AGENDA
Hearing Examiner

6:00 PM - Wednesday, June 11, 2025
Pasco City Hall, Council Chambers & Microsoft Teams Webinar & GoToWebinar

Page

1. REMOTE MEETING INSTRUCTIONS - Individuals, who would like to provide public comment remotely, may continue to do so by filling out the online form via the City's website (www.pasco-wa.gov/publiccomment) to obtain access information to comment. Requests to comment in meetings must be received by 4:00 p.m. on the day of each meeting.

You may join the meeting online at https://events.gcc.teams.microsoft.com/event/30ef1ddc-0650-4d85-87a1-87d97dc1aa1f@a0d3d4d1-7eac-4c46-a870-b4f2b34721ab

Hearing Examiner meetings are broadcast live on PSC-TV Channel 191 on Charter/Spectrum Cable in Pasco and Richland and streamed at www.pasco-wa.gov/psctvlive and on the City's Facebook page at www.facebook.com/cityofPasco.

2. CALL TO ORDER

3. PUBLIC HEARINGS

3 - 44 **(a) SP 2025-005 IAFCJ Pasco Church Expansion**
Applicant has submitted a Special Permit application (File No. SP2025-005) for a proposed project involving the construction of a new 60-by-80-foot, 16-foot-high temple addition to the existing church building. The new structure will be used exclusively as a place of worship for the congregation.

45 - 102 **(b) SP 2025-007 Field 68 Restaurant & Event Center**
Applicant submitted a special permit application (SP2025-007) for a project that includes the construction of a new 4,122-square-foot restaurant and bar, along with an adjacent 4,122-square-foot event center.

103 - 144 **(c) ZD 2024-003 Wright and Big Sky Developers Glacier Park**
Establishment of zoning for unincorporated property located at 6821 Burns Road (Parcel No. 115160102) and approximately the eastern 83 feet of 6820 Kau Trail (Parcel No. 115160013) in Pasco, Washington.

4. ADJOURNMENT

REPORT TO THE HEARING EXAMINER
OPEN RECORD PUBLIC HEARING
City Hall – 525 North Third Avenue – Council Chambers
June 11, 2025, 6:00 PM

FILE #/Name: **SP2025-005/IAFCJ Pasco Church Expansion**

APPLICANT: Joab Romero
4111 Riverhill Dr
Pasco, WA 99301

REQUEST: **Special Permit**: Expansion of an existing church.

TIMELINE

March 27, 2025	Special Permit Application, SP2025-005, and SEPA (State Environmental Policy Act) Environmental Checklist, SEPA2025-013, Submitted
April 22, 2025	Applications Deemed Complete
May 19, 2025	SEPA Mitigated Determination of Non-Significance (MDNS) Issued
May 26, 2025	Notice for Public Hearing for SP2025-005 Published in Tri-City Herald
May 27, 2025	Notice of Public Hearing for SP2025-005 Mailed to Properties Within 300 Feet of the Proposal
May 27, 2025	Public Hearing Staff Report Published

BACKGROUND

1) **PROPERTY DESCRIPTION:**

Legal: SHORT PLAT 2008-09 LOT 1

Address: 3211 West Wernett Road (Parcel 119231028)

General Location: Generally located south and west of Interstate 182 East to United States 395 Southbound Ramp, north of West Court Street, and east of Road 36.

Property Size: 1.45 acres.

2) **ACCESS:** The property has access from West Wernett Road.
3) **Utilities:** Municipal water and sewer are available on Road 32 and West Wernett Road.

4) **LAND USE AND ZONING:** The property is zoned R-1 (Low Density Residential District) and is currently developed with a church building, as well as attached and detached garages used for storage. The site also has parking. Surrounding properties are zoned and developed as follows:

North: Interstate 182 East to United States 395 Southbound Ramp
East: R-S-1; Suburban District-Single Family Dwelling Unit/Undeveloped Land
South: R-S-12; Suburban District-Single Family Dwelling Units
West: R-2; Medium Density Residential District-Single Family Dwelling Units

5) **COMPREHENSIVE PLAN:**
The City of Pasco (City) Comprehensive Plan designates the site as "Low Density Residential". The Low-Density Residential designation is described as a variety of residential housing at a density of 3 to 6 dwelling units per acre, and may be assigned RS-20, RS-12, R-S-1, R-1, R-1-A, and R-1-A2 zoning designations. Please note that the proposed church expansion is classified as a conditional use permit within the R-1 zoning district.

6) **ENVIRONMENTAL DETERMINATION:** The City is the SEPA lead agency for this project. Based on SEPA Environmental checklist SEPA2025-013, the adopted City Comprehensive Plan, City development regulations, and other information, a threshold determination resulting in a MDNS was issued on May 19, 2025, for this project under WAC 197-11-355.

BACKGROUND

Request

Applicant proposes the construction of a new 60-by-80-foot temple addition to the existing church building. The new structure will be used exclusively as a place of worship for the congregation. The proposal also includes the development of additional parking.

History

The site was annexed into the City in 1979 under Ordinance No. 2098 and was initially designated as R-S-1 zoning through that same ordinance. In 2008, the site was rezoned to its current designation, R-1, through Ordinance No. 3860, accompanied by a Concomitant Agreement. The agreement addressed minimum lot size requirements and was not related to church use. Also in 2008, a Special Permit was approved with conditions for the conversion of an existing single-family residence into a church facility.

STAFF FINDINGS OF FACT

1) The applicant proposes to expand an existing church building.
2) Pursuant to Pasco Municipal Code (PMC) 25.45.040 (1) churches and similar places of worship may be permitted by special permit.
3) While a church use currently exists on the site, the proposed project would expand and intensify that use.
4) The existing church use was required to provide 43 off-street parking spaces, as specified in the respective Findings of Fact for the approved special permit.

5) Required parking is calculated at a ratio of one space per four seats based on the maximum seating capacity of the facility, or at least one space for every 10 lineal feet of bench seating.
6) According to the applicant, the maximum seating capacity is 332.
7) An additional 40 parking spaces will be required on-site for a total of 83, in accordance with PMC 25.185.170.
8) The proposal includes a total of 83 parking stalls, each measuring 9 feet by 19 feet, in accordance with the applicant's stated maximum seating capacity.
9) In accordance with PMC 25.180.070(2)(a)(iii), a minimum of 2,490 square feet of interior parking lot landscaping is required based on 83 parking stalls.
10) The proposal is located within Airport Safety Compatibility Zone 6 – Traffic Pattern Zone, which does not prohibit the proposed use.

CONCLUSIONS BASED ON FINDINGS OF FACT

As per PMC 25.200.080, Upon conclusion of the open record hearing, the Hearing Examiner shall make and enter findings from the record and conclusions thereof as to whether or not:

(1) The proposal is in accordance with the goals, policies, objectives, maps and/or narrative text of the Comprehensive Plan;

Land Use Policy LU-1-D: Land uses should be permitted subject to adopted standards designed to mitigate land use impacts on adjacent, less intensive uses while preserving constitutionally protected form of expression. *The proposal provides an opportunity to expand an existing church use and to exercise religious freedom in accordance with the First Amendment of the United States Constitution.*

(2) The proposal will adversely affect public infrastructure;

Access to the site are mostly established and include curb, gutter, sidewalk, and street lighting. A portion of sidewalk on Homerun Road will be constructed with this proposal. Utilities are available and have been designed and constructed to support both proposed uses. The proposed uses are not expected to impact existing utility infrastructure in the area.

(3) The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;

The surrounding properties are primarily developed with single-family residences. The proposed expansion of the existing church is not expected to negatively impact the character of the neighborhood, as the church has operated historically with little to no record of complaints, indicating general compatibility with adjacent uses.

(4) The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;

The proposed expansion will be located adjacent to existing single-family dwelling units and is designed to reach a maximum height of 24 feet at the peak, which is comparable to the nearby

single-story homes. The construction of the proposed expansion is not expected to discourage or impair future development in the area.

(5) The operations in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;

The proposed church expansion has been evaluated under the SEPA, considering potential impacts such as noise, traffic, lighting, dust, and other typical construction-related effects. Based on the submitted information and applicable standards in the PMC and Pasco Design and Construction Standards, it is anticipated that any impacts to the surrounding built and natural environment will be adequately mitigated. The expansion is not expected to be more intrusive or objectionable to neighboring properties than the existing church use, especially with the implementation of the conditions of approval.

(6) The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

The proposal will not endanger public health or safety if located and developed as proposed, nor is it expected to become a nuisance to permitted uses in the district, as it will be required to comply with all applicable provisions of the PMC.

APPROVAL CONDITIONS

1) The special permit shall apply to 3211 West Wernett Road (Parcel 119231028), and any subsequent subdivision(s) thereof.
2) Prior to the issuance of any ground-disturbing permits, the applicant shall submit either a letter from the Washington State Department of Archaeology and Historic Preservation (DAHP) assessing cultural resources within the project's disturbance area, or an archaeological assessment report. This documentation shall be provided to the City's SEPA Responsible Official and the Tribal Historic Preservation Officer of the Confederated Tribes of the Colville Reservation.
3) The proposed expansion, including all associated parking improvements, shall be constructed and situated in substantial conformance with the site plan submitted with the special permit application and included in the June Hearing Examiner packet.
4) In addition to Condition 3, the proposed walkway shall provide direct access to the eastern entrance of the expansion and shall extend northward to connect with the northern parking lot.
5) Federal Aviation Administration written approval is required to be submitted prior to issuance of a building permit.
6) A final review and approval of the proposed parking lot landscaping shall be completed by the City during the building permit review process to ensure compliance with applicable standards.
7) Maximum building capacity shall be based on current International Fire Code (IFC) fire rating, as approved by the City of Pasco. Increased capacity shall require improvements meeting

City-adopted IFC standards.

8) The facility shall operate in a professional manner, including day-to-day facility repairs and ongoing maintenance, security, and upkeep of the property.

9) The site and building plans shall demonstrate compliance with all applicable requirements for structural integrity, means of egress, stability, sanitation, adequate lighting and ventilation, and life safety from fire hazards. The plans must also ensure a reasonable level of safety for firefighters and emergency responders during emergency operations.

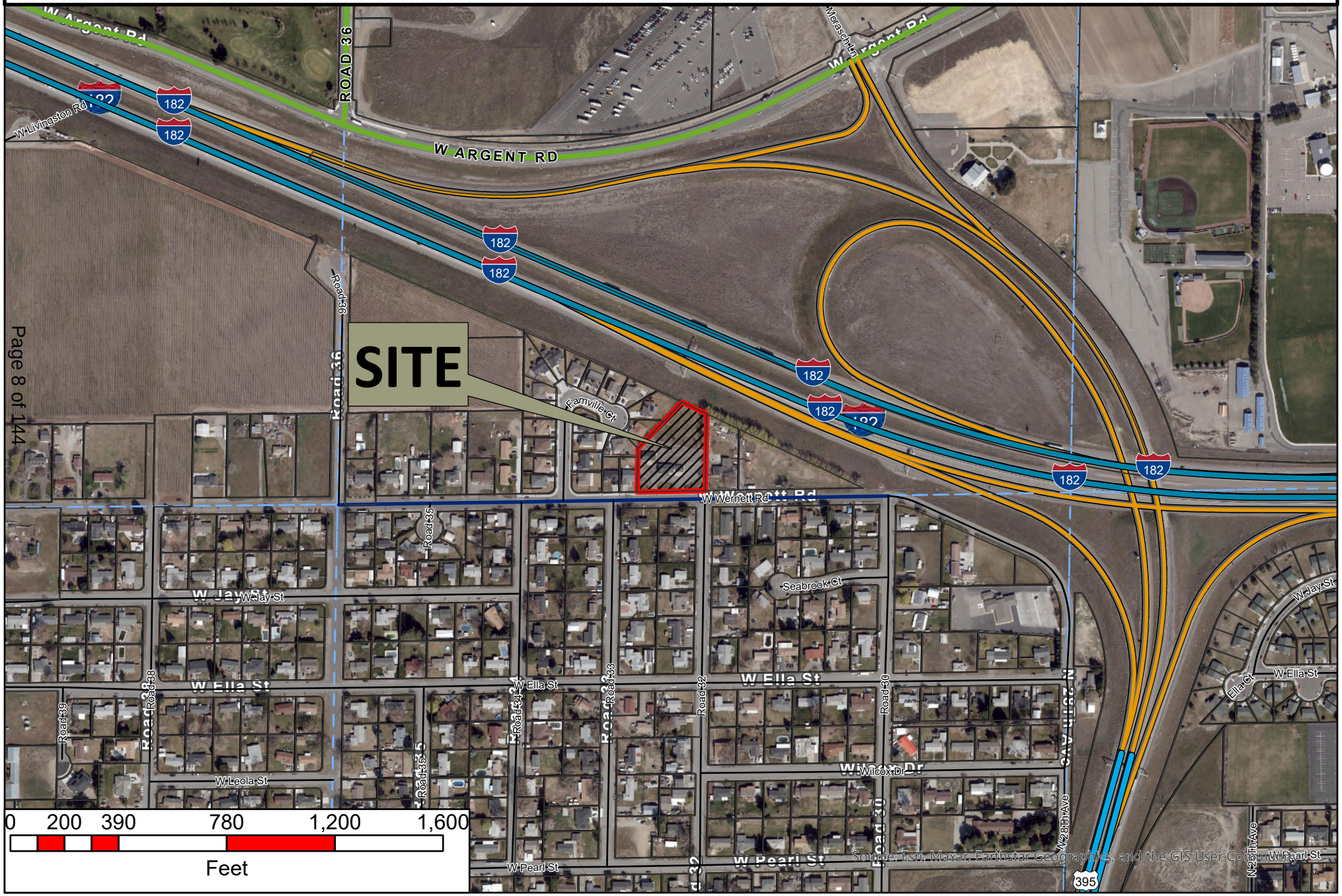
10) The special permit shall be null and void if a City Building Permit is not obtained within one year of Special Permit approval.

RECOMMENDATION

Staff recommends approval of the Special Permit for the proposed church expansion at 3211 West Wernett Road, subject to the conditions outlined herein.

Overview Map

Item: IAFCJ Pasco Church expansion
Applicant(s): Joab Romero
File #: SP2025-005/SEPA2025-013



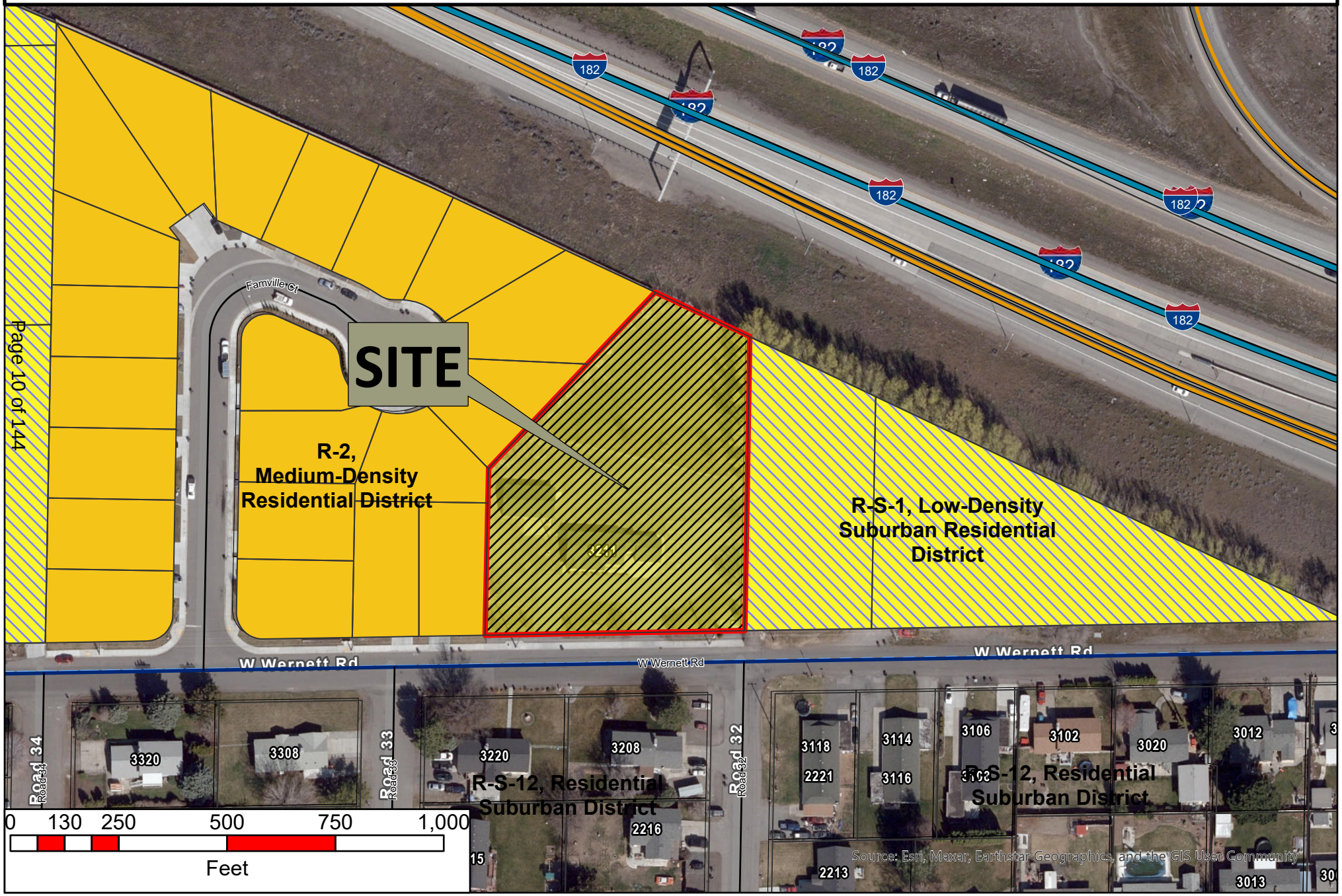
Vicinity Map

Item: IAFCJ Pasco Church expansion
Applicant(s): Joab Romero
File #: SP2025-005/SEPA2025-013



Zoning Map

Item: IAFCJ Pasco Church expansion
Applicant(s): Joab Romero
File #: SP2025-005/SEPA2025-013



Land Use Map

Item: IAFCJ Pasco Church expansion
Applicant(s): Joab Romero
File #: SP2025-005/SEPA2025-013



City of Pasco
Community & Economic Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441

Fee: $625

CITY OF PASCO
SPECIAL PERMIT APPLICATION

Master File # _____ Date Submitted: 3/26/2025

Applicant Info		Owner Info (if different than applicant)	
Name:	Joab Romero	Name:	Francisco Barrera
Address:	4111 Riverhill Dr Pasco, WA 99301	Address:	470 Haworth Rd Pasco, WA 99301
Phone:	509-952-5516	Phone:	509-727-4918
Email:	joabromero@iafcjpasco.org	Email:	pastorbarrera08@hotmail.com

Project Address: 3211 W. Wernett Rd, Pasco, WA 99301

Project Parcel Number: 119231028

Current Zoning: R-1 (Church is operating under Special Use Permit)

Source of domestic water: City of Pasco

Method of sewage disposal: Sewer

Present use of the land and structure(s) if any: Land and structures are used as a church.

Main structure is used as temple. Attached and detached garages are used as storages.

Land is used for parking and green areas.

Please describe any existing violations of the zoning ordinance upon the property:

There are no existing violations of the zoning ordinance that we are aware of.

Give a detailed description of the proposed use that requires a special permit (attach separate sheet if more space is necessary): We intend to build a bigger temple to accommodate our growing church.

The new building will measure 60W x 80L x 16H. It will be an open space used solely as a temple/worship center.

It will be attached to existing temple/house, as per provided site plan.

NOTE: Provide a variance report giving a list and mailing address of owners of all property within 300 feet of the applicant's property, as shown by a local title company OR payment of **$50.00** which shall be utilized by the City to obtain a current list of property owners of all properties within 300 feet of the applicant's property.

