following areas for discussion in the EIS.

**Natural Environment:** Earth, water, plants and animals, and environmental health.

**Built Environment:** Land and shoreline use, population and housing, employment, parks and recreation, historic and cultural preservation, transportation, public services, and utilities.

The EIS will also address plans and policies.

## Scoping

The City of Pasco, as the lead agency for the action under consideration, is seeking agency and public comments on the proposed scope of the DEIS, to ensure that potential significant impacts are adequately addressed. Agencies, affected tribes, and members of the public are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required.

**Comment period:** October 8, 2018 - November 8, 2018. Submit your comments in writing to:

Rick White

Community & Economic Development Director

City of Pasco

Second Floor

525 N. Third Ave.

Pasco, WA 99301

Email: [whiter@pasco-wa.gov](mailto:whiter@pasco-wa.gov)

## Responsible Official

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Signature: \_\_\_\_\_

Date: \_\_\_\_\_