



City to Allow Sewer Services to Unincorporated Areas

Because the unincorporated county island area (the so-called "donut hole" which is the area generally west of Road 36 and south of 1-182) was already surrounded by the City of Pasco, the Franklin County Commission designated all of the donut hole as part of the Pasco Urban Growth Boundary (UGB) in the 1990's. Subsequently, joint zoning standards were adopted for this area in 1999 as the entire UGB will eventually be within City limits. The UGB serves as an important tool for effective capital investment and financial planning. The

City has planned and invested significant resources in water and sewer infrastructure, fire stations, parks and road maintenance operations and equipment. Examples of capital investments for eventual use in the donut hole are the City's Fire Station on Road 68 just north of Argent and the City's water treatment facility near Court Street and the I-182 Bridge.

Approximately 70% of homes outside the City limits but within the donut hole are currently served by City water. Until

Continued on following page

Visit our website at: www.pasco-wa.gov

CITY COUNCIL:

Mayor Matt Watkins (At Large)
416-6696, watkinscouncil@pasco-wa.gov

Mayor ProTem Rebecca Francik (Dist. 5)
545-6134, francikcouncil@pasco-wa.gov

Councilman Mike Garrison (Dist. 2)
545-3404, garrisoncouncil@pasco-wa.gov

Councilman Bob Hoffmann (Dist. 3)
547-7373, hoffmanncouncil@pasco-wa.gov

Councilman Al Yenney (Dist. 1)
547-8021, yenneycouncil@pasco-wa.gov

Councilman Tom Larsen (At Large)
545-9916, larsencouncil@pasco-wa.gov

Councilman Saul Martinez (Dist. 4)
547-7285, martinezcouncil@pasco-wa.gov

MANAGER & OFFICIALS:

City Manager Dave Zabell
545-3404, citymanager@pasco-wa.gov

Deputy City Manager Stan Strebel
543-5760, strebels@pasco-wa.gov

Police Chief Bob Metzger
545-3481, pascopolice@pasco-wa.gov

Fire Chief Bob Gear
545-3426, pascofire@pasco-wa.gov

Community Dev. Director Rick White
545-3441, communitydevelopment@pasco-wa.gov

Public Works Director Ahmad Qayoumi
543-5738, publicworks@pasco-wa.gov

Admin. & Community Services Director Rick Terway
543-5757, acsadmin@pasco-wa.gov

Comments about the Pasco Pulse?
Email to communications@pasco-wa.gov

The Pasco City Council meets every Monday at 7pm (except for 5th Mondays) at City Hall, 525 N. 3rd Ave. Watch the Council meetings LIVE on PSC-TV Channel 191 on Charter Cable, or on the web at www.pasco-wa.gov/video.

the Pulse

BI-MONTHLY (APRIL - DEC)



DECEMBER 2014



(Continued)

recently, sewer service was unavailable for most of the donut hole and it was the City's policy to require annexation before such sewer service was provided. However, through planned extensions of the sewer infrastructure, sewer service is now adjacent (or nearby) to much of the unincorporated area. It is now appropriate to allow the extension of sewer service to unincorporated properties prior to annexation. Similar to the provision of City water service to these unincorporated areas, sewer service would be conditioned on the execution of a "Power of Attorney for Covenant on Utility Services Agreement" relating to future annexation. Like City water, it is not mandatory to connect a property to sewer unless the failure of an on-site system triggers imposition of a state regulation.

Allowing both water and sewer extensions to developing areas of the Urban Growth Area within the county will provide for development that meets City standards. This in turn will help to lessen future costs to the public by not having to retrofit development infrastructure to City standards at such time an area is annexed into the City.

Approximately
70%
of homes outside the City limits but within the donut hole are currently served by City water.

City sells land to McCurley

The Pasco City Council recently approved an agreement with Bill McCurley, a Pasco automobile dealer, for the sale of seven acres on Sandifur Parkway to relocate his Subaru dealership, currently in the Autoplex. The planned move will also provide the opportunity to remodel and expand the Mazda dealership which currently shares the Autoplex site with Subaru.

Following approval, Mayor Matt Watkins said: "Thank you, Mr. McCurley, for staying in Pasco – we also appreciate the sales taxes that you generate as they help all of the residents of Pasco."

The seven acre site is the western-most portion of a 28-acre tract originally optioned by the City for the possible construction of a regional aquatics facility. An election in August 2013 resulted in combined voters from Richland, Kennewick and Pasco choosing not to approve the proposed sales tax to fund the facility. With no immediate project for the site, the City decided to exercise the option to purchase one-half (14 acres) of the property while assigning the purchase option on the other 14 acres to a private party. At the time of purchase in January 2014, the City Council indicated its intent to market the property to recover the City's investment and benefit the City's tax base. The new Subaru dealership will contribute to both of those goals by recovering slightly more than the initial cost of the property, expanding the City's taxable property value by an estimated \$3 million, and generating additional projected annual City sales tax on the order of \$250,000.

Mr. McCurley told the City Council he also expected to add 30 new jobs at the new facility. Sales tax revenues primarily benefit the City's general fund which supports basic City services including law enforcement, fire protection, recreation and general government.



I-182 Fence Replaced

You may notice the new stretch of fence west of Road 68 as you travel along I-182 through Pasco. This fence replacement project was a collaboration between the City of Pasco, homeowners, and a volunteer group from the Pasco Stake of the Church of Jesus Christ of Latter-day Saints (LDS). The project replaced a substandard fence installed several years ago that had failed and was creating an eyesore. The City was able to purchase the cedar fencing at a discounted price from Lowe's and sold the fencing to homeowners at cost. The volunteer group then installed the fence over two Saturdays. The new fence helps to reinforce a positive image of the City as well as benefiting the homeowners. The City would like to thank the homeowners, Lowe's, and the LDS volunteers for their cooperation and assistance!

HOLIDAY OBSERVANCE

City Hall will be closed:

Thursday, December 25 & 26
for Christmas

Thursday, January 1 & 2
New Year's Day

Monday, January 19
for Martin Luther King, Jr. Day

For more information about the City, visit our website at www.pasco-wa.gov



Lewis Street Demolition Project gets downtown ready for redevelopment

The Lewis Street Demolition Project is nearing completion with the removal of 16 structures in preparation for the Lewis Street Overpass and Lewis and Clark One-Way Couplets projects. The demolition project included the clearing of all but one structure on the two city blocks bordered by Lewis & Clark Streets and Tacoma & 2nd Avenues. The one remaining building is currently being used by the Police Department as a training facility.

Hazardous materials abatement was performed for each of the 16 structures to safely remove any asbestos, lead, and other materials prior to demolition. Removal of the final structure and final site grading were completed at the end of November.

The majority of the demolished buildings have been vacant for several months and were in varying states of disrepair. The properties were acquired by the City for right-of-way purposes for the proposed Lewis Street Overpass project. The demolition of these abandoned and neglected buildings will improve the condition of the downtown area by removing health and fire hazards, as well as an eyesore which might discourage people who might otherwise move their businesses nearby.