Fee for Special Permit	-	$500.00
Environmental Checklist	-	$ 75.00
Radius Notification	-	$ 50.00
		$625.00

☑ SEPA Checklist ☑ Site map ☑ Fee of $625

City of Pasco
Community & Economic Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

Fee: $625

Signature of Applicant

Francisco Barrera

***Notarized Signature of Property Owner**

State of Washington)
ss.
County of Franklin)

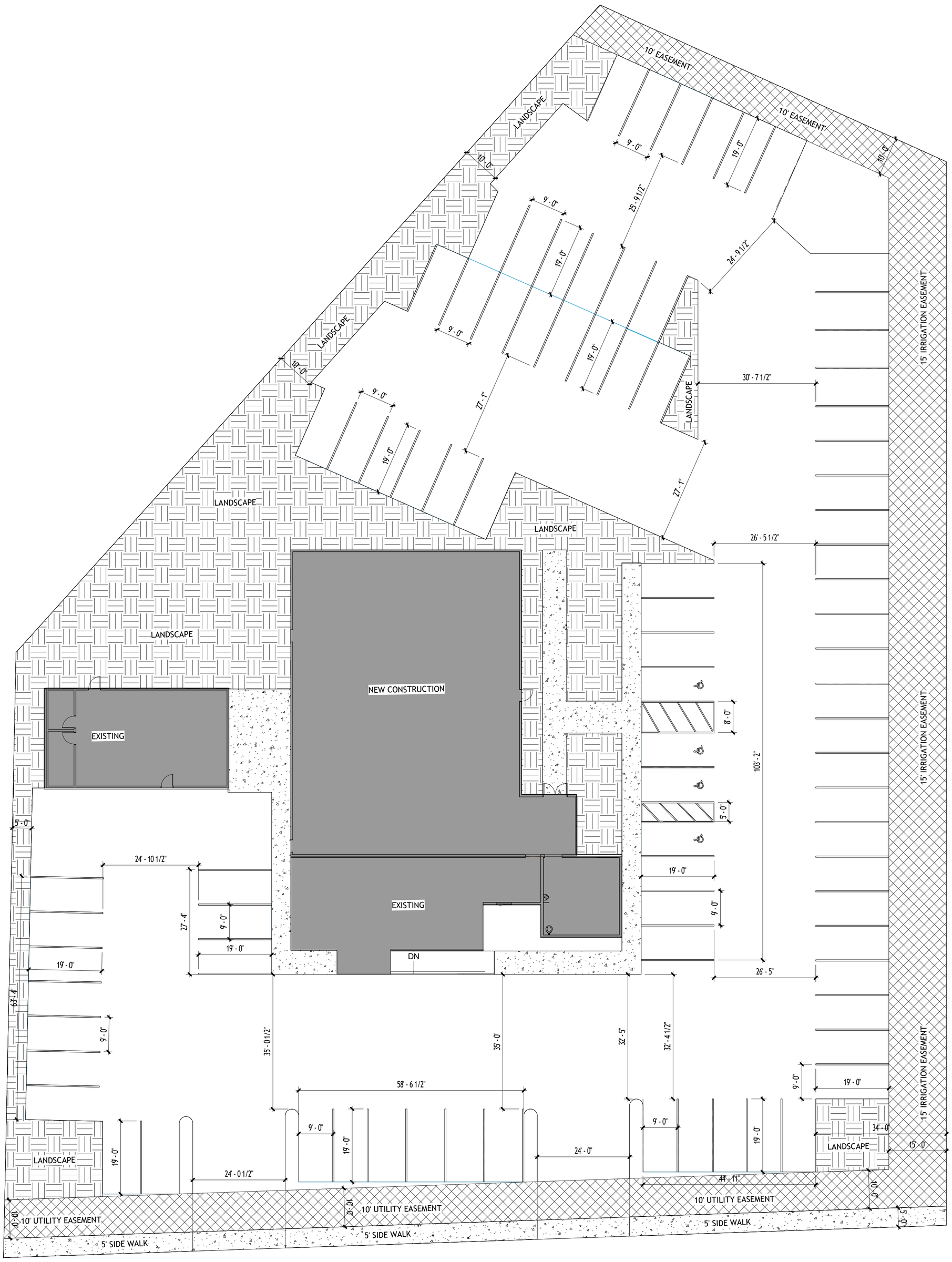
On this 25 day of March, 2025, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned an sworn, personally appeared Francisco Barrera being duly sworn on his/her oath that he/she has prepared and read the foregoing statements and has acknowledged to me that the recitations contained therein are true, and has signed this instrument as his/her free and voluntary act and deed for the purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 25 day of March, 2025.

Notary Public in and for the State of Washington
Residing at 21840 E SR 397 #33
My Commission expires Sept 11, 2025

Notary Public
State of Washington
TABETHA D SEGURA
License #21032636
My Commission Expires
September 11, 2025

Updated April 2019



TOTAL PARKING STALLS	TOTAL CAPACITY
83 - 9' x 19' STALLS	332

IAFCJ PASCO CHURCH EXPANSION

3211 W. WERNET RD, PASCO, WA

Project number	CO1
Date	Issue Date
Drawn by	
Checked by	

C001

Scale 1/16" = 1'-0"

5/22/2025 10:25:06 PM

ORDER DETAILS

Order Number:
IPL0235359
Order Status:
Approved
Classification:
Legals & Public Notices
Package:
TRI - Legal Ads
Site:
tricity
Final Cost:
$374.17
Referral Code:
June 11th meeting
Payment Type:
Account Billed
User ID:
IPL0018633

UPDATE STATUS

Current Status:
Approved
New Status:

Approved

ORDER NOTES

Additional Information

Update

ACCOUNT INFORMATION

Debra Barham
525 North Third Ave.
Pasco, WA 99301
509-544-3096
cityclerk@pasco-wa.gov
City of Pasco

TRANSACTION REPORT

Date
May 23, 2025 12:29:47 PM EDT

PREVIEW FOR AD NUMBER IPL02353590

3.22inches x 6.21inches

CITY OF PASCO NOTICE OF PUBLIC HEARING

Si necesita ayuda para entender este aviso o necesita más información, por favor llame al Departamento de Desarrollo Comunitario y Económico de la Ciudad de Pasco a 509-545-3441.

Open Record Hearing Date, Time, Location: The City of Pasco Hearing Examiner will conduct open record hearings at **6:00 p.m. on June 11, 2025**, in the **Council Chambers in Pasco City Hall at 525 N 3rd Avenue** in Pasco, Washington (use Sylvester Street Parking Lot Entrance). The Hearing Examiner will consider public testimony **concerning the following applications** at this hearing:

ZD2024-003 Wright and Big Sky Developers Glacier Park: A public hearing to consider the establishment of zoning for unincorporated property located at 6821 Burns Road (Parcel No. 115160102) and approximately the eastern 83 feet of 6820 Kau Trail (Parcel No. 115160013) in Pasco, WA. In the event said property is annexed to the City of Pasco; R-1 (Low Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council.

SP2025-007 Field 68 – Restaurant & Event Center: Paul Knutzen submitted a special permit application for a project that includes the construction of a new 4,122-square-foot restaurant and bar, along with an adjacent 4,122-square-foot event center. Outdoor amenities will feature fire pits, volleyball courts, cornhole areas, and other recreational elements. Site improvements will include parking facilities, landscaping, lighting, and other related infrastructure. The subject property is located at Parcel 117370018, Short Plat 2024-08, in Pasco, WA.

SP2025-005 IAFCJ Pasco Church Expansion: Joab Romero submitted a special permit application for a project that includes the construction of a new temple attached to the existing church building. The 60-by-80-foot structure, with a height of 16 feet, will serve exclusively as a place of worship for the congregation. Additional parking is also included in the project. The subject property is located at 3211 W Wernett Rd (Parcel No. 119231028), in Pasco, WA.

The Above Proposals are all subject to the Pasco Municipal Code.
Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m. on June 11, 2025**. Any interested party may submit comments, attend the meeting and/or give testimony, or request notice of the Hearing Examiner's decisions. To submit comments, request notice, or if you have questions about the proposals, contact the Planning Division at (509) 544-4146 or via e-mail at barragani@pasco-wa.gov or via postal mail at PO Box 293, Pasco, WA 99301.

If you wish to participate in the hearing virtually, please register at least 2 hours prior to the meeting at the following registration link: www.pasco-wa.gov/publiccomment. After registering, you will receive a confirmation email containing information about joining the webinar.

Estimated Date of Decision: Hearing Examiner will render a Decision on the Special Permit Applications, and Recommendation to City Council on the Zoning Determination within ten (10) days of the public hearing.

The City of Pasco welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the Community Development Department at (509) 545-3441 or TDD (509) 585-4425 at least ten days prior to the date of the meeting to make arrangements for special needs.
IPL0235359
May 26 2025

Amount:
$374.17

SCHEDULE FOR AD NUMBER IPL02353590

May 26, 2025
Tri-City Herald Digital Publication

Affidavit of Mailing

In regards to MF# SP2025-005

I, Carmen Patrick, hereby confirm that notification was sent by mail May 27, 2025 to the owners of the parcels within 300 feet of the proposed site.

The attached Notification List and Notice of Public Hearing are to be used as a reference as to what was sent and to whom received the notification.

Given under my hand and official signature this 27th day, May of 2025.



Representative's Signature

City of Pasco
Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

CITY OF PASCO

NOTICE OF PUBLIC HEARING

Si necesita ayuda para entender este aviso o necesita más información, por favor llame al Departamento de Desarrollo Comunitario y Económico de la Ciudad de Pasco a 509-545-3441.

A Public Hearing with the Hearing Examiner will be held on June 11, 2025, at 6:00 pm

Place: Council Chambers in Pasco City Hall at 525 N 3rd Avenue in Pasco Washington.

The Hearing Examiner will consider public testimony **concerning the following application** at this hearing:

Proposal: Notice is hereby given that Joab Romero has submitted a Special Permit application (File No. SP2025-005) for a proposed project involving the construction of a new 60-by-80-foot, 16-foot-high temple addition to the existing church building. The new structure will be used exclusively as a place of worship for the congregation. The proposal also includes the development of additional parking. The subject property is located at **3211 W Wernett Road** (Parcel No. **119231028**), Pasco, Washington. The application is subject to review and approval in accordance with the regulations of the **Pasco Municipal Code**.

Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m.** on ***June 11, 2025,*** to be included in the written record. If you have questions on the proposal, contact the Planning Division at (509) 545-3441 or via e-mail to: barragani@pasco-wa.gov or via postal mail at PO Box 293, Pasco, WA 99301.

If you wish to participate in the hearing virtually, please register at least 2 hours prior to the meeting at the following registration link:

www.pasco-wa.gov/publiccomment

After registering, you will receive a confirmation email containing information about joining the webinar.

Estimated Date of the Decision: It is estimated that the Hearing Examiner will make a decision on the Special Permit within ten (10) working days of the public hearing.

Prepared May 23, 2025 by: *Ivan Barragan*, Planner II, PO Box 293 Pasco, WA 99301 (509) 545-3441

The City of Pasco welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the Community Development Department at (509) 545-3441 or TDD (509) 585-4425 at least ten days prior to the date of the meeting to make arrangements for special needs.

NAME	ADDRESS	CITY	STATE	ZIP
FRANCISCO & FELICITAS BA	470 HAWORTH RD	PASCO	WA	99301
ELENA RELYEA (ETAL)	2302 FAMVILLE CT	PASCO	WA	99301
THOMAS K WESTHUSING	2306 FAMVILLE CT	PASCO	WA	99301
ROGER T & MYRNA JOHNSC	2310 FAMVILLE CT	PASCO	WA	99301
BURRINGTON, RYAN & KRYS	2314 FAMVILLE CT	PASCO	WA	99301
JUAN L ORNELAS (ETUX)	2409 FAMVILLE CT	PASCO	WA	99301
ALEX TORRES	2405 FAMVILLE CT	PASCO	WA	99301
JOSE ZAVALA	2401 FAMVILLE CT	PASCO	WA	99301
JUAN MANUEL SOLTERO (E	2325 FAMVILLE CT	PASCO	WA	99301
PABLO & CECILIA G VALLAD	2321 FAMVILLE CT	PASCO	WA	99301
GRIGORIY Y & TATYANA KO	425 S OLSON ST	KENNEWICK	WA	99336
JORDAN R MAYORGA	2313 FAMVILLE CT	PASCO	WA	99301
VINH T PHAM	3208 S TWEEDT ST	KENNEWICK	WA	99337
SALVADOR TORRES OROZC	6010 ROCKROSE LN	PASCO	WA	99301
LIZBETH MENDOZA CHAVEZ	2301 FAMVILLE CT	PASCO	WA	99301
MICA & MARCUS DICKISON	3301 W WERNETT RD	PASCO	WA	99301
MAURICE & JESSIE WOOD	3221 W WERNETT RD	PASCO	WA	99301
STATE OF WA DEPT OF TRA	2809 RUDKIN RD	UNION GAP	WA	98903
GUADALUPE RAMIREZ	3125 W WERNETT RD	PASCO	WA	99301
GABRIEL RAMIREZ	PO BOX 4105	PASCO	WA	99302
ARISAI BARRON (ETAL)	3102 W WERNETT RD	PASCO	WA	99301
EDUARDO P MARROQUIN	PO BOX 769	RICHLAND	WA	99352
SALVADOR & CONSUELO NU	2213 N ROAD 32	PASCO	WA	99301
WILLIAM SOTO	2209 N ROAD 32	PASCO	WA	99301
JENNIFER TEAS	3109 W SEABROOK CT	PASCO	WA	99301
MUSTAFA & SUSAN TASCI	2121 N ROAD 33	PASCO	WA	99301
KASHANNA I HENDERSON ((	1727 W BROWN ST	PASCO	WA	99301
JUAN A & ELDA D GARZA	2208 N ROAD 33	PASCO	WA	99301
LYNN F & CALLEEN E HALL	2216 N ROAD 33	PASCO	WA	99301
ROBERT S BUNCH	5422 W UMATILLA AVE	KENNEWICK	WA	99336
ROSA ELENA OROZCO PANI	3220 W WERNETT RD	PASCO	WA	99301
SANTIAGO & ELIZABETH JIM	2215 N ROAD 33	PASCO	WA	99301
HUNG T & HANH N LE	2209 N ROAD 33	PASCO	WA	99301
BRANDI T HEDDEN	PO BOX 4628	PASCO	WA	99302
RESIDENT	2216 N ROAD 32	PASCO	WA	99301
VICTORIA ANGELINE HYATT	3208 W WERNETT RD	PASCO	WA	99301

PUBLIC RECORDS

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. **Name of proposed project, if applicable:**

   IAFCJ Pasco Church Expansion

2. **Name of applicant:**

   Joab Romero

3. **Address and phone number of applicant and contact person:**

   4111 Riverhill Dr
   Pasco, WA 99301
   509-952-5516

4. **Date checklist prepared:**

   3/25/2025

5. **Agency requesting checklist:**

   City of Pasco

6. **Proposed timing or schedule (including phasing, if applicable):**

   Special Use approval by June 2025. Building permits by July 2025. Construction begins in July 2025, and expected completion by November 2025.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   None

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   Not applicable. Nothing exists, other than this SEPA form, that is related to this proposal.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   None

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    After this initial Special Permit Applicacion, if approved, we will need Building Permits from the City of Pasco.

    Type text here

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Building a new temple, which will be attached to our existing structure. Will be used solely as a place of worship for the congregation. The new building will measure 60W x 80L x 16H.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

3211 W. Wernett Rd, Pasco, WA 99301

Parcel # 119231028

Site plan attached to Special Permit Application

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

The property is a flat, irregularly shaped parcel covering approximately 1.47 acres with no significant topographic variation. The site is partially developed, featuring an existing building of approximately 2000 sf.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

Between 1% to 2%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sandy loam and gravel

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Minimal excavation for foundation footings (posts) on 60 x 80 proposed building.
Very light grading on flat terrain for concrete slab.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Not possible. New construction will happen on flat terrain with nothing but gravel currently on it. New parking spaces will replace lawn area. No natural or native grasses/shrubs will be affected.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

80%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

None. Property is already covered by buildings, asphalt, lawn, and landscaping. No new erosion could occur.

2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, one or two smaller machines will be operated (boom lift & skidsteer) for a very limited amount of time.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

None Dust control measures will be implemented in accordance with recommendations by the Department of Ecology. Measures include, but are not limited to, watering, lowering speed, limit of construction vehicles, and reducing the amount of dust-generating activities on windy days. -IB

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   None

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   None

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   Not applicable. We will not place or remove any fill or dredge material from any surface water or wetlands because there are no surface waters or wetlands in or around our property.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   None

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   No. West Wernett Rd is not within the 100-year floodplain.

Type text here

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No

Type text here

b. Ground Water: Find help answering ground water questions

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

No

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

None. We will produce no waste material other than what goes into sewers from bathroom use.

c. Water Runoff (including stormwater):

a) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The only possible runoff would be from storms, and the water would flow to the utility easements around the property.

b) **Could waste materials enter ground or surface waters? If so, generally describe.**

No. There will be no waste materials.

c) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No.

d) **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.**

None Runoff generated from pervious surfaces will either infiltrate into underlying soils or flow to on-site collection systems. Stormwater generated from impervious surfaces will be collected and treated prior to on-site infiltration and all will be in accordance with City and Eastern Washington Storm Water Management Manual design standards. -IB

4. Plants Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☑ **grass** (lawn)
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

Only existing lawn will be removed to make room for parking. About 15k square feet of it.

c. List threatened and endangered species known to be on or near the site.

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Will maintain parts of existing landscaping (lawn). There are no native plants on property.

e. List all noxious weeds and invasive species known to be on or near the site.

Cheatgrass and puncturevine (goatheads). They are controlled on site, but they do grow in area.

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. None

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

b. List any threatened and endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

Not that we are aware of.

d. Proposed measures to preserve or enhance wildlife, if any.

No wildlife in property or surrounding areas.

e. List any invasive animal species known to be on or near the site.

None

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

   Electric - for heating. May transition to solar in the future.

2. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No

3. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   None The proposed structure will meet current building codes and energy efficient standards. Project will comply with Washington State Non-Residential Energy Code. -IB

7. Environmental Health Find help with answering environmental health questions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

None

1. **Describe any known or possible contamination at the site from present or past uses.**

   None that we are aware of.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   None

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   None

4. **Describe special emergency services that might be required.**

   None

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None, as we will not be using, operating, storing, or controlling any hazardous chemicals or materials.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   A freeway is near, but noise has never been an issue.
   Type text here

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   The only noise would come from construction of building. Would be present for no more than 6 months, and only for normal working hours (7:00 AM - 5:00 PM).

   Adhere to City of Pasco Noise Ordinance. -IB

3. **Proposed measures to reduce or control noise impacts, if any.**

   None

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site is already being used for a church. Land uses will not be affected.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No. Never used as working farmlands or working forest lands.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   No. No farmland or forest land close enough to affect our proposal.

c. Describe any structures on the site.

A 1700 sf house used as a temple, with an attached 2 car garage used as storage. There's also a detached garage used as storage and work area.

d. Will any structures be demolished? If so, what?

No structures will be demolished.

e. What is the current zoning classification of the site?

R-1 (Church is operating under Special Use Permit)
Type text here

f. What is the current comprehensive plan designation of the site?

Low Density Residential

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable, as we are not near any shores or shoreline.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

Zero. Pastor and volunteer staff would spend some hours a week on site.

j. Approximately how many people would the completed project displace?

Zero

k. Proposed measures to avoid or reduce displacement impacts, if any.

Not applicable, as our project will not displace anybody.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

None at the moment. Would depend on what City of Pasco demands during Building Permits phase.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

Not applicable, as our project will not impact agricultural and forest lands.

9. Housing Find help answering housing questions

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units will be constructed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units will be eliminated, as none exist on property.

c. Proposed measures to reduce or control housing impacts, if any.

None. Our project has nothing to do with housing.

10. Aesthetics Find help answering aesthetics questions

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

If building permits are approved, 24 ft would be the tallest height. Exterior material would be sheet metal.

Type text here

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any.

Paint in neutral colors to prevent any aesthetic impacts.

11. Light and Glare Find help answering light and glare questions

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Parking lot lamps, which we already have. Only 2 of them stay on through out the night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any.

We will place parking lot lamps in places that don't affect neighbors. Yellow/dim lights will be used.

12. Recreation Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

None

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None, as the proposed project would not impact recreation at all.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None, as there are no cultural or historic sites on or near our site.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None, as our proposal will not impact any resources. We are only building over what used to be parking spaces.

14. Transportation Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

W. Wernett Rd. Site already has access to street, as it is already being used as church. Site has two access points to W. Wernett Rd.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No public transport. Nearest transit stop is .5 miles away.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Unknown. City of Pasco will determine this during building permits phase, but it's not likely.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Very limited. About 45 cars travel to site for worship services, and only two days a week.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

g. Proposed measures to reduce or control transportation impacts, if any.

None. Our proposal will not generate any transportation impacts.

15. Public Services Find help answering public service questions

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

b. Proposed measures to reduce or control direct impacts on public services, if any.

None. Our proposal will not impact public services. We are just building a bigger place of worship.

16. Utilities Find help answering utilities questions

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Same as circled above.

C. Signature Find help about who should sign

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X _____

Type name of signee: Click or tap here to enter text. Joab Romero

Position and agency/organization: Click or tap here to enter text. Pastor

Date submitted: Click or tap to enter a date. 3/26/2025

Community & Economic Development Department

This application was reviewed by the Planning Division of the Community & Economic Development Department. Any comments or changes made by the Department are entered in the body of the checklist and contain initials of the reviewer.

Signature: Ivan Barragan

Name of signee: Ivan Barragan

Position: Planner II

Date Reviewed: 04/22/2025

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

    - **Proposed measures to avoid or reduce such increases are:**

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

    - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

3. **How would the proposal be likely to deplete energy or natural resources?**

    - **Proposed measures to protect or conserve energy and natural resources are:**

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

    - **Proposed measures to protect such resources or to avoid or reduce impacts are:**

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

    - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

    - **Proposed measures to reduce or respond to such demand(s) are:**

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

City of Pasco
Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

NOTICE OF APPLICATION/SEPA DETERMINATION
(Optional DNS Process)

Si necesita ayuda para entender este aviso o necesita más información, por favor llame al Departamento de Desarrollo Comunitario y Económico de la Ciudad de Pasco a 509-545-3441.

SEPA Comment Period Deadlines: **May 12, 2025**

Proposal: Joab Romero has submitted a SEPA checklist and Special Permit Application (SP2025-005) for the construction of a new temple to be attached to the existing church building. The new structure will serve exclusively as a place of worship for the congregation and will measure 60 feet wide by 80 feet long, with a height of 16 feet. The project is proposed at 3211 W Wernett Rd (Parcel #119231028) in Pasco, WA 99301, and is subject to the applicable regulations of the Pasco Municipal Code.

Public Comment Period: Written comments must be submitted to the Community Development Department by 5:00 p.m. on **May 12, 2025**. Only comments received by the referenced date will be included in the SEPA record. If you have questions on the proposal, contact the Planning Division at (509) 544-4146 or via e-mail to: barragani@pasco-wa.gov.

Open Record Hearing: A public hearing is not required for the SEPA review; however, a public hearing will be held at a later date for the Special Permit application. The SEPA determination will be established administratively by the Pasco SEPA Administrator.

Determination of Completeness: The application has been declared complete for the purpose of processing.

Environmental Documents and/or Studies Applicable to this Application: Environmental Determination No. **SEPA2025-013** has been assigned to this proposal. The SEPA comment period will end **May 12, 2025.** It is probable that a Determination of Non-Significance or Mitigated Determination of Non-Significance will be issued for this proposal (WAC 197.11.355 optional DNS process). This may be the only opportunity to comment on the environmental impacts of this proposal or to appeal any State Environmental Policy Act related decisions. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the City of Pasco Planning Department.

Required Permits: A building permit and right-of-way permit will be required before any ground disturbing activities begin.

Preliminary Determination of Regulations Used for Project Mitigation: To evaluate the impacts of the proposed project, the following may be used for mitigation, consistency, and the development of findings and conclusions:

- Title 12 (Streets and Sidewalks), Title 16 (Buildings and Construction), Title 25 (Zoning), regulations of the Pasco Municipal Code, and the land use policies contained in the Pasco Comprehensive Plan;
- Regulations of the Washington State Department of Fish and Wildlife, Washington State Department of Ecology, and Washington State Department of Natural Resources;
- Other required agency evaluations, approvals, permits, and mitigations as necessary.

Estimated Date of the Decision: A DNS or MDNS will be issued following the close of the comment period on **May 12, 2025**.

To Receive Notification of the Environmental Determination: Contact the Pasco Planning Division at the address or telephone number above.

Appeals: You may appeal the subsequent threshold determination by submitting an appeal to CED within 14 days of issuance to planning@pasco-wa.gov, via postal mail to PO BOX 293, Pasco, WA 99301, or in person to the CED Planning Division at 525 N 3rd Ave, Pasco, WA 99301. The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal and be accompanied by required fee.

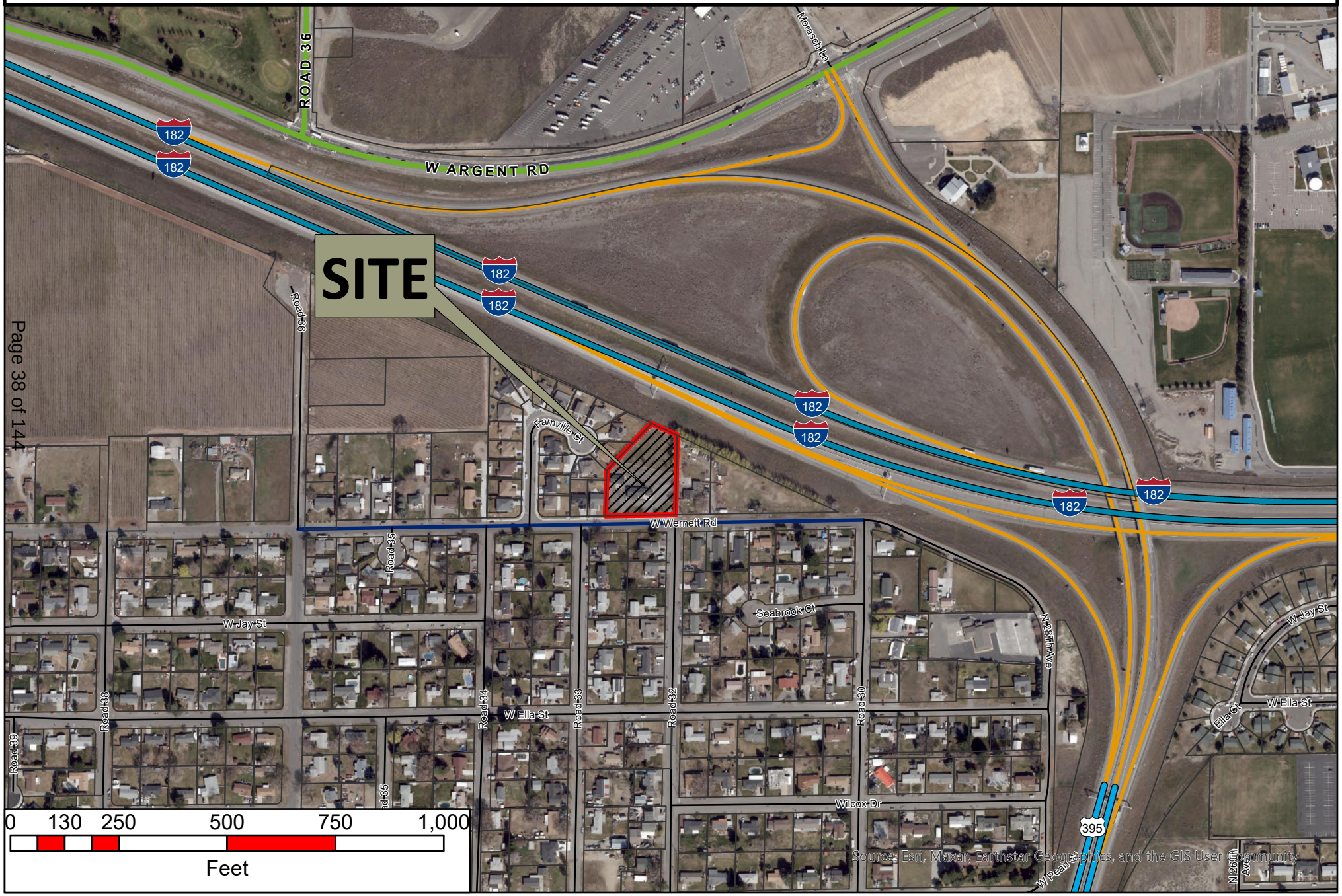
City of Pasco
Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

Responsible Official: Craig Raymond
Position/Title: Community and Economic Development Deputy Director
Phone (509) 545-3451
Address: PO Box 293, Pasco, WA 99301

Prepared April 22, 2025, by: *Ivan Barragan*, Planner II, PO Box 293 Pasco, WA 99301 (509) 545-3441

Vicinity Map

Item: IAFCJ Pasco Church Expansion
Applicant(s): Joab Romero
File #: SEPA2025-013/SP2025-005



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Eastern Region Office
4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

May 9, 2025

Ivan Barragan
City of Pasco, Community Development Department
525 N 3rd Ave, PO Box 293
Pasco, WA 99301-0293

Re: IAFCJ Pasco Church Expansion
File# SEPA2025-013, Ecology SEPA# 202501635

Dear Ivan Barragan:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) Notice of Application for the **IAFCJ Pasco Church Expansion** proposal. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

Hazardous Waste & Toxics Reduction Program
Alex Bergh, (509) 385-5539, alexandra.bergh@ecy.wa.gov

Wastes produced during construction or remodeling can be dangerous wastes in Washington State. Some of these wastes include: Absorbent material, aerosol cans, asbestos-containing materials, lead-containing materials, PCB-containing light ballasts, waste paint, waste paint thinner, sanding dust and treated wood.

The Construction and demolition website has a more comprehensive list and links to help identify and designate your wastes.

Responsibility for construction waste generated at a facility is the responsibility of the facility that generates the waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste. Information about how to sample and what to test for can be found at the above linked website.

Water Quality Program
Chad Sauve, (509) 934-6202, chad.sauve@ecy.wa.gov

Routine inspections and maintenance of all erosion and sediment control Best Management Practices (BMPs) is required during construction.

If you have any questions or would like to respond to these comments, please contact the appropriate program staff listed above. If you have questions about SEPA, please reach out to **sepahelp@ecy.wa.gov.**

Sincerely,

Katy Moos
Office Assistant
Eastern Region Office

From: WSDOT Aviation Land Use Inquiries and Application Submittals
To: Ivan Barragan
Subject: RE: [EXTERNAL] SP2025-005/SEPA2025-013 IAFCJ Pasco Church Expansion - City of Pasco
Date: Thursday, May 1, 2025 12:11:48 PM
Importance: High

[**NOTICE:** This message originated outside of City of Pasco -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi M Barragan,

This addition is in close proximity to the Tri-Cities Airport. It may be subject to noises, fumes, and other disturbances due to this proximity. This property is within airport land use compatibility Zone 6 in which this type of development is permitted under limited circumstances. Since this is an extension of land uses that already exist at this location, it appears to be compatible. The sponsor should be sure that if they are required to file an FAA Form 7460-1 that they do so prior to any construction taking place. If you have any additional questions, let us know.

Cheers,

David Ison, PhD | Aviation Planner
Emerging Aviation Technologies & Land Use Compatibility
Washington State Department of Transportation
david.ison@wsdot.wa.gov C: 360-890-5258

From: Ivan Barragan <barragani@pasco-wa.gov>
Sent: Tuesday, April 22, 2025 12:03 PM
To: Ivan Barragan <barragani@pasco-wa.gov>
Subject: [EXTERNAL] SP2025-005/SEPA2025-013 IAFCJ Pasco Church Expansion - City of Pasco

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

All,

Please find attached the Special Permit application (SP2025-005) and SEPA Checklist (SEPA2025-013) for the proposed construction of a new temple to be attached to the existing church building. The new structure will be used exclusively as a place of worship for the congregation and will measure 60 feet wide by 80 feet long, with a height of 16 feet. The proposal also includes additional parking, as shown in the attached site plan. The project is located at 3211 W Wernett Rd (Parcel #119231028) in Pasco, WA 99301, and is subject to the applicable provisions of the Pasco Municipal Code.

A Special Permit approving the change of use from a single-family residence to a church was

granted in 2008. The proposed expansion establishes a nexus requiring a new Special Permit.

Written comments must be submitted to the Community Development Department no later than **5:00 PM on May 12, 2025**. If you have any questions regarding the proposal or the associated documents, please feel free to contact me at **509-544-4146** or via email at **barragani@pasco-wa.gov**.

Thank you,

Ivan Barragan
Planner II

O: 509-544-4146
barragani@pasco-wa.gov | **www.pasco-wa.gov**
City Hall, 525 N. 3rd Avenue, Pasco, WA 99301

This e-mail and any response to this e-mail may be a public record under Washington State Law and subject to inspection and copying by the public upon request. Accordingly, there can be no expectation of privacy.

City of Pasco
Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE
(Optional DNS Process)

Si necesita ayuda para entender este aviso o necesita más información, por favor llame al Departamento de Desarrollo Comunitario y Económico de la Ciudad de Pasco a 509-545-3441.

Issuance Date: May 19, 2025

Lead Agency: City of Pasco

Project Name: IAFCJ Pasco Church Expansion

Project Number: SEPA2025-013

Proponent/Proponent: Joab Romero
4111 Riverhill Dr
Pasco, WA 99301

Proposal Description: The proposal involves constructing a new temple attached to the existing church building. The 60-by-80-foot structure, with a height of 16 feet, will serve exclusively as a place of worship for the congregation. Additional parking is also included in the project.

Proposal Location: The project is located at 3211 W Wernett Rd, Parcel 119231028, in Pasco, WA.

Mitigation:

1. An Inadvertent Discovery Plan for the potential discovery of cultural or historical artifacts must be prepared and submitted to the City's SEPA Responsible Official prior to the issuance of a permit for any ground disturbing activities.
   Description: *DAHP's statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area therefore an IDP is requested.*

Lead Agency: The City of Pasco, acting as lead agency for this proposal, has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS.

Appeals: You may appeal this threshold determination by submitting an appeal to CED within 14 days of issuance to planning@pasco-wa.gov, or via postal mail to PO BOX 293, Pasco, WA 99301, or in person to the CED Planning Division at 525 N 3rd Ave, Pasco, WA 99301. The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal and be accompanied by required fee.

Responsible Official:	Craig Raymond
Position/Title:	Community and Economic Development Deputy Director
Phone	(509) 545-3451
Address:	525 N. 3rd Ave, Pasco, WA 99301

Signature: _____ Date: 5/19/25

REPORT TO HEARING EXAMINER
PUBLIC HEARING
City Hall – 525 North Third Avenue – Council Chambers
Wednesday, June 11, 2025
6:00 PM

MASTER FILE #:	**SP2025-007/Field 68 - Restaurant & Event Center**
APPLICANT:	Knutzen Engineering C/o Paul Knutzen 5401 Ridgeline Drive Suite 160 Kennewick, WA 99338
REQUEST:	**SPECIAL PERMIT**: Construction of a dancehall and restaurant/nightclub.

TIMELINE

March 14, 2025	SEPA (State Environmental Policy Act) Environmental Checklist, SEPA2025-011, Submitted
May 1, 2025	Special Permit Application, SP2025-007, Submitted
May 15, 2025	Applications Deemed Complete
May 19, 2025	SEPA Mitigated Determination of Non-Significance (MDNS) Issued
May 26, 2025	Notice for Public Hearing for SP2025-007 Published in Tri-City Herald
May 27, 2025	Notice of Public Hearing for SP2025-007 Mailed to Properties Within 300 Feet of the Proposal
May 29, 2025	Public Hearing Staff Report Published

BACKGROUND

1. **PROPERTY DESCRIPTION:**

Legal: SHORT PLAT 2024-08 LOT 3

Parcel: 117370018

General Location: Located northeast of Road 68 and Interstate 182, south of Burden Boulevard.

Property Size: 1.85 acres.

2. **ACCESS**: The property has access on Burden Boulevard and Homerun Road.

3. **UTILITIES**: Municipal water and sewer are available in Burden Boulevard and Homerun Road.

4. **LAND USE AND ZONING**: The site is zoned C-1 (Retail Business). The site is currently developed as a gravel parking lot. Surrounding properties are zoned and developed as follows:

North:	C-1	Retail Business/Business Park/Office/Dental
East:	C-1/R-T	Retail Business/Residential Transition/Food Truck Hub/Soccer Complex
South:	R-T	Residential Transition/Parking lot/Gesa Stadium
West:	C-1	Retail Business/Event Center/Hotel

5. **COMPREHENSIVE PLAN**: The Comprehensive Plan designates this site as Commercial. The Commercial land use allows for Office, Business Park, Retail Business, Central Business, General Business, and Regional Commercial which may be developed with neighborhood, community and regional shopping and specialty centers, business parks, service and office uses. Please note that the proposed dancehall and nightclub is classified as a conditional use permit within the C-1 zoning district.

6. **ENVIRONMENTAL DETERMINATION**: The City is the SEPA lead agency for this project. Based on SEPA Environmental checklist SEPA2025-011, the adopted City Comprehensive Plan, City development regulations, and other information, a threshold determination resulting in a MDNS was issued on May 19, 2025, for this project under WAC 197-11-355.

BACKGROUND

Request

The applicant proposes to construct two buildings: a 4,122-square-foot restaurant/nightclub ("Building B") and an adjacent 4,122-square-foot dancehall ("Building A"). Planned outdoor amenities include fire pits, volleyball courts, cornhole areas, and other recreational features. Site improvements will consist of parking facilities, landscaping, lighting, and supporting infrastructure.

History

The subject property was annexed into the City in 1981 through Ordinance No. 2388 and was initially assigned the R-T zoning designation by Resolution No. 1396. It has since been rezoned to C-1; however, no documentation related to that rezone has been located.

The site has been used as a gravel parking lot since at least July 1996. Prior to that, aerial imagery indicates the property was used for agricultural purposes—such as crop cultivation—as early as December 1985.

STAFF FINDINGS OF FACT

1. The applicant proposes to construct a dancehall and restaurant/nightclub.
2. Pursuant to Pasco Municipal Code (PMC) 25.85.040 (6) dance halls and night clubs may be permitted by special permit.
3. Per PMC 5.35.040 Dance Hall means any privately owned place in which a public dance is

conducted, operated, or maintained or made available on a periodic or reoccurring basis and includes the premises in which the public dance is conducted, operated, or maintained, including but not limited to all public parking areas, hallways, bathrooms, and other adjoining areas on the premises accessible to the public during the dance.

4. Per PMC 25.15.060 Dance Hall means an enclosed space where public dances are held and where alcohol and/or food may be sold.

5. Per PMC 25.15.160 Nightclub means an establishment that provides entertainment and has as its primary source of revenue (a) the sale of alcohol for consumption on the premises and (b) cover charges. It does not mean premises wherein such beverages are sold in conjunction with the sale of food for consumption on the premises and the sale of said beverages comprises less than 25 percent of the gross receipts.

6. According to the applicant, 'Building B' will operate as a restaurant during the day and transition to a nightclub use during evening hours.

7. Due to the absence of current information identifying the primary source of revenue, the City of Pasco (City) is applying a broad interpretation of the use, treating the nightclub component as subject to the special permit request.

8. Off-street parking is required and has been calculated based on a ratio of one space per 100 square feet of usable floor area for both restaurant uses and dance halls without fixed seating.

9. Based on the proposed uses and applicable parking requirements, a total of 109 off-street parking stalls are required.

10. The applicant proposes to provide 50 off-street parking stalls as part of the site development.

11. Pursuant to PMC 25.185.070, owners of two or more uses, structures, or parcels of land located within 300 feet of each other may share parking facilities. When shared parking involves separate tax parcels under separate ownership, a notarized and recorded parking agreement is required.

12. The City owns the adjacent parcel to the south, which contains over 800 off-street parking stalls.

13. The site is within PMC 25.130 I-182 corridor overlay district.

14. Based on the trip generation letter submitted with this proposal, it is recommended that the applicant pay a Traffic Impact Fee (TIF) in accordance with the PMC. For this project, the fee is calculated at $28,208, based on 656 new daily vehicle trips at a rate of $43.00 per trip.

15. PMC 9.130.040 provides maximum permissible environmental noise levels.

CONCLUSIONS BASED ON STAFF FINDINGS OF FACT

As per PMC 25.200.080, Upon conclusion of the open record hearing, the Hearing Examiner shall make and enter findings from the record and conclusions thereof as to whether or not:

(1) The proposal is in accordance with the goals, policies, objectives, maps and/or narrative text of the Comprehensive Plan;

Land Use Policy LU-2-B: Facilitate planned growth within the City limits and Urban Growth Area, and promote infill developments in the City limits through periodic review of growth patterns and market demand within each of the City's land use designations. *The proposal would develop a currently vacant site that has historically been used as overflow parking for nearby sporting events. The City acknowledges that the proposed restaurant/nightclub and dance hall reflects current market demand for such uses.*

(2) The proposal will adversely affect public infrastructure;

Access to the site is largely established and includes existing curb, gutter, sidewalk, and street lighting. A portion of sidewalk along Homerun Road will be constructed as part of this proposal. Utilities are available at the site and will be extended as necessary to serve both proposed uses. The proposed development is not anticipated to adversely impact existing street or utility infrastructure in the area and will enhance or promote existing recreational infrastructure.

(3) The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;

Surrounding properties are primarily developed with a mix of retail businesses, an event center, and sporting complexes. The proposed uses are consistent with the activity levels and character of the area and are not expected to create impacts beyond those already present. Additionally, the project is required to comply with the C-1 zoning development standards and I-182 Overlay Building standards, as outlined in the PMC.

(4) The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;

The proposed buildings will be located adjacent to an existing event center and will have a maximum height of 33 feet 6 inches, which is lower than the height of the adjacent event center. Given their location and scale, the proposed structures are not expected to hinder or discourage future development in the surrounding area.

(5) The operations in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district;

The proposed operations are anticipated to produce a greater degree of noise, vibrations, traffic, and flashing lights than typical commercial permitted uses within the district, excluding the adjacent event center. Notably, the adjacent event center—a comparable high-activity use—has not generated any recorded noise complaints in approximately 14 years. This suggests that, with appropriate conditions of approval in place, the proposed uses are unlikely to result in significant disturbance to the surrounding area.

(6) The proposal will endanger the public health or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

The proposed operations may present an increased potential for public health, safety, or nuisance concerns due to the nature of the use and its proximity to surrounding properties.

APPROVAL CONDITIONS

1) The Special Permit shall apply to Franklin County Parcel Number 117370018, including any subsequent legal subdivisions thereof.

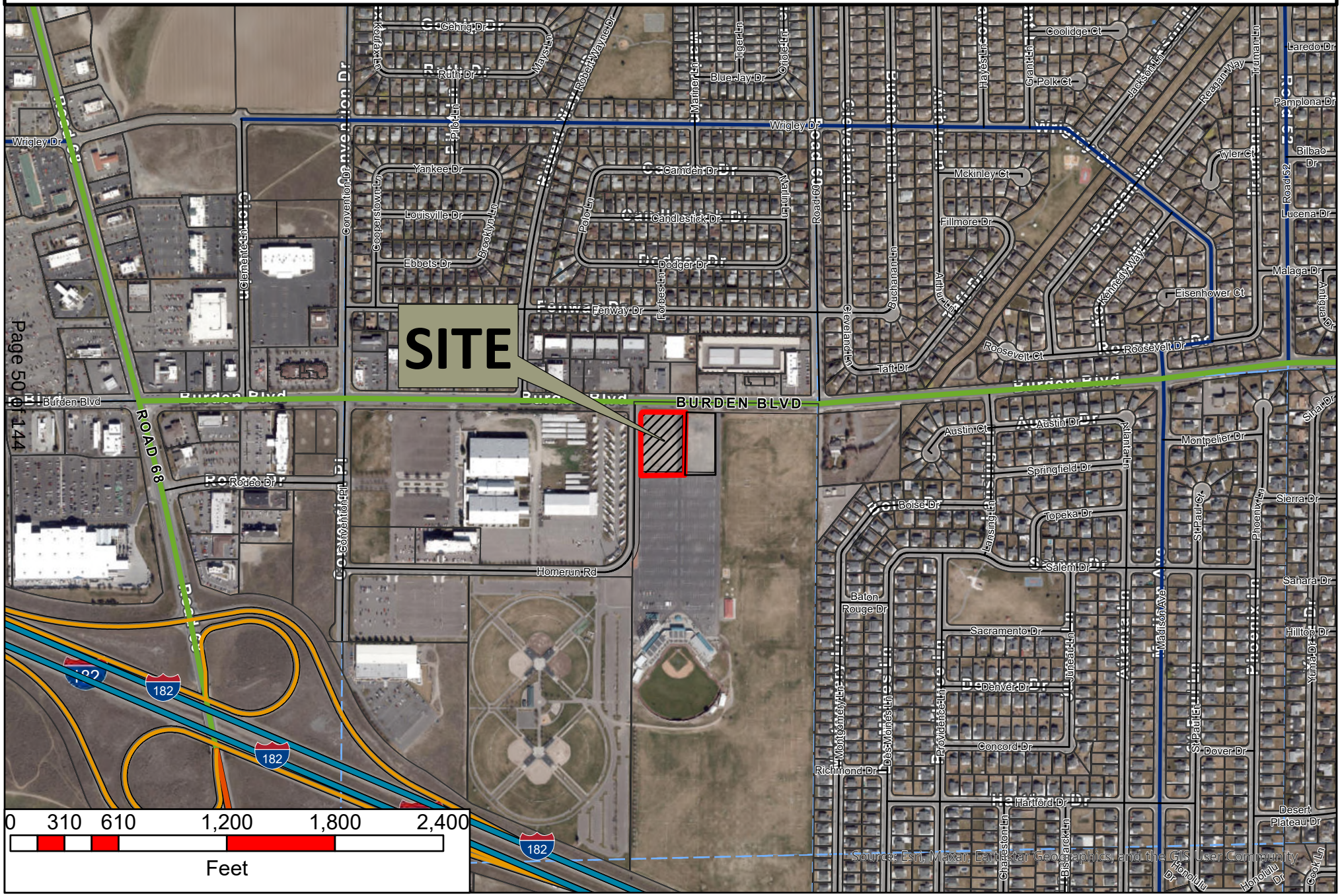
2) The project shall be constructed and operated in substantial conformance with the site plans and supporting materials submitted with the Special Permit application, as included in the June 2025 Hearing Examiner packet.
3) In addition to Condition 2, the proposed egress gates equipped with panic bars and signage (as shown in Keynote 35 on Sheet SP01) shall include direct connections to the City sidewalks along the north and west boundaries of the site. These connections shall be constructed with hard surfaces and meet all applicable ADA accessibility standards.
4) A shared parking agreement, consistent with PMC 25.185.070, shall be submitted to CED staff for review and approval and recorded prior to commencement of operations.
5) Final review and approval of the parking lot landscaping shall be conducted by the City during building permit review to ensure compliance with PMC Chapter 25.180 and applicable design standards.
6) The proposed 6-foot CMU fence shall comply with sight distance and clear view triangle requirements as outlined in Sheet 8-2 of the Pasco Design and Construction Standards. Compliance shall be demonstrated in the building permit submittal.
7) In accordance with PMC 5.35.070, the applicant shall obtain a Special Event Permit for any event open to the public that meets the criteria of said code. Private events not open to the public shall be exempt from this requirement; however, appropriate security measures must be in place at all times to ensure the safety of patrons.
8) A comprehensive security plan shall be submitted to the City for review and approval prior to commencement of operations. The plan shall ensure the presence of adequate on-site security personnel during all operational hours. The approved plan shall be implemented and maintained for the duration of the use.
9) The applicant shall obtain all required building and fire permits and shall comply with the applicable provisions of the International Building Code (IBC) and International Fire Code (IFC) for assembly occupancies.
10) The applicant, and any successors or assigns, shall obtain and maintain all licenses and permits required by the State of Washington and the City for the operation of the facility.
11) The facility shall be operated in a professional manner, including but not limited to regular maintenance, timely repairs, adequate staffing, and the upkeep of security and safety infrastructure.
12) The Special Permit shall be considered null and void if any of the above conditions are not met or maintained, unless otherwise amended by the City or Hearing Examiner.

RECOMMENDATION

Staff acknowledges that the submitted findings of fact and conclusions provide a potential basis for approval of the application for a dancehall and restaurant/nightclub at Parcel 117370018 in Pasco, WA. However, the final determination rests with the Hearing Examiner. Should the Examiner find that approval is warranted—either as proposed or with modifications—staff recommends that the above conditions of approval be incorporated into the decision.

Overview Map

Item: Field 68 - Restaurant & Event Center
Applicant(s): Knutzen Engineering
File #: SP2025-007/SEPA2025-011



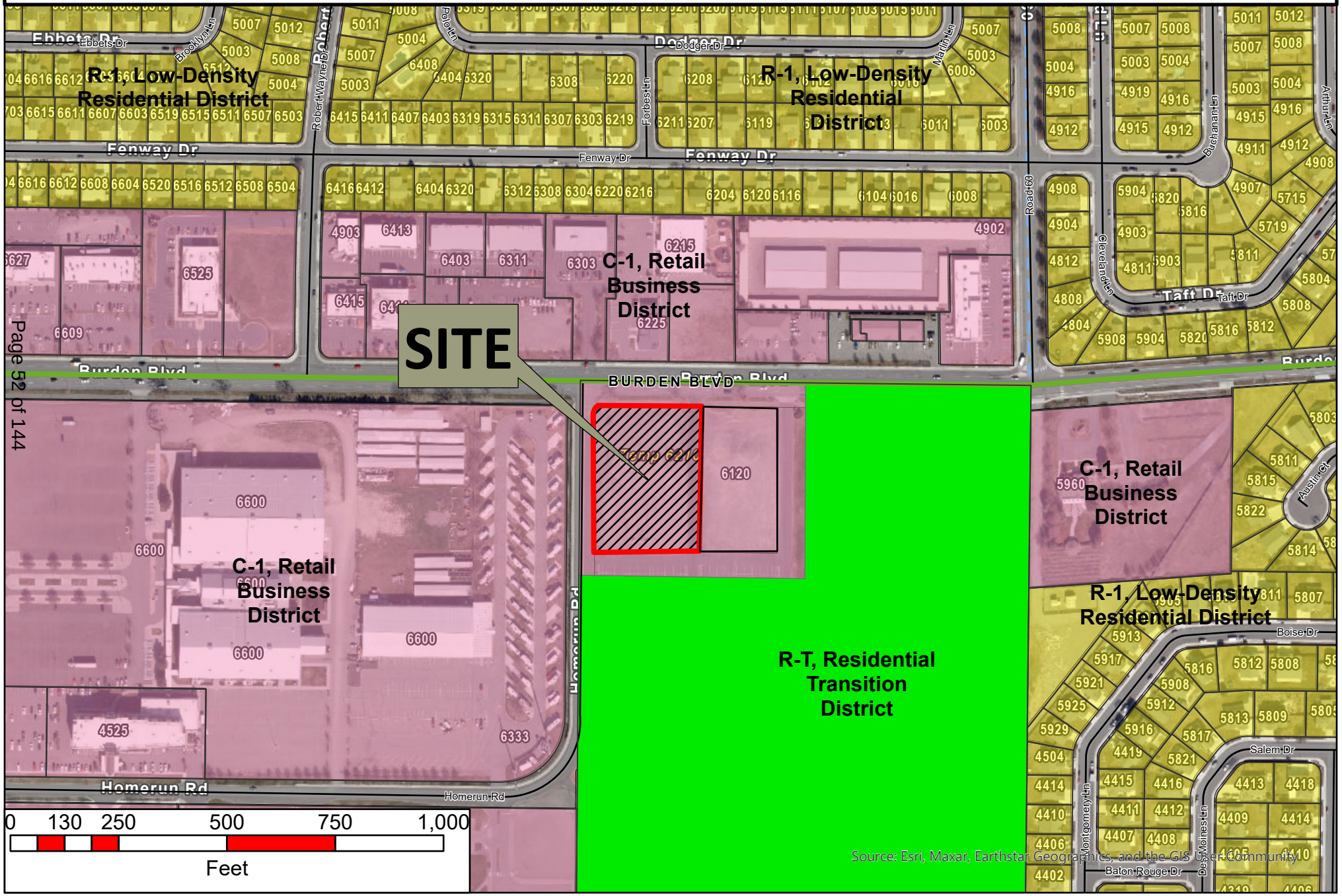
Vicinity Map

Item: Field 68 - Restaurant & Event Center
Applicant(s): Knutzen Engineering
File #: SP2025-007/SEPA2025-011



Zoning Map

Item: Field 68 - Restaurant & Event Center
Applicant(s): Knutzen Engineering
File #: SP2025-007/SEPA2025-011



Land Use Map

Item: Field 68 - Restaurant & Event Center
Applicant(s): Knutzen Engineering
File #: SP2025-007/SEPA2025-011



City of Pasco
Community & Economic Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441

Fee: $625

CITY OF PASCO
SPECIAL PERMIT APPLICATION

Master File # _____ Date Submitted: _____

Applicant Info	**Owner Info** (if different than applicant)
Name: Knutzen Engineering (Paul Knutzen)	Name: Doug Shima
Address: 5401 Ridgeline Drive Ste 160, Kennewick, WA 99338	Address: 8524 W Gage Blvd A331, Kennewick, WA 99336
Phone: (509) 222-0959	Phone: (509) 438-2085
Email: paul@knutzenengineering.com	Email: doug@crcms.net

Project Address: Undetermined

Project Parcel Number: 117370018

Current Zoning: C-1

Source of domestic water: 2" meter to be tapped on 8" line to the south of the proposed buildings

Method of sewage disposal: City sewer is proposed.

Present use of the land and structure(s) if any: Property is vacant at this time.

Please describe any existing violations of the zoning ordinance upon the property:

There are no existing violations with the property.

Give a detailed description of the proposed use that requires a special permit (attach separate sheet if more space is necessary):

See attached document for description.

NOTE: Provide a variance report giving a list and mailing address of owners of all property within 300 feet of the applicant's property, as shown by a local title company OR payment of **$50.00** which shall be utilized by the City to obtain a current list of property owners of all properties within 300 feet of the applicant's property.

Fee for Special Permit	-	$500.00
Environmental Checklist	-	$ 75.00
Radius Notification	-	$ 50.00
		$625.00

☐ SEPA Checklist ☐ Site map ☐ Fee of $625

City of Pasco
Community & Economic Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441

Fee: $625

Signature of Applicant

*Notarized Signature of Property Owner

State of Washington)
ss.
County of Franklin)

On this 14 day of April, 2025, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned an sworn, personally appeared Douglas Shima being duly sworn on his/her oath that he/she has prepared and read the foregoing statements and has acknowledged to me that the recitations contained therein are true, and has signed this instrument as his/her free and voluntary act and deed for the purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 14 day of April, 2025.

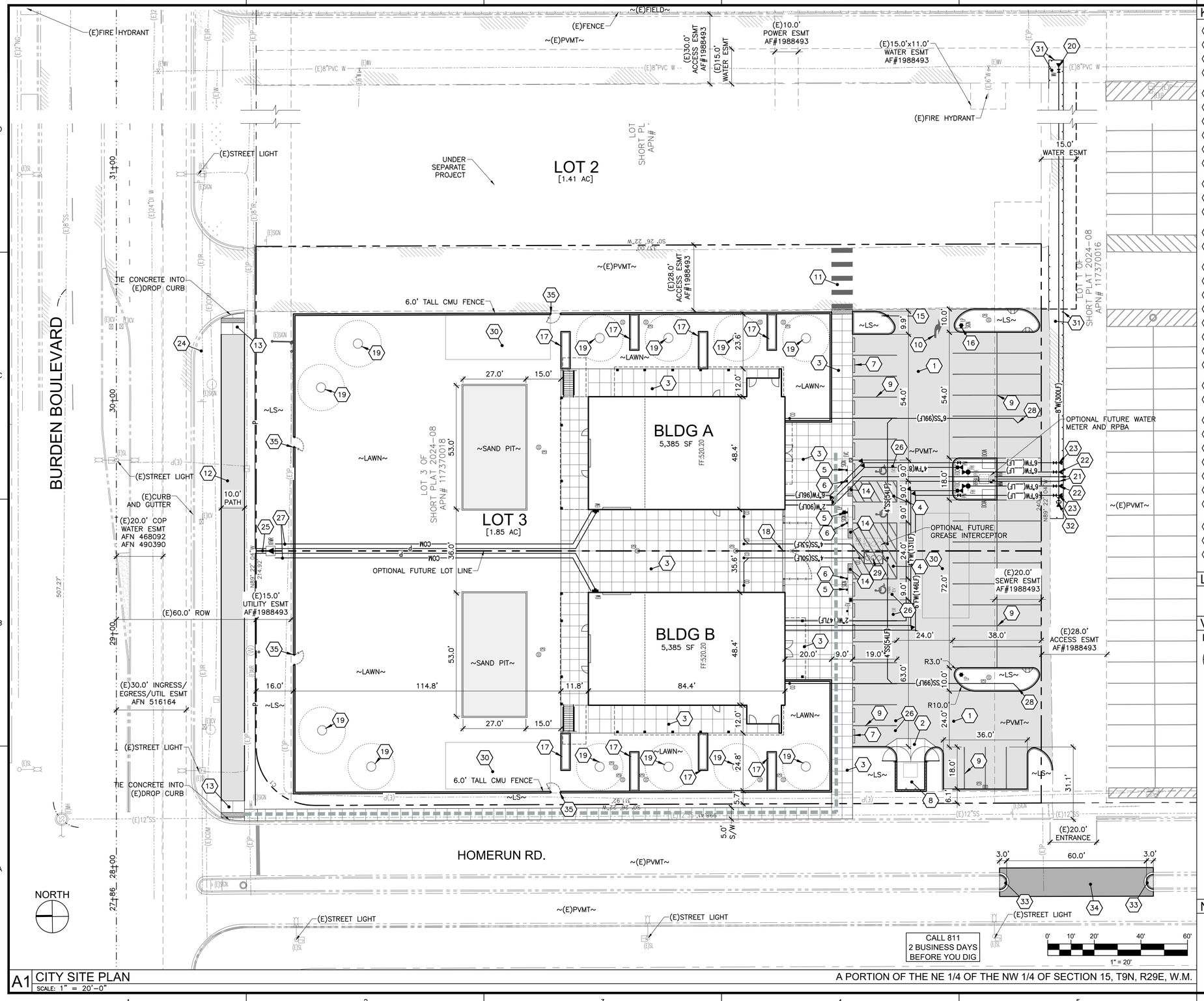
Notary Public in and for the State of Washington
Residing at Benton Co.
My Commission expires 10/18/2027

NICHOLAS BONNINGTON
NOTARY PUBLIC
STATE OF WASHINGTON
COMM. #23036284
MY COMM. EXP. 10/18/2027

Updated June 2023

Special-Use Description:

1) Building “A” is considered a Dancehall per PMC 25.85 which is only allowable through a special-use permit.
2) Building “B” is going to be a restaurant during the day, then at night after 9 it will be considered more of a nightclub per PMC 25.85. However, most of the buildings profits will come from the restaurant portion versus the nightclub portion. Per PMC 25.15.160, “Nightclub” means an establishment that provides entertainment and has as its primary source of revenue (a) the sale of alcohol for consumption on the premises and (b) cover charges. It does not mean premises wherein such beverages are sold in conjunction with the sale of food for consumption on the premises and the sale of said beverages comprises less than 25 percent of the gross receipts.
3) SEPA 2025-011 has already been processed by the City so no new SEPA should be required with this special use permit.



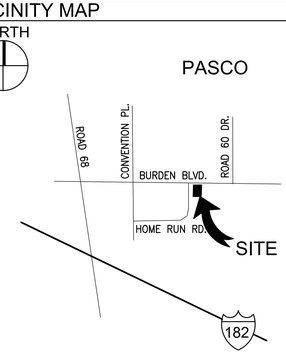
KEY NOTES

1. STANDARD ASPHALT SECTION
2. HEAVY CONCRETE SECTION
3. STANDARD CONCRETE SECTION
4. PAINT ACCESSIBLE PARKING SYMBOLS AND STRIPES PER ADA REQUIREMENTS AS SHOWN ON PLAN
5. ACCESSIBLE PARKING SIGN
6. ACCESSIBLE AISLE SIGN
7. WHEEL STOP
8. TRASH ENCLOSURE, PER BDI STD
9. PAINT 4" WHITE PARKING STRIPE, TYP
10. PAINT WHITE ELONGATED DIRECTIONAL ARROWS AS SHOWN ON PLAN PER MUTCD AND CITY STANDARDS
11. PAINTED CROSS WALK
12. ASPHALT PATH, PER CITY STD
13. CONCRETE LANDING AT EXISTING CURB CUT, PER CITY STD WITH EMBEDDED TRUNCATED DOMES
14. EMBEDDED TRUNCATED DOMES
15. RELOCATED "DO NOT ENTER" SIGN ON NEW POST UNDER SEPARATE PROJECT
16. "RIGHT TURN ONLY" SIGN
17. PLANTER SCREEN
18. 24.0' ROLL GATE
19. FIRE PIT
20. 8"x8" CUT IN TEE WITH VALVE FOR WATER LOOP
21. 2" WATER TAP, METER WITH RPBA, PER CITY STD
22. 8"x6" TEE FOR FIRE HYDRANT WITH CURB PROTECTION
23. 8"x6" TEE FOR FIRE WATER TO BUILDING WITH DCVA AND PIV, THEN TO FDC AT BUILDING
24. IRRIGATION POINT OF CONNECTION
25. TRANSFORMER TIED INTO EXISTING, COORDINATE WITH POWER COMPANY
26. EV STALL INFRASTRUCTURE
27. TELEPHONE/TV POINT OF CONNECTION
28. TIE SEWER SERVICE INTO SEWER MAIN BY OTHERS
29. GREASE INTERCEPTOR
30. UNDERGROUND STORM SYSTEM
31. SAWCUT, REMOVE AND REPLACE ASPHALT FOR UTILITY
32. CAP END OF WATER MAIN WITH 8" GATE VALVE AND THRUST BLOCK
33. REPAIR CURB AND GUTTER
34. REPAIR ASPHALT
35. 4.0' WIDE EGRESS GATE WITH PANIC BAR AND SIGNAGE

LEGEND

ADA COMPLIANT PATH TO SIDEWALK

VICINITY MAP



NOTES

1. PARKING:
   46 STANDARD STALLS, 1 ACCESSIBLE STALLS, 1 ACCESSIBLE VAN/EV STALL, 1 ACCESSIBLE EVC STALL, 1 EVR STALLS, TOTAL 50 STALLS.
2. AREA:
   49,404 SF IMPERVIOUS AREA, 31,341 SF PERVIOUS AREA (39%), 80,745 SF TOTAL PROPERTY AREA.

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

PAUL T. KNUTZEN
STATE OF WASHINGTON
PRELIMINARY
44313
REGISTERED
PROFESSIONAL ENGINEER
/ /25

NOT FOR CONSTRUCTION
CITY SITE PLAN
COLUMBIA RIVER CONST. & MGMT. SERVICES, LLC.
RESTAURANT
BURDEN BLVD. PASCO, WA 99301

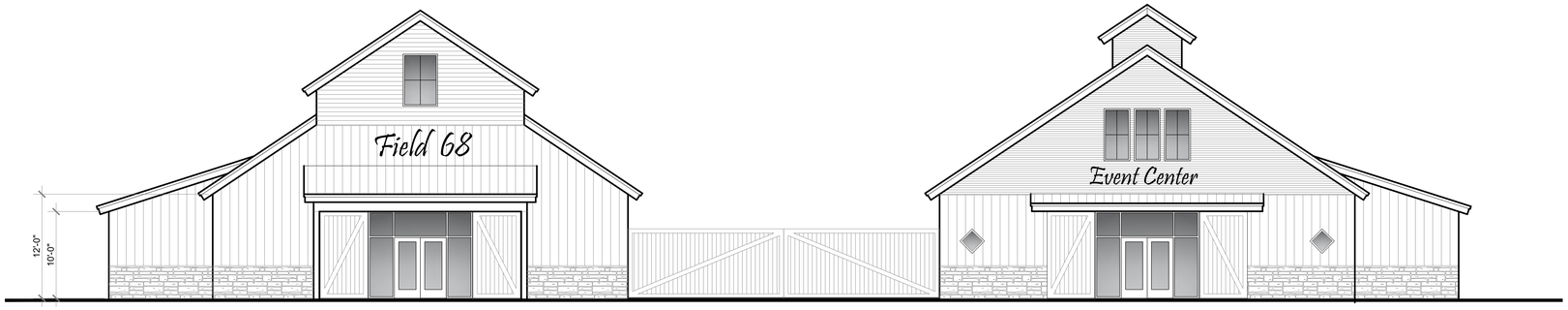
APPROVAL		
DESIGN	SJT	03/25/25
CHECKED	PTK	03/25/25
APPROVED	PTK	03/25/25

SCALE: AS NOTED
CADFILE: 24102SP01
JOB No. 24102
REV. E
DWG. No. SP01

A1 CITY SITE PLAN
SCALE: 1" = 20'-0"

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, T9N, R29E, W.M.

\20241102-Midnight Cowboy Site Civil\DWG\241025P01.dwg - Mar 25,2025 - 09:47am - sto



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

PRELIMINARY
NOT FOR
CONSTRUCTION

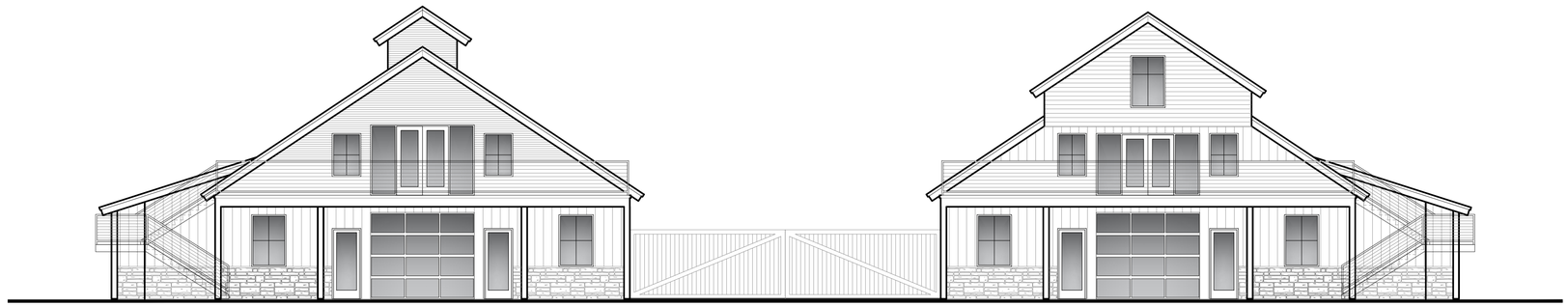
Columbia River Const. & Mgmt. Services, LLC
RESTAURANT
Burden Blvd, Pasco, WA 99301
EXTERIOR ELEVATIONS

REVISIONS:

DATE: 11/20/2024
JOB NO.: 24-1104
DRAWN BY: BB

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NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

BAKER ARCHITECTURE

Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

PRELIMINARY
NOT FOR
CONSTRUCTION

Columbia River Const. & Mgmt. Services, LLC
RESTAURANT
Burden Blvd, Pasco, WA 99301
EXTERIOR ELEVATIONS

REVISIONS:

DATE: 11/20/2024
JOB NO.: 24-1104
DRAWN BY: BB

A1.2

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OVERALL FLOOR PLAN

SCALE: 1/8" = 1'-0"

NORTH

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.7425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

PRELIMINARY
NOT FOR
CONSTRUCTION

Columbia River Const. & Mgmt. Services, LLC
RESTAURANT
Burden Blvd, Pasco, WA 99301
OVERALL FLOOR PLAN

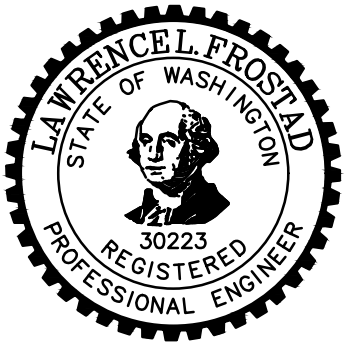
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MEMORANDUM



TO: Kurtis Schliebe, City of Pasco
CC: Ryan Purdie, Wrigley Drive Properties LLC
Donal McIntosh, Trendz

FROM: Larry Frostad, P.E., PTOE

DATE: February 21, 2025
SUBJECT: DR Restaurant & Event Center Trip Generation & Distribution Letter

This report summarizes the Trip Generation and Distribution prepared for the DR Restaurant & Event Center proposed in Pasco, Washington. This analysis addresses City of Pasco requirements relating to the State Environmental Policy Act (SEPA) and Growth Management Act. The Letter provides information for use in determination of concurrency between the proposed project, applicable regulations, and the standards established in the *Comprehensive Plan*.

The study was prepared per guidance included in Chapter 8 of the *City of Pasco Design and Construction Standards* (March 2022) and updated in *City of Pasco Transportation System Master Plan* (June 2022). The scope was established through coordination with the City. The City of Pasco is the lead land use jurisdiction and agency that maintains access roadways. Additional agencies can comment per invitation of City staff.

PROJECT DESCRIPTION

The DR Restaurant & Event Center site plan includes two 4,122 square-foot buildings, with an additional 5,000 SF of outdoor seating, to be constructed on an approximately 1.8 acres situated south of Burden Boulevard and east of Homerun Road within the City of Pasco, Washington (a portion of Franklin County Tax Parcel 117370015). The project will gain access from two existing accesses along Burden Boulevard and one on Homerun Road. All accesses are also shared with Gesa Stadium and the Tri-Cities Youth Soccer Association.

The property is within a C-1, Retail Business District Zone of Pasco. The *Comprehensive Plan* Land Use Designation (June 2021) is Commercial. Much of the immediate surrounding area within the designation is also zoned Commercial. The stadium and Youth Soccer Association are zoned as Residential Transition District (R-T). To the east are Low-Density Residential (R-1) zones. Following the acquisition of applicable permits and design review processes, the project will be constructed with expected full build out in early 2026.

Attached **Figure 1** provides a site location map. **Figure 2** provides the most current site plan, which shows the building and entry oriented to access Burden Boulevard via two existing approaches.

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DATE: 2/19/25 JOB: 250008

1 VICINITY MAP
SCALE: NTS

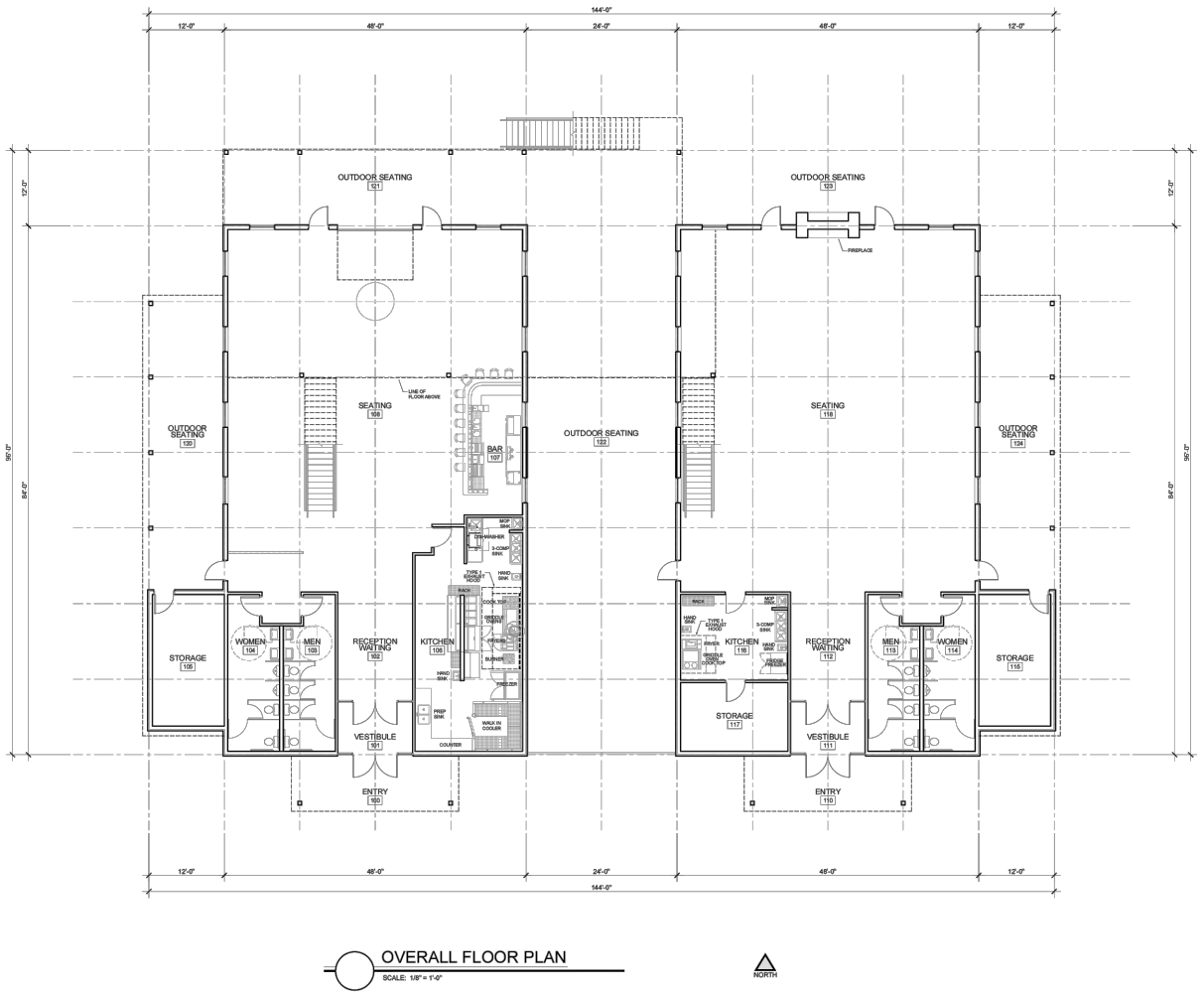
DR'S RESTAURANT & EVENT CENTER TRIP GENERATION & DISTRIBUTION LETTER

ARDURRA

1717 S. RUSTLE STREET, SUITE 201
SPOKANE, WA 99224

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OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH

BAKER ARCHITECTURE
Bruce Baker - Architect - AIA
509.551.1425
PO Box 189, Richland, WA 99352
bakerarchitecture@frontier.com

PRELIMINARY
NOT FOR
CONSTRUCTION

Columbia River Const. & Mgmt. Services, LLC
RESTAURANT
Burden Blvd, Pasco, WA 99301
OVERALL FLOOR PLAN

REVISIONS:

DATE: 11/20/2024
JOB NO.: 24-1104
DRAWN BY: BB

A2.1

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DATE: 2/19/25 JOB: 250008

2 SITE PLAN
SCALE: NTS

DR'S RESTAURANT & EVENT CENTER
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Trip Generation

Trip generation was forecast based on the methodologies of the Trip Generation Manual (ITE, 11th Edition, September 2021). The manual is a nationally recognized and locally accepted resource for forecasting traffic for commercial, institutional, and residential developments. The methods were developed based on the survey of other existing land uses located with the United States.

Calculations from the Trip Generation Manual yield total trips. However, not all these trips are new to streets. Internal, pass-by, and diverted, are terms used to describe the trip types that make up total trips for a commercial project. Trip types and applications were identified using the *Trip Generation Handbook* (ITE, 2021). A description of ITE trip types and applicability for this project is as follows:

- **Internal Trips.** These trips travel between land uses of a multi-use, commercial project without using the adjacent roadway system as accomplished by local streets or through shared parking lots and access easements. These trips are calculated using procedures provided in the ITE Handbook.

  Internal trips are not anticipated or calculated for this project.

- **Pass-By/Diverted.** Trips attracted to/from adjacent streets or nearby streets as travelers commute between origins and destinations. These are addressed as turning trips diverted at a project approach or intersection, noted as an impact only to streets in-route between the initial travel route and proposed land use. Thus, they are only considered to impact project approaches and streets/intersections along the diverted routes of travel. These are not considered a gain in traffic as they already exist within a commute.

  Pass-By trips are typically limited to 10% of the traffic volumes on adjacent roadways.

- **Net-New.** These are the trips that remain following the adjustments for internal, pass-by, and diverted trips. These trips represent added system trips, having an impact not only on project driveways, but also on intersections, and streets aligned en-route between originating land uses and the project site.

Trip generation for DR Restaurant & Event Center was developed using ITE Land Use Code 931 – Fine Dining. This designation was selected at it approximates the facility's planned uses and fits the planned 11 AM to 9 PM hours of operation. A description of this use is provided below:

"A fine dining restaurant is a full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires a reservation and is generally not part of a chain. A patron commonly waits to be seated, is served by wait staff, orders from a menu and pays after the meal. Some of the study sites have lounge or bar facilities (serving alcoholic beverages), but meal service is the primary draw to the restaurant."

One of the buildings is projected to be a restaurant with bar. The other building is proposed for catered events, meetings, and other part-time uses. For forecasting purposes, trip generation was forecast for both buildings, assuming a reasonably consistent schedule of events using the event space that approximates the restaurant building. ITE further suggests that when there is significant outdoor seating, the number of seats may be a more reliable independent variable, however, there are fewer studies. One-half of the outdoor seating space (2,500 SF) was used given the site plan, proposed uses. Pass By trips were forecast for only the restaurant/bar building and the outdoor seating given that the second building is event-oriented. The PM pass-by rate of 44% was obtained from the ITE Pass-By Data. Average Rate Forecasts for Weekday, AM, and PM peak hours of adjacent street traffic representing the impacts of the project on the morning and evening rush hours of commute traffic are provided in **Table 1.**

Table 1. DR Restaurant & Event Center, Forecast Trip Generation

Land Use:	Units	Weekday	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
931 – Fine Dining	10,740 SF	900	4	4	8	56	28	84
Minus Pass By Trips	6,622 SF	244*	0	0	0	18	18	36
Net New Trips		**656**	**4**	**4**	**8**	**38**	**10**	**48**

Source: ITE Trip Generation Manual (11th Edition)
* - Estimated from PM Rate. ITE does not provide a Pass By rate for Weekday

As shown, DR Restaurant & Event Center is estimated to generate 8 new AM peak hour and 48 new PM peak hour trips. With pass-by trips, there are 84 PM peak hour trips. Weekday trips are adjusted by using the PM pass-by rate of 44% per the ITE Pass-By Tables.

Trip Distribution and Assignment

Trip distribution and assignment is the process of forecasting likely travel routes for development-related traffic to identify the impacts of a project on area streets. For this study, trip distribution was based on the existing network as well as the location of primary destination centers in relation to the development, such as residential, work centers, shopping/entertainment areas, etc.

Trips will access the site via the two Burden Boulevard accesses. Trips were distributed to the network as shown in **Table 5.**

Table 2. Trip Distribution and Trip Assignments			
		Trip Assignments	
Origin/Destination	Distribution	AM Peak	PM Peak
Burden Boulevard - West of Convention Drive - East of Road 52	 20% 15%	 2 1	 10 7
Convention Drive - North of Burden Boulevard	 10%	 1	 5
Robert Wayne Drive - North of Burden Boulevard	 10%	 1	 5
Road 60 - North of Burden Boulevard	 11%	 1	 5
Lansing Lane - South of Burden Boulevard	 6%	 0	 3
Madison Avenue - North of Burden Boulevard - South of Burden Boulevard	 2% 11%	 0 1	 1 5
Road 52 - North of Burden Boulevard	 15%	 1	 7
Trip Distribution Totals	**100%**	**8**	**48**

Trips were assigned to study roads based on the described distribution pattern. Turn restrictions currently affect site access from the east. Adjacent the site, it is noted that there is currently a median barrier on Homerun Road, thus drivers accessing the site via a westbound left turn at Homerun / Burden must travel approximately 500' south of the site for left turn access. Westbound left turns from Burden Boulevard to the site were primarily assigned at Homerun and were not penalized or otherwise adjusted for this extra travel. Eastbound trips were all assigned as right turns at the east approach to the site rather than as right turns at Homerun Road.

Intersections forecast to receive more than 25 new PM trips are:

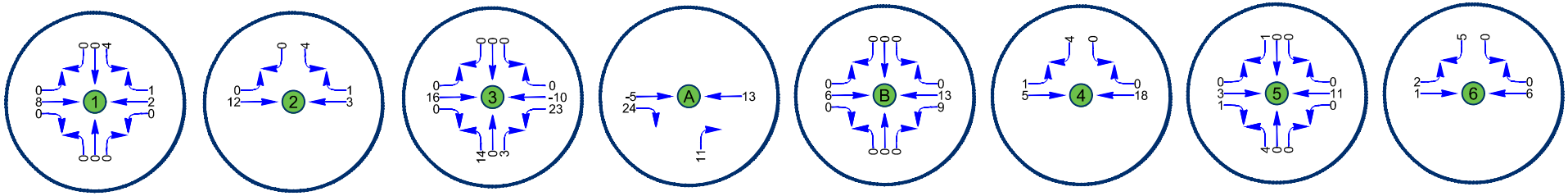
Burden Boulevard / Homerun Road: 46
Burden Boulevard / Road 60: 28

The resulting project trip assignments are shown in **Figure 3**.

Future street improvements are programmed and shown in the Six-Year Transportation Program (TIP) Year 2024 to 2029. This plan lists the following projects in the vicinity of the development:

- 5.16 – Burden Road / Road 60 Intersection Improvements – 2028
- 5.17 – Burden Road / Madison Avenue Intersection Improvements – 2028
- 5.18 – Burden Road / Road 44 Intersection Improvements - 2029.

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*Includes Pass-By Volumes



DATE: 2/19/25 JOB: 250008

LEGEND

MINOR ARTERIAL

INTERSECTION TURNING MOVEMENTS

3 PROJECT TRIP ASSIGNMENTS
PM PEAK HOUR

DR'S RESTAURANT & EVENT CENTER TRIP GENERATION & DISTRIBUTION LETTER

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1717 S. RUSTLE STREET, SUITE 201
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SUMMARY

The DR Restaurant & Event Center site plan includes two 4,122 square-foot buildings with approximately 5,000 square-feet of outdoor dining to be constructed on an approximately 1.8 acres situated south of Burden Boulevard and east of Homerun Road within the City of Pasco, Washington (a portion of Franklin County Tax Parcel 117370015). The project will gain access from two existing accesses along Burden Boulevard and one on Homerun Road. All accesses are also shared with Gesa Stadium and the Tri-Cities Youth Soccer Association.

The property is within a C-1, Retail Business District Zone of Pasco. The project will be constructed with expected full build out in 2026. Operating hours are anticipated to be from 11AM to 9PM.

ITE Land Use Code 931 – Fine Dining was used to estimate trips for both buildings, assuming a reasonably consistent schedule of events using the event space. DR Restaurant & Event Center is estimated to generate 8 AM peak hour and 84 PM peak hour trips. A pass by reduction was taken for only one building and the outdoor seating (6,622 SF of space), as the other building is for event-oriented uses. With the reduction for PM pass-by trips, there are 48 new PM peak hour trips.

Trips are estimated to travel 40% to/from the west and 60% to/from the east. Anticipated distributions occur along Burden Boulevard at Convention Drive (10%), Robert Wayne Drive (10%), Road 60 (11%), Lansing Lane (6%), Madison Avenue (11%) and Road 52 (15%) and Burden Boulevard (36% west, 18% east). Median islands restrict some turning movements.

Noted programmed projects include intersection improvements on Burden Boulevard at Road 60, Madison Avenue, and Road 44.

Intersections forecast to receive more than 25 new PM trips are:

Burden Boulevard / Homerun Road:	46
Burden Boulevard / Road 60:	28

The project is subject to a Transportation Impact Fee of $43.00 per daily vehicle trip per Pasco Municipal Code Chapter 3.40.

RECOMMENDATIONS

Recommendations based on the information reviewed for this study are provided for agency consideration and, where project related, to minimize the effect of the project on the transportation network and contribute to improving multimobility in the area:

- The project pay the Traffic Impact Fee prescribed in Pasco Municipal Code. For this project, the amount is $28,208 based on 656 new trips x $43.00 per daily vehicle trip.

No further recommendations are provided.

Land Use: 931
Fine Dining Restaurant

Description

A fine dining restaurant is a full-service eating establishment with a typical duration of stay of at least 1 hour. A fine dining restaurant generally does not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires a reservation and is generally not part of a chain. A patron commonly waits to be seated, is served by wait staff, orders from a menu and pays after the meal. Some of the study sites have lounge or bar facilities (serving alcoholic beverages), but meal service is the primary draw to the restaurant. Fast casual restaurant (Land Use 930) and high-turnover (sit-down) restaurant (Land Use 932) are related uses.

Additional Data

If the fine dining restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The sites were surveyed in the 1980s, the 1990s, and the 2010s in Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, New Jersey, and Utah.

Source Numbers

126, 260, 291, 301, 338, 339, 368, 437, 440, 976, 1053

Fine Dining Restaurant
(931)

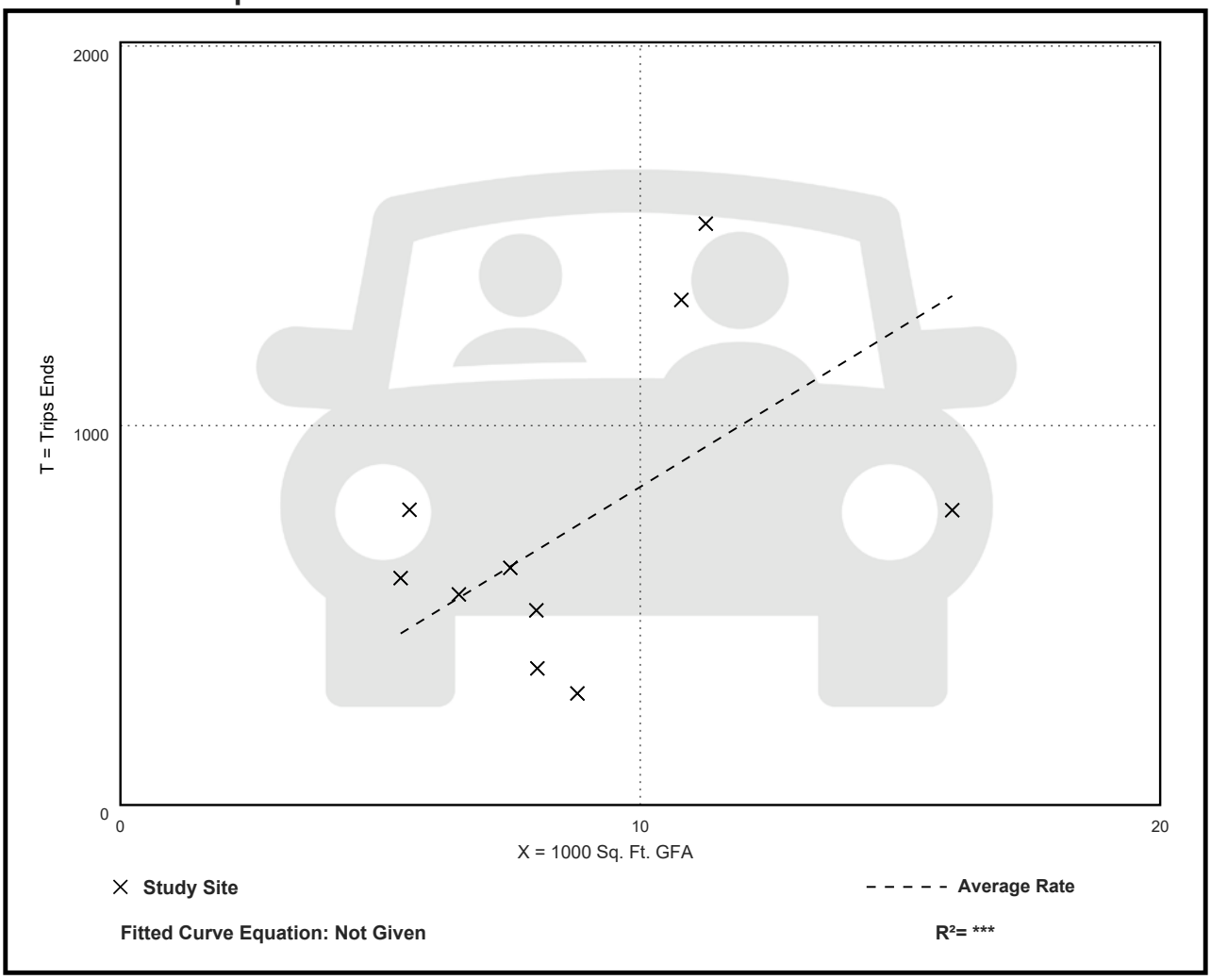
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
83.84	33.45 - 139.93	40.01

Data Plot and Equation



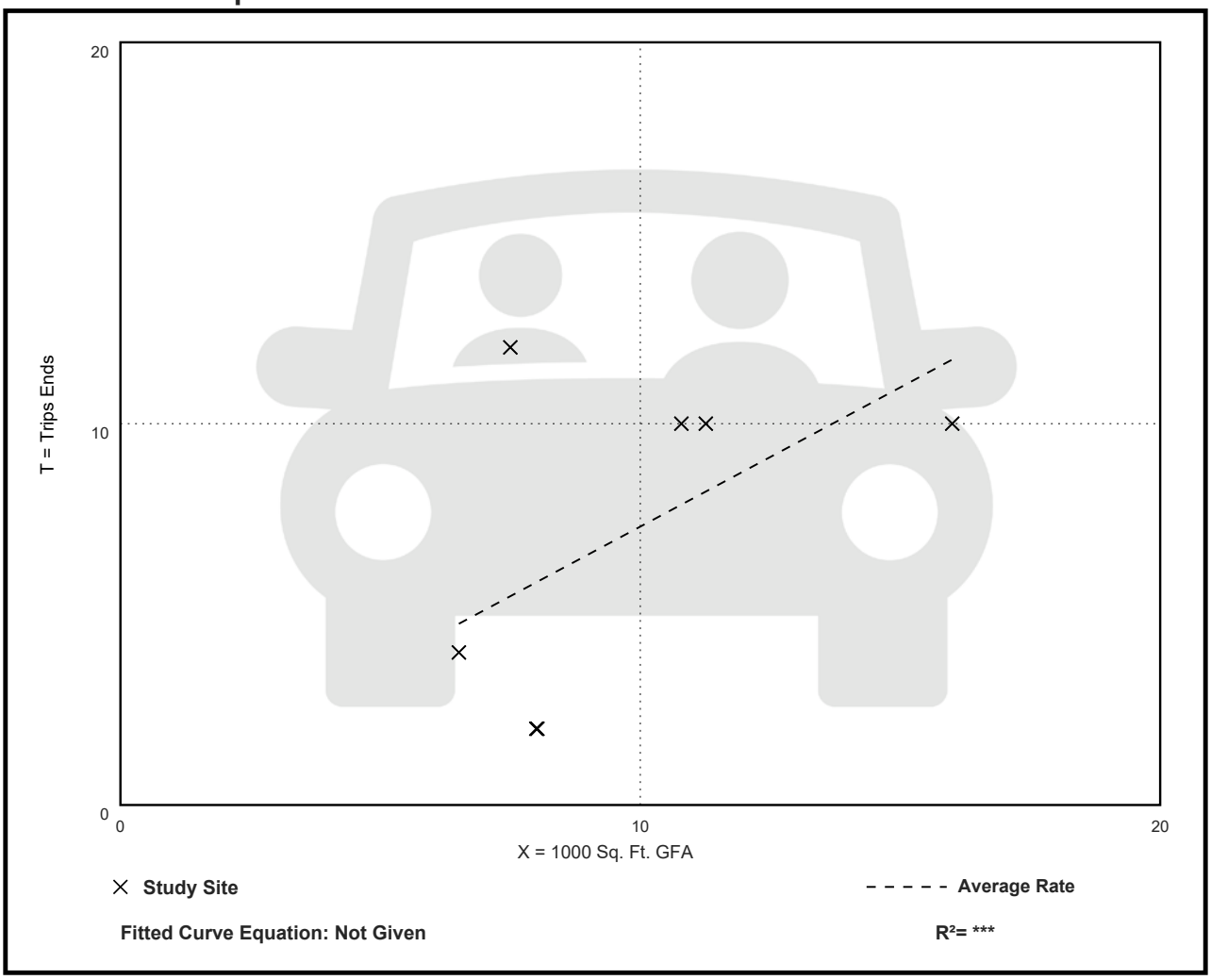
Fine Dining Restaurant
(931)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. 1000 Sq. Ft. GFA: 10
Directional Distribution: Not Available

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.73	0.25 - 1.60	0.42

Data Plot and Equation



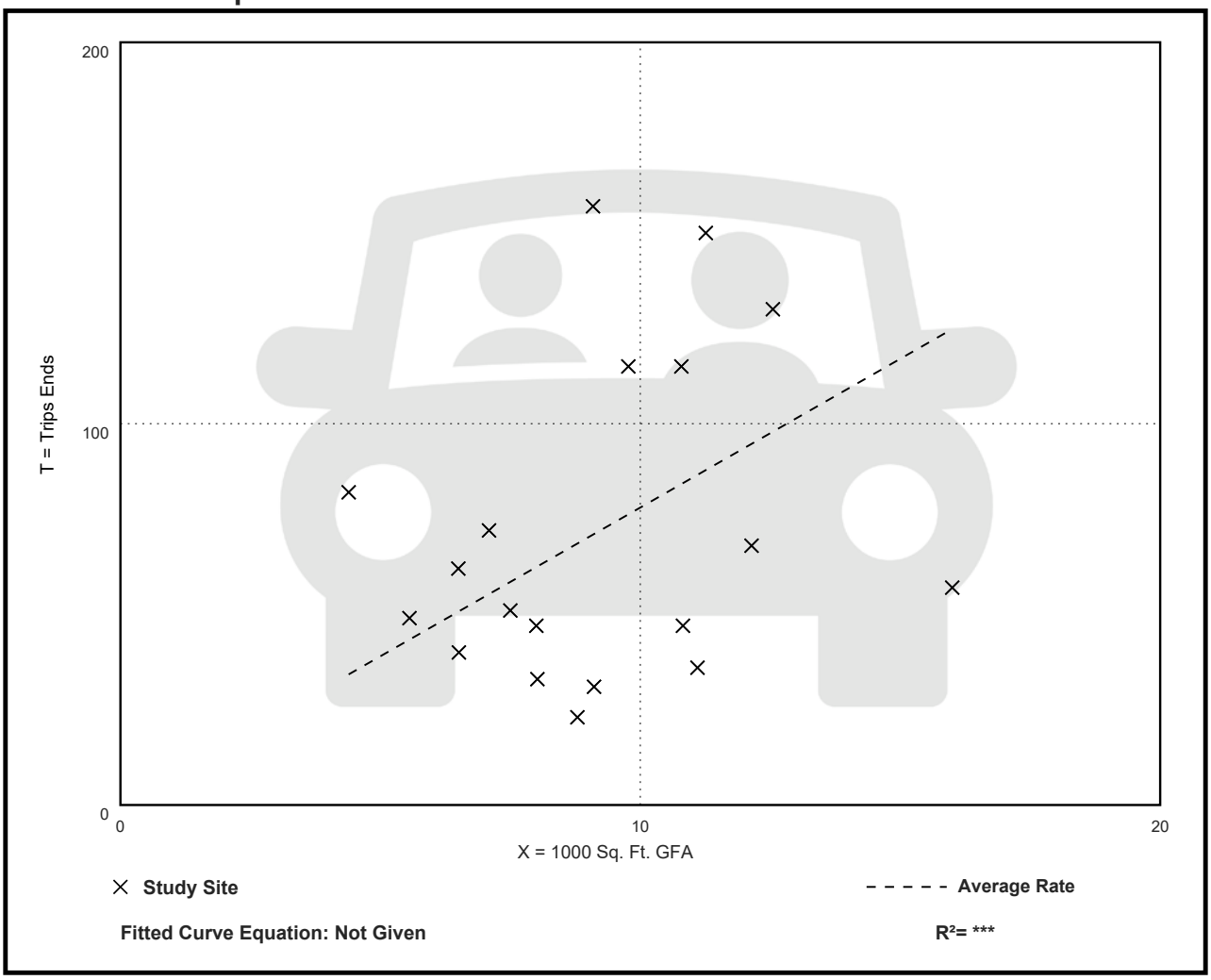
Fine Dining Restaurant
(931)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 19
Avg. 1000 Sq. Ft. GFA: 9
Directional Distribution: 67% entering, 33% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.80	2.62 - 18.68	4.49

Data Plot and Equation



City of Pasco
Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

CITY OF PASCO

NOTICE OF PUBLIC HEARING

Si necesita ayuda para entender este aviso o necesita más información, por favor llame al Departamento de Desarrollo Comunitario y Económico de la Ciudad de Pasco a 509-545-3441.

A Public Hearing with the Hearing Examiner will be held on June 11, 2025, at 6:00 pm

Place: Council Chambers in Pasco City Hall at 525 N 3rd Avenue in Pasco Washington.

The Hearing Examiner will consider public testimony **concerning the following application** at this hearing:

Proposal: Notice is hereby given that Paul Knutzen submitted a special permit application (SP2025-007) for a project that includes the construction of a new 4,122-square-foot restaurant and bar, along with an adjacent 4,122-square-foot event center. Outdoor amenities will feature fire pits, volleyball courts, cornhole areas, and other recreational elements. Site improvements will include parking facilities, landscaping, lighting, and other related infrastructure. The subject property is located at Parcel 117370018, Short Plat 2024-08, in Pasco, WA. The application is subject to review and approval in accordance with the regulations of the **Pasco Municipal Code**.

Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m.** on ***June 11, 2025,*** to be included in the written record. If you have questions on the proposal, contact the Planning Division at (509) 545-3441 or via e-mail to: barragani@pasco-wa.gov or via postal mail at PO Box 293, Pasco, WA 99301.

If you wish to participate in the hearing virtually, please register at least 2 hours prior to the meeting at the following registration link:

www.pasco-wa.gov/publiccomment

After registering, you will receive a confirmation email containing information about joining the webinar.

Estimated Date of the Decision: It is estimated that the Hearing Examiner will make a decision on the Special Permit within ten (10) working days of the public hearing.

Prepared May 23, 2025 by: *Ivan Barragan*, Planner II, PO Box 293 Pasco, WA 99301 (509) 545-3441

The City of Pasco welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the Community Development Department at (509) 545-3441 or TDD (509) 585-4425 at least ten days prior to the date of the meeting to make arrangements for special needs.

Affidavit of Mailing

In regards to MF# SP2025-007

I, Carmen Patrick, hereby confirm that notification was sent by mail May 27, 2025 to the owners of the parcels within 300 feet of the proposed site.

The attached Notification List and Notice of Public Hearing are to be used as a reference as to what was sent and to whom received the notification.

Given under my hand and official signature this 27th day, May of 2025.

Carmen Patrick

Representative's Signature

City of Pasco
Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

CITY OF PASCO

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NAME	ADDRESS	CITY	STATE	ZIP
BDP PROPERTIES LLC	7535 W KENNEWICK AVE STE	KENNEWICK	WA	99336
TRI-CITY INVESTORS LLC	1919 S DAWES ST	KENNEWCK	WA	99338
MBS HOLDINGS AND P&PM LLC	2131 N COLUMBIA RIVER RD	PASCO	WA	99302
BP STORAGE ASSOCIATES LLC	5729 LAKEVIEW DR NE #200	KIRKLAND	WA	98033
HOLLOWAY FAMILY LTD PARTNERSHI	1920 N PITTSBURGH ST STE A	KENNEWICK	WA	99336
TMA HOLDINGS LLC	68803 E 713 PR NE	RICHLAND	WA	99352
LANDSTAR NW LLC	6005 BURDEN BLVD STE 106	PASCO	WA	99301
SRP LLC	4302 NW COMMONS DR	PASCO	WA	99301
GLRF LLC	8726 W KLAMATH DR	KENNEWICK	WA	99326
TERESA ORTIZ	4812 CLEVELAND LN	PASCO	WA	99301
ADIS & MONIQUE SMAJLOVIC	4808 CLEVELAND LN	PASCO	WA	99301
ALVARO LOPEZ (ETUX)	4804 CLEVELAND LN	PASCO	WA	99301
REBECCA S HOUCK (ETAL)	5908 TAFT DR	PASCO	WA	99301
NATIVIDAD GARCIA	5904 TAFT DR	PASCO	WA	99301
SALVADOR BOBADILLA	5905 BOISE DR	PASCO	WA	99301
GWENDOLYN M HILL	5909 BOISE DR	PASCO	WA	99301
MELISSA VANDERVEEN	5913 BOISE DR	PASCO	WA	99301
JULIE A & JAMES R HUMMEL	201 FRONTIER LN	PASCO	WA	99301
MARIA GUADALUPE PEREZ	5912 BOISE DR	PASCO	WA	99301
THERESA A & KENNETH L EDIN	5908 BOISE DR	PASCO	WA	99301
CARLOS A ROJAS	5921 BOISE DR	PASCO	WA	99301
DANIEL GARZA	5925 BOISE DR	PASCO	WA	99301
FACUNDO S & TERESA DE JESUS HE	5929 BOISE DR	PASCO	WA	99301
NGUYENVU TRAN (ETUX)	4301 GALWAY LN	PASCO	WA	99301
OVIDIO DE LA FUENTE	4414 MONTGOMERY LN	PASCO	WA	99301
FILOMENO M SOTO	4410 MONTGOMERY LN	PASCO	WA	99301
JASON M BUCHANAN	4406 MONTGOMERY LN	PASCO	WA	99301
RENE VALDEZ	4402 MONTGOMERY LN	PASCO	WA	99301
VALERY MIGLIACCIO	4320 MONTGOMERY LN	PASCO	WA	99301
PAUL T GAFFEY	4316 MONTGOMERY LN	PASCO	WA	99301
THOMAS & CHRISTINE SHAFFER	4312 MONTGOMERY LN	PASCO	WA	99301
JOE M & MARY C BENAVIDEZ	4308 MONTGOMERY LN	PASCO	WA	99301
CHRISTOPHER WALLING	4304 MONTGOMERY LN	PASCO	WA	99301
RICARDO F & MARIA G TORRES	4218 MONTGOMERY LN	PASCO	WA	99301
MARIA GUADALUPE TORRES MENDOZA	4214 MONTGOMERY LN	PASCO	WA	99301
CHRISTOPHER C CAMPBELL	4210 MONTGOMERY LN	PASCO	WA	99301
NICHOLAS G & CHERIE DAWSON	4206 MONTGOMERY LN	PASCO	WA	99301
BRANDON C BROWN	4204 MONTGOMERY LN	PASCO	WA	99301
LEOPOLDO & ROCIO PENA	4203 MONTGOMERY LN	PASCO	WA	99301
LUCAS A & LINDSEY M COLLINS	2414 W BRUNEAU AVE	KENNEWICK	WA	99336
ESMERALDA & EDGAR INIGUEZ	4211 MONTGOMERY LN	PASCO	WA	99301
PHILIP DUNCAN & MARIA LELIOSA	4215 MONTGOMERY LN	PASCO	WA	99301
RITA M CULPEPPER	4301 MONTGOMERY LN	PASCO	WA	99301
ROBERT E & ELAINE E HOUSER	4305 MONTGOMERY LN	PASCO	WA	99301
BRANDI GWINN (ETAL)	4309 MONTGOMERY LN	PASCO	WA	99301
ANTONIO & YESENIA NATALIE GARZ	4313 MONTGOMERY LN	PASCO	WA	99301
ADAM K & KOREN K SWANK	70 BULL PEN LN	PASCO	WA	99301
ROBERT L HARTWIG	790 STRANGE DR	RICHLAND	WA	99352
KENDA J CHRISTIAN	4407 MONTGOMERY LN	PASCO	WA	99301
HAMIDULLAH & NATALYA NAZIRI	4411 MONTGOMERY LN	PASCO	WA	99301
BOYD JASEN & ROSA NELLIE HINSH	4415 MONTGOMERY LN	PASCO	WA	99301
DOLORES M & JERRY A CZEBOTAR	4419 MONTGOMERY LN	PASCO	WA	99301
CRISTINEL C & TATIANA N LUNGU	5916 BOISE DR	PASCO	WA	99301
ANDREW D KEIMIG	5821 SALEM DR	PASCO	WA	99301
NATASHA ALEAHA GILBERTSON	4416 DES MOINES LN	PASCO	WA	99301
OLIVIA VELASQUEZ	4412 DES MOINES LN	PASCO	WA	99301
CATALINA MELLIN	4408 DES MOINES LN	PASCO	WA	99301
DAVID C & AMANDA M WARNER	4318 DES MOINES LN	PASCO	WA	99301
VIXAY PHOTHISARATH	4310 DES MOINES LN	PASCO	WA	99301
QUANG M HUYNH (ETUX)	4306 DES MOINES LN	PASCO	WA	99301
ANDRIY TSARUK (ETUX)	4302 DES MOINES LN	PASCO	WA	99301
DONALD R & ADRIENNE Y JACOBSEN	4216 DES MOINES LN	PASCO	WA	99301
BRADLEY HELLAND	4212 DES MOINES LN	PASCO	WA	99301

SERGEY & SVETLANA RUSANZHIK	4208 DES MOINES LN	PASCO	WA	99301
SERGEY N GORINCHOY	4204 DES MOINES LN	PASCO	WA	99301
CITY OF PASCO	PO BOX 293	PASCO	WA	99301
MELANIE E WEBBER	4122 DES MOINES LN	PASCO	WA	99301
EVAN S KUNK (ETUX)	4118 DES MOINES LN	PASCO	WA	99301
JONATHAN A JACINTO (ETAL)	4114 DES MOINES LN	PASCO	WA	99301
CHRISTOPHER B KNIGHT	4106 DES MOINES LN	PASCO	WA	99301
RYAN A MARTINEZ	4102 DES MOINES LN	PASCO	WA	99301
CHARLES R MCCOLLUM	4016 DES MOINES LN	PASCO	WA	99301
MARTIN FABIAN	4118 MONTGOMERY LN	PASCO	WA	99301
BRITNEY & RYAN FAUBERT	4114 MONTGOMERY LN	PASCO	WA	99301
GEORGE L CRAWFORD	4110 MONTGOMERY LN	PASCO	WA	99301
BRIAN K & HEATHER M SCHMITT	4106 MONTGOMERY LN	PASCO	WA	99301
JAMIE BLANCO	4102 MONTGOMERY LN	PASCO	WA	99301
PAVEL K & MARINA V DEREVYANCHU	4018 MONTGOMERY LN	PASCO	WA	99301
CARLOS & ALMA SANDOVAL	4014 MONTGOMERY LN	PASCO	WA	99301
EVE MARCHAND (ETVIR)	4010 MONTGOMERY LN	PASCO	WA	99301
ALFREDO BARRERA GARCIA (ETUX)	4006 MONTGOMERY LN	PASCO	WA	99301
WILSON S PENG	4002 MONTGOMERY LN	PASCO	WA	99301
TROY W & KATHLEEN R WALKER	3918 MONTGOMERY LN	PASCO	WA	99301
JAVIER SANCHEZ (JR)	3914 MONTGOMERY LN	PASCO	WA	99301
STEFANIE CRISTELLI	3910 MONTGOMERY LN	PASCO	WA	99301
STEVE J & TRACY L GOETZ	3906 MONTGOMERY LN	PASCO	WA	99301
JANLYN G HOOD (ETAL)	3902 MONTGOMERY LN	PASCO	WA	99301
CESAR & MARIBEL ALANIS	3820 MONTGOMERY LN	PASCO	WA	99301
JOSHUA L & TASHA N KULMUS	3816 MONTGOMERY LN	PASCO	WA	99301
RODRIGO ALEJOS CASTILLO (ETAL)	5910 PIERRE DR	PASCO	WA	99301
CLIFFORD LOWELL & LILIAN SUSAN	5906 PIERRE DR	PASCO	WA	99301
ROSA AVITIA	5902 PIERRE DR	PASCO	WA	99301
NIKOLAY R ZOLOTNYUK	4012 DES MOINES LN	PASCO	WA	99301
STEVEN B & KEREN B PALUMBO	4008 DES MOINES LN	PASCO	WA	99301
ADRIAN SCOTT	4004 DES MOINES LN	PASCO	WA	99301
VITALIY A. & ELVIRA NIKITENKO	3920 DES MOINES LN	PASCO	WA	99301
VLADIMIR R & LIDYA B SKALSKI	3916 DES MOINES LN	PASCO	WA	99301
MICHAEL L CANTU	3912 DES MOINES LN	PASCO	WA	99301
MICHAEL S & GINER L TOWNE (TRU	3908 DES MOINES LN	PASCO	WA	99301
MICHAEL C DAVID (ETAL)	3904 DES MOINES LN	PASCO	WA	99301
SHERI DENISE ALLEN	3822 DES MOINES LN	PASCO	WA	99301
MARIA V LAKKHAM	5903 PIERRE DR	PASCO	WA	99301
ROGELIO BEAS	3817 MONTGOMERY LN	PASCO	WA	99301
DIEGO A BARRERA	3821 MONTGOMERY LN	PASCO	WA	99301
KEVIN & MARIA HALE	3905 MONTGOMERY LN	PASCO	WA	99301
HAILY D STOUT	3909 MONTGOMERY LN	PASCO	WA	99301
JORGE LEONEL & LOURDES GUERRA	3913 MONTGOMERY LN	PASCO	WA	99301
CLAUDIA FABIOLA GARCIA (ETVIR)	3917 MONTGOMERY LN	PASCO	WA	99301
THANH M PHAM, (ETUX)	3023 LANGRIDGE LOOP NW	OLYMPIA	WA	98502
RAYMOND FLORES JR (ETAL)	4005 MONTGOMERY LN	PASCO	WA	99301
MICHAEL S & MCKENNA BISHOP	4009 MONTGOMERY LN	PASCO	WA	99301
MICKEY EUGENE & KATHARINE SUZA	4013 MONTGOMERY LN	PASCO	WA	99301
STEVEN PENISTEN	4017 MONTGOMERY LN	PASCO	WA	99301
TIMOTHY N & DIANNA K WINTERS	4101 MONTGOMERY LN	PASCO	WA	99301
BLANCA & ENRIQUE RODRIGUEZ	4105 MONTGOMERY LN	PASCO	WA	99301
ALFONSO & SAYDA E PAZ	4113 MONTGOMERY LN	PASCO	WA	99301
MANUEL & ANNABELLE NAVARRO	4117 MONTGOMERY LN	PASCO	WA	99301
ANDREY DANILYUK, (ET	4121 MONTGOMERY LN	PASCO	WA	99301
AHO CONSTRUCTION I INC	5512 NE 109TH CT STE 101	VANCOUVER	WA	98662
BABA PROPERTIES	1121 STALLION PL	RICHLAND	WA	99352
FRANKLIN COUNTY	1016 N 4TH AVE	PASCO	WA	99301
VILLAGE AT CHAPEL HILL CLUBHOUSE	6305 CHAPEL HILL #G	PASCO	WA	99301

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. **Name of proposed project, if applicable:**

Field 68 – Restaurant & Event Center

2. **Name of applicant:**

Knutzen Engineering

3. **Address and phone number of applicant and contact person:**

5401 Ridgeline Drive Suite 160, Kennewick, WA 99338

Paul Knutzen – (509) 222-0959

4. **Date checklist prepared:**

03/14/2025

5. **Agency requesting checklist:**

City of Pasco

6. **Proposed timing or schedule (including phasing, if applicable):**

Construction expected to begin in Summer of 2025.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

None at this time.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

A Storm Report, Geotech Report and Traffic Impact Analysis have been prepared for this project.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None known at this time.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    A Building Permit will be required by the City of Pasco and an Erosivity Waiver for the Washington State Department of Ecology for this project, the Department of Health will permit the project for Food Service purposes. A special permit will be required for the event center-EW

11. **Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

    The project consists of the construction of a new 4,122 SF restaurant/bar as well as an associated 4,122 SF Event Center with associated outdoor site improvements including fire pits, volleyball, cornhole, & other outdoor activities. Site plan shows 5385 sq ft for each building. Applicant agreed total structure is 5385 per site plan-EW

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

    The site is located on Parcel #117370018 according to the City of Pasco GIS Map. No address is presently assigned. It is also known as Lot 3 of Short Plat 2024-08 (AFN 1988493), located in the NE ¼ of the NW ¼ of Section 15, T9N, R28E, WM.

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

The site is currently developed and used as an overflow gravel parking area for Gesa Stadium. According to our survey from AHBL, the site doesn't exceed 2% of slope.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Medium dense medium to fine sands with little silt, medium to fine sands, and medium black sands according to Tri-Cities Geotechnical's geotech report.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The site is relatively flat and will not require much grading. We estimate that approximately 2,500 CY of mass excavation will occur to level the site but that no net import or export will be necessary.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion could occur on this site but will be minimized through implementation of BMP's during construction, including silt fencing, construction entrance, ground cover, waddles, site watering for dust control, catch basin inserts and protection. All storm water runoff will be contained and managed on site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 60% will be impervious surfaces, the outdoor recreation area will be irrigated lawn.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Standard erosion control methods will be used such as catch basin protection (Witch Hats), Silt Fencing, and Stabilized Construction Entrances. Dust during construction will be controlled by a water truck as necessary.

2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, minor amounts of dust and exhaust from equipment activity may occur. The completed project will not affect air quality.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Dust control measures will be implemented in accordance with recommendations by the Department of Ecology. Measures include, but are not limited to, watering, lowering speed, limit of construction

vehicles, and reducing the amount of dust-generating activities on windy days.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   Yes, the Columbia River is approximately 2.5 miles away from the site.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   No.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   Not applicable.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   No.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   No, but the FEMA map showing this area is 5300440695B.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   No.

b. Ground Water: Find help answering ground water questions

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   No.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   None.

c. Water Runoff (including stormwater):

a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The new impervious area on site will generate stormwater runoff which will be managed on-site.

b) Could waste materials enter ground or surface waters? If so, generally describe.

No.

c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, all runoff produced will be contained and infiltrated on-site.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

Runoff generated from pervious surfaces will either infiltrate into underlying soils or flow to on-site collection systems. Stormwater generated from impervious surfaces will be collected and treated prior to on-site infiltration. Stormwater disposal will be designed by a licensed engineer and submitted for review to the City of Pasco.

4. Plants Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☒ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☒ **shrubs**
- ☒ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**

☐ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

There is currently no landscaping where the proposed project is going to be built. Utility extension will tear up some grass which will be restored prior to completion.

c. List threatened and endangered species known to be on or near the site.

None according to the Washington State Department of Fish and Wildlife (WSDFW).

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Proposed landscaping will follow City of Pasco landscaping requirements.

e. List all noxious weeds and invasive species known to be on or near the site.

None according to the WSDFW.

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

b. List any threatened and endangered species known to be on or near the site.

None according to the WSDFW.

c. Is the site part of a migration route? If so, explain.

Yes, the Columbia basin is a part of the pacific flyway.

d. Proposed measures to preserve or enhance wildlife, if any.

None at this time.

e. List any invasive animal species known to be on or near the site.

None according to the WSDFW.

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

   Power will be used for lighting and Natural Gas will be used for heating for the main building.

2. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No.

3. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   None currently.

7. Environmental Health Find help with answering environmental health questions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

No.

1. **Describe any known or possible contamination at the site from present or past uses.**

   None known.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   None known.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   None known.

4. **Describe special emergency services that might be required.**

   The site will utilize typical City of Pasco Emergency Services such as fire, police, and ambulance.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   None currently.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   General traffic and operational noise has been and will continue to be present in the general vicinity of the proposed project site. These noises are not expected to negatively impact this project.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   Short-term - traffic and construction noise activities during the City allowed hours of operation during construction and will conclude when the construction of the overall project has completed. Long-term - traffic and facility operation noise will be present during hours of operation.

3. **Proposed measures to reduce or control noise impacts, if any.**

   Noise impacts from construction activities and ongoing operations are expected to be minimal. All operations will be conducted in a manner compliant with City of Pasco Municipal Code and Washington State Maximum Environmental Noise Levels (Chapter 173-60-040 WAC).

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The property is currently used for Gesa Stadium as well as a Sports Pavilion. Directly to the east is the new Summer's Hub Pasco, the site to the west is Franklin County RV Park as well as the HAPO Center & the site to the north is a retail commercial building. The proposal will not affect any current land uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   No.

c. Describe any structures on the site.

The site is currently vacant where the project is being proposed.

d. Will any structures be demolished? If so, what?

No buildings will be demolished.

e. What is the current zoning classification of the site?

C-1 (Retail Business District)

f. What is the current comprehensive plan designation of the site?

The project site has a Commercial designation according to the City of Pasco's Comprehensive Plan Map.

g. If applicable, what is the current shoreline master program designation of the site?

N/A.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

The project will employ approximately 30 FTEs but that includes across all shifts/schedules.

j. Approximately how many people would the completed project displace?

The project would not displace anyone.

k. Proposed measures to avoid or reduce displacement impacts, if any.

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The project will be permitted through the local jurisdictions in accordance with all applicable zoning ordinances.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

None.

9. Housing Find help answering housing questions

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

c. Proposed measures to reduce or control housing impacts, if any.

None.

10. Aesthetics Find help answering aesthetics questions

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The main building will be approximately 33’ 6” tall.

b. What views in the immediate vicinity would be altered or obstructed?

No views will be obstructed from this project.

c. Proposed measures to reduce or control aesthetic impacts, if any.

The project is located within the I-182 Corridor Overlay District was has its own standards to control aesthetics, including setbacks, landscaping, screening, and building standards.

11. Light and Glare Find help answering light and glare questions

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposal will generate lighting for the outdoor activity areas during business hours, so from dusk

to approximately midnight. Parking lot and security lighting will generated from dusk to dawn.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing off-site sources of light or glare may affect your proposal?

None.

d. Proposed measures to reduce or control light and glare impacts, if any.

All outdoor lighting will be in conformance with City of Pasco code requirements. Outdoor lighting will be shielded per City of Pasco Municipal Code Chapter 12.32

12. Recreation Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

The site is currently located on the property where GESA stadium as well as the Pasco Sports Pavilion. The HAPO Center is located to the west of the site and there is a Fairchild's Cinema located west on Burden Blvd.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The project will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None at this time.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None that fit this description.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known. The site is marked as "High Risk" by the predictive model provided by the Washington State Department of Archaeology and Historic Preservation.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Internet search for project site via the WISAARD System.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Upon any discovery of potential or known archaeological resources at the subject properties prior to or during future on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-four hours from the time of discovery, the City of Pasco of said discovery.

14. Transportation Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site has access from two shared driveways that are accessed off Burden Blvd and also from Homerun Road to the west as depicted on the site plan.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is currently served by public transportation for Burden Blvd @ Homerun Dr (PA300).

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The existing roads are fully improved and no improvements are required.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

See the included Trip Generation letter prepared by Ardurra dated February 21, 2025 .

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

g. Proposed measures to reduce or control transportation impacts, if any.

None at this time.

15. Public Services Find help answering public service questions

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, this site will utilize fire and police protection.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities Find help answering utilities questions

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sewer & Water – City of Pasco

Telephone & Cable – Charter

Internet – Lumen

Power – Franklin PUD

Natural Gas – Cascade Natural Gas Company

C. Signature [Find help about who should sign]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X 

Type name of signee: Paul Knutzen

Position and agency/organization: President / Principal Engineer

Date submitted: 3/14/2025

Community & Economic Development Department This application was reviewed by the Planning Division of the Community & Economic Development Department. Any comments or changes made by the Department are entered in the body of the checklist and contain initials of the reviewer.

Signature: Erik L Watkins _____

Name of signee: _____Erik Watkins _____

Position: _____Planner I_____

Date Reviewed: ___4/21/2025_____

City of Pasco
Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

NOTICE OF APPLICATION/SEPA DETERMINATION
(Optional DNS Process)

Si necesita ayuda para entender este aviso o necesita más información, por favor llame al Departamento de Desarrollo Comunitario y Económico de la Ciudad de Pasco a 509-545-3441.

SEPA Comment Period Deadlines: **May 5, 2025**

Proposal: Paul Knudsen has submitted a SEPA checklist for the construction of 2 new buildings each 5385 square feet (a restaurant/bar, and an event center), grading of the site. Work includes all associated improvements for utilities, drainage, and erosion control measures necessary for the project. The project is located on Parcel # 117370018 in Pasco, WA 99301. The proposal is subject to regulations contained in the Pasco Municipal Code.

Public Comment Period: Written comments must be submitted to the Community Development Department by 5:00 p.m. on **May 5, 2025**. Only comments received by the referenced date will be included in the SEPA record. If you have questions on the proposal, contact the Planning Division at (509) 544-4143 or via e-mail to: watkinse@pasco-wa.gov.

Open Record Hearing: No public hearing is required. The SEPA determination will be established administratively by the Pasco SEPA Administrator.

Determination of Completeness: The application has been declared complete for the purpose of processing.

Environmental Documents and/or Studies Applicable to this Application: Environmental Determination No. **SEPA2025-011** has been assigned to this proposal. The SEPA comment period will end **May 5, 2025.** It is probable that a Determination of Non-Significance or Mitigated Determination of Non-Significance will be issued for this proposal (WAC 197.11.355 optional DNS process). This may be the only opportunity to comment on the environmental impacts of this proposal or to appeal any State Environmental Policy Act related decisions. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the City of Pasco Planning Division.

Required Permits: A building permit will be required before any ground disturbing activities begin, for the events center a special permit will be required.

Preliminary Determination of Regulations Used for Project Mitigation: To evaluate the impacts of the proposed project, the following may be used for mitigation, consistency, and the development of findings and conclusions:

- Title 12 (Streets and Sidewalks), Title 16 (Buildings and Construction), Title 25 (Zoning), regulations of the Pasco Municipal Code, and the land use policies contained in the Pasco Comprehensive Plan;
- Regulations of the Washington State Department of Fish and Wildlife, Washington State Department of Ecology, and Washington State Department of Natural Resources;
- Other required agency evaluations, approvals, permits, and mitigations as necessary.

Estimated Date of the Decision: A DNS or MDNS will be issued following the close of the comment period on **May 5, 2025**.

To Receive Notification of the Environmental Determination: Contact the Pasco Planning Division at the address or telephone number below.

Appeals: You may appeal the subsequent threshold determination by submitting an appeal to the address below within 14 days of issuance. The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal. A fee is required per the City's Fee Resolution. Please note that failure to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City code. All comments or appeals are to be directed to the City of Pasco Planning Division, PO Box 293, Pasco, WA, 99301, Attn: Craig Raymond.

Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

Prepared April 21, 2025 by: *Erik Watkins*, Planner I, PO Box 293 Pasco, WA 99301 (509) 544-4143

Vicinity Map

Item: SEPA2025-011 Parcel 117370018
Applicant(s): Paul Knudsen-Knudsen Engineering.
File #: SEPA2025-011



City of Pasco
Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

SEPA MITIGATED DETERMINATION OF NON-SIGNIFICANCE
(Optional DNS Process)

Si necesita ayuda para entender este aviso o necesita más información, por favor llame al Departamento de Desarrollo Comunitario y Económico de la Ciudad de Pasco a 509-545-3441.

Issuance Date: May 19, 2025

Lead Agency: City of Pasco

Project Name: Field 68 – Restaurant & Event Center

Project Number: SEPA2025-011

Proponent/Proponent: Knutzen Engineering
5401 Ridgeline Drive Suite 160
Kennewick, WA 99338

Proposal Description: The project includes the construction of a new 4,122-square-foot restaurant and bar, along with an adjacent 4,122-square-foot event center. Outdoor amenities will feature fire pits, volleyball courts, cornhole areas, and other recreational elements. Site improvements will include parking facilities, landscaping, lighting, and other related infrastructure.

Proposal Location: The project is located at Parcel 117370018, in Pasco, WA.

Mitigation:

1. An Inadvertent Discovery Plan for the potential discovery of cultural or historical artifacts must be prepared and submitted to the City's SEPA Responsible Official prior to the issuance of a permit for any ground disturbing activities.
   Description: *DAHP's statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area therefore an IDP is requested.*
2. Before any ground-disturbing permits are issued, either a letter from the Washington State Department of Archaeology and Historic Preservation (DAHP) assessing cultural resources within the project's disturbance area, or an archaeological assessment report, must be submitted to the City's SEPA Responsible Official and the Tribal Historic Preservation Officer of the Confederated Tribes of the Colville Reservation.
   Description: *The Colville Confederated Tribes have requested additional review due to insufficient data to assess potential impacts on cultural resources.*

Lead Agency: The City of Pasco, acting as lead agency for this proposal, has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This MDNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the MDNS.

Appeals: You may appeal this threshold determination by submitting an appeal to CED within 14 days of issuance to planning@pasco-wa.gov, or via postal mail to PO BOX 293, Pasco, WA 99301, or in person to the CED Planning Division at 525 N 3rd Ave, Pasco, WA 99301. The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal and be accompanied by required fee.

Responsible Official:	Craig Raymond
Position/Title:	Community and Economic Development Deputy Director
Phone	(509) 545-3451
Address:	525 N. 3rd Ave, Pasco, WA 99301

Signature:  Date: 5/19/25

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

May 19, 2025

Ivan Barragan
Planner II
City of Pasco

In future correspondence please refer to:
Project Tracking Code: 2025-05-03219
Property: City of Pasco - SEPA2025-011 - Field 68 Restaurant and Convention Center
Re: Survey Requested

Dear Ivan Barragan:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. As a result of our review, our professional opinion is that the project area has the potential to contain archaeological resources. The project is in an area determined to be at Very High-risk of containing archaeology according to the DAHP predictive model. The scale of the proposed ground disturbing actions would destroy any archaeological resources present. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend continuing consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. The survey report should be uploaded directly into the DAHP Online WISAARD system by the cultural resource consultant to expedite DAHP review. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,



James MacNaughton, M.S.
Local Government Archaeologist
(360) 280-7563
James.MacNaughton@dahp.wa.gov

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
Eastern Region Office
4601 North Monroe St., Spokane, WA 99205-1295 • 509-329-3400

May 2, 2025

Erik Watkins
City of Pasco Planning Division
PO Box 293
Pasco, WA, 99301-0293

Re: Field 68
File# SEPA2025-011, Ecology SEPA# 202501612

Dear Erik Watkins:

Thank you for the opportunity to provide comments on the State Environmental Policy Act (SEPA) Notice of Application for the **Field 68** proposal. Based on review of the checklist associated with this project, the Department of Ecology (Ecology) has the following comments:

Hazardous Waste & Toxics Reduction Program
Alex Bergh, (509) 385-5539, alexandra.bergh@ecy.wa.gov

Wastes produced during construction or remodeling can be dangerous wastes in Washington State. Some of these wastes include: Absorbent material, aerosol cans, asbestos-containing materials, lead-containing materials, PCB-containing light ballasts, waste paint, waste paint thinner, sanding dust and treated wood.

The Construction and demolition website has a more comprehensive list and links to help identify and designate your wastes.

Responsibility for construction waste generated at a facility is the responsibility of the facility that generates the waste. The waste generator is the person who owns the site. Even if you hire a contractor to conduct the demolition or a waste service provider to designate your waste, the site owner is ultimately liable. This is why it is important to research reputable and reliable contractors.

In order to adequately identify some of your construction and remodel debris, you may need to sample and test the wastes generated to determine whether they are dangerous waste. Information about how to sample and what to test for can be found at the above linked website.

Water Quality Program
Chad Sauve, (509) 934-6202, chad.sauve@ecy.wa.gov

Ecology acknowledges that a Construction Stormwater General Permit or Erosivity Waiver will be obtained for the project.

If you have any questions or would like to respond to these comments, please contact the appropriate program staff listed above. If you have questions about SEPA, please reach out to **sepahelp@ecy.wa.gov.**

Sincerely,

Katy Moos
Office Assistant
Eastern Region Office

REPORT TO HEARING EXAMINER
PUBLIC HEARING
City Hall – 525 North Third Avenue – Council Chambers
June 11, 2025, 6:00 PM

MASTER FILE #:	**ZD2024-003/Wright and Big Sky Developers Glacier Park**
APPLICANTS:	Big Sky Developers C/o Dave Greeno 5810 Midland Ln, Unit 65 Pasco, WA 99301
REQUEST:	**Zoning Determination**: Recommendation of R-1 zoning to City Council for Wright and Big Sky Developers Glacier Park Annexation (ANX2024-003).

TIMELINE

November 18, 2024	Resolution to set a date to consider the notice of intent to commence annexation.
December 2, 2024	Resolution to accept the notice of intent to commence annexation proceedings, providing a determination on the boundary to be annexed, whether simultaneous zoning and the assumption of bonded indebtedness will be required.
June 2, 2025	Public Hearing Staff Report Published

BACKGROUND

1. **PROPERTY DESCRIPTION:**

Legal:

Parcel 115160102:

The East 320.9 feet of the South half of the Southeast quarter of the Southeast quarter, Section 4, Township 9 North, Range 29 East, W.M., Franklin County, Washington.

Comprising approximately 4.99 acres.

Parcel 115160013:

That portion of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 4, Township 9 North, Range 29 East, W.M., Franklin County, Washington, described as follows:

Commencing at the Southeast Comer of said Section 4; thence North 00°54'30" East along the East Line of said Southeast Quarter a distance of 679.06 feet to the Southeast Comer of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section and the True Point of Beginning; thence leaving said East Line, South 89°35'43" West along the South Line of said Subdivision a distance of 83.02 feet; thence North 00° 54'30" East along a line which is parallel with and 83.00 feet westerly of the East Line of said Subdivision a distance of 623.32 feet to the beginning of a curve concave to the southwest having a radius of 25.00 feet; thence northwesterly along the arc of said curve through a central angle of 91 °23'30" a distance of 39.88 feet to a point on a line which is parallel with and 30.00 feet southerly of the North Line of the Southeast Quarter of the Southeast Quarter of said Section 4; thence North 89°31 '00" East along said Parallel Line a distance of 108.64 feet to the East Line of said Subdivision; thence South 00°54'30" West along said East Line a distance of 649.05 feet to the Point of Beginning and the end of this description.

Comprising approximately 1.24 acres (54,009 square feet).

General Location: In Pasco, Washington, near the northwest corner of Convention Drive and Burns Road, and south of Kau Trail Road, east of Road 68.

Property Size: 6.23 acres.

2. **ACCESS:** The site will have access from Burns Road, Kau Trail Road and Convention Drive.

3. **UTILITIES:** Municipal water, irrigation, and sewer will be available in Burns Road.

4. **LAND USE AND ZONING:** The site is currently zoned RS-40 in Franklin County, and the applicant is requesting R-1 (Low Density Residential District) in the City of Pasco (City). The site is currently developed with a manufactured home. Surrounding properties are zoned and developed as follows:

North: RS-40/R-1	Suburban Zone/Low Density Residential/Single Family Dwelling Units
East: R-3	Medium Density Residential/Single/Multifamily Dwelling Units
South: R-1	Low Density Residential/Single Family Dwelling Units
West: RS-40	Suburban Zone/Single Family Dwelling Units

5. **COMPREHENSIVE PLAN:** The City Comprehensive Plan designates the site as "Low Density Residential". The Low-Density Residential designation is described as a variety of residential housing at a density of 3 to 6 dwelling units per acre, and may be assigned RS-20, RS-12, R-S-1, R-1, R-1-A, and R-1-A2 zoning designations.

6. **ENVIRONMENTAL DETERMINATION**: The City has determined this proposal to be exempt under Washington Administrative Code 197-11-800 (6) Land use decisions. (c) Where an exempt project requires a rezone, the rezone is exempt only if: (i) The project is in an

urban growth area in a city or county planning under RCW 36.70A.040; (ii) The proposed rezone is consistent with and does not require an amendment to the comprehensive plan; and (iii) The applicable comprehensive plan was previously subjected to environmental review and analysis through an EIS under the requirements of this chapter prior to adoption; and the EIS adequately addressed the environmental impacts of the rezone. No further SEPA review is required.

Analysis

Following acceptance of the initial petition, and prior to City Council action on the annexation through adoption of an ordinance, the Hearing Examiner shall conduct a zoning determination hearing to recommend an appropriate zoning designation for the annexation area.

The City Council will be scheduled at a later date to consider adoption of an ordinance establishing the zoning designation, pending a recommendation from the Hearing Examiner following the June 2025 meeting. This Council meeting may or may not be held as a public hearing, at the discretion of the City Council. If the City Council determines that further review is warranted, a closed-record hearing will be conducted.

Concurrent zoning following the passage of the annexation ordinance will support the feasibility of developing the property into a desirable residential neighborhood.

Adjacent Zoning and Annexation History

Parcels #115130055 and #115130046, located north of the proposed annexation area, were annexed in December 2022 via Ordinance 4627 and subsequently zoned R-1 through Ordinance 4638 in February 2023.

To the east, properties were annexed in January 2022 under Ordinance 4574 and zoned R-1, R-3, R-S-20, and C-1 through Ordinance 4584 in March 2022. The parcels directly adjacent to the proposed annexation site abut properties zoned R-3 and C-1. The C-1 portion has since been rezoned to R-3 via Ordinances 4691 and 4715 and is currently being developed with multifamily residential units.

To the west, the adjacent properties remain unannexed but are located within the Urban Growth Area and are designated as Low Density Residential in the Comprehensive Plan. These parcels have been primarily developed with larger lots and single-family homes.

To the south, properties were annexed in 1981 by Ordinance 2388, and those to the southeast were annexed in 2002 under Ordinance 3572. A preliminary plat was recently approved with conditions for a property directly southwest of the site, across Burns Road. Over time, the southern area has been developed into established residential neighborhoods.

STAFF FINDINGS OF FACT

1) The site is within the City's Urban Growth Boundary.
2) Pursuant to PMC 25.220.020(1)(a), The City Council accepted the 10 percent petition through Resolution No. 4542 on December 2, 2024.
3) Pursuant to PMC 25.220.020(b), Public notice for this hearing was published in the *Tri-*

City Herald on May 26 and June 1, 2025, in compliance with this requirement.

4) Pursuant to PMC 25.220.020(c), public notice was mailed on May 27, 2025, to property owners in the annexation area and to Franklin County.

5) Pursuant to PMC 25.220.020(d), the Hearing Examiner's zoning determination recommendation must be forwarded to the City Council at or near the time the Council holds a public hearing on the 60 percent annexation petition. Following the adoption of an ordinance annexing the property into the City, the Council is required to adopt a separate ordinance to establish zoning for the annexed area.

6) Pursuant to PMC 25.220.030, the establishment of zoning for annexation areas shall be guided by the land use designations and policies of the Comprehensive Plan.

7) The proposed R-1 zoning designation is consistent with the Comprehensive Plan and aligns with the designated land use for the subject area.

CONCLUSIONS BASED ON FINDINGS OF FACT

Following the conclusion of an open record hearing on a property reclassification petition, the Hearing Examiner shall issue findings and conclusions based on the record, determining whether:

(a) The proposal is in accord with the goals and policies of the Comprehensive Plan;

The applicant has requested, and staff has recommended, R-1 zoning for the site, which is consistent with the Low-Density Residential land use designation established in the Comprehensive Plan.

Land Use Policy LU-2-A: Maintain sufficient land designated to accommodate residential uses proximate to appropriate transportation and utility infrastructure. *The annexed area will be served by readily available and feasible City infrastructure and utility services.*

(b) The effect of the proposal on the immediate vicinity will be materially detrimental;

The proposed zoning change is not anticipated to have a materially detrimental effect on the immediate vicinity. Annexing and zoning the property will be compatible with all surrounding properties, whether they are already within the city limits or remain part of the county. The request aligns with the Comprehensive Plan's land use designation, and any future development will be required to meet applicable development standards—such as setbacks, buffering, and traffic mitigation—which are designed to minimize impacts on adjacent uses.

(c) There is merit and value in the proposal for the community as a whole;

There is merit and value in following the guidance of the Comprehensive Plan when assigning zoning to properties within the community. The Plan has indicated that this property should be zoned Residential. Assigning R-1 zoning aligns with this guidance and may lead to additional housing opportunities. Moreover, the proposal supports planned residential growth, facilitates the efficient extension of City infrastructure and services, promotes orderly development within the Urban Growth Area, and contributes to the availability of diverse housing options. These benefits collectively support long-term community goals and enhance overall livability.

(d) Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal;

No conditions are necessary, as the proposed zoning is consistent with the Comprehensive Plan and surrounding development patterns. Any future development on the site will be subject to the City's development regulations, which are designed to mitigate potential adverse impacts related to traffic, infrastructure, environmental protection, and neighborhood compatibility. Therefore, no additional conditions are recommended at this time.

(e) A concomitant agreement should be entered into between the City and the petitioner, and, if so, the terms and conditions of such an agreement.

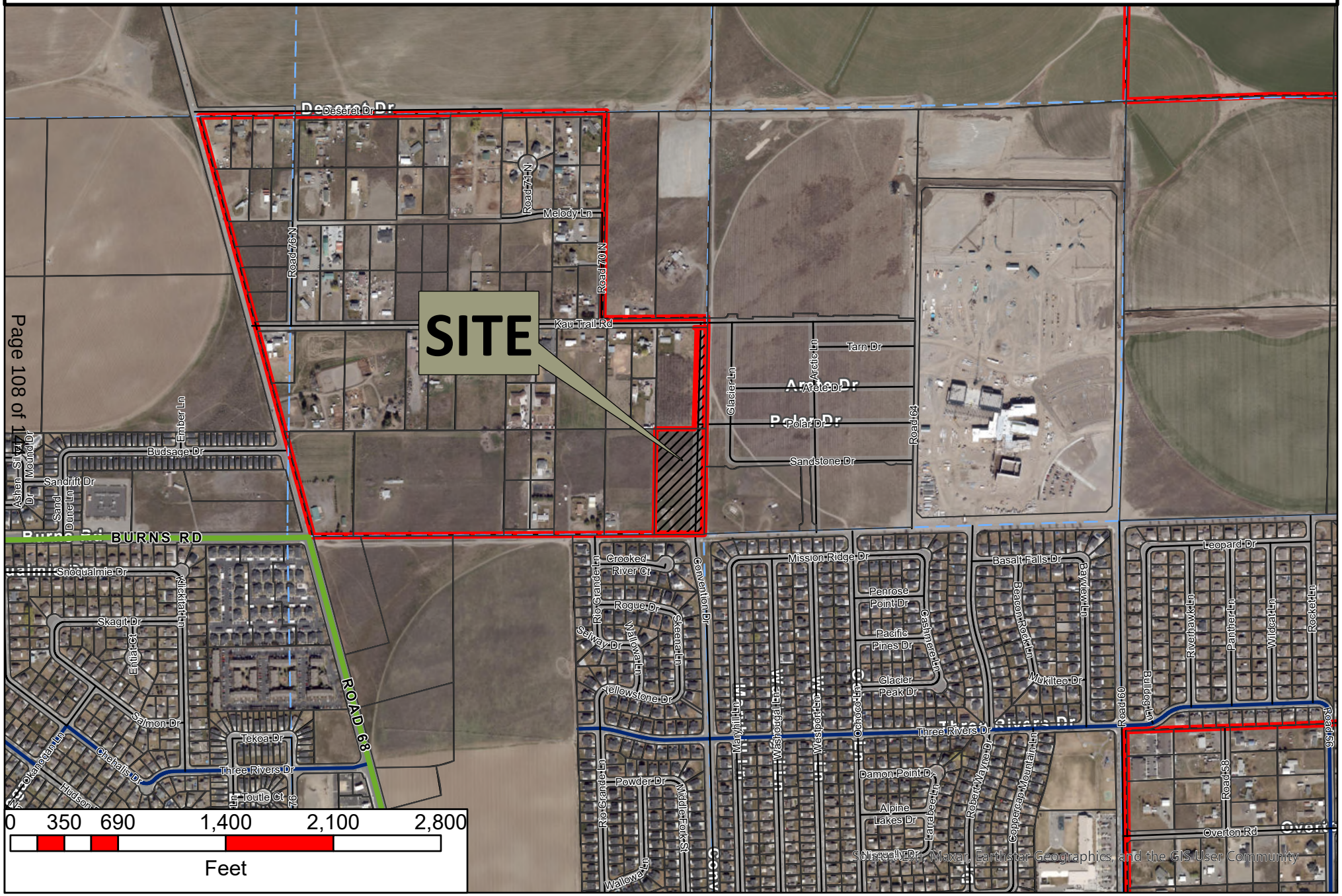
A concomitant agreement is not necessary for this proposal. The project meets all applicable standards and requirements without the need for additional agreements. Therefore, no terms or conditions related to such an agreement are recommended.

RECOMMENDATION

Staff recommends that the City Council assign R-1 (Low Density Residential) zoning to the Wright and Big Sky Developers Annexation Area, which comprises approximately 6.23 acres, including Parcel 115160102 and approximately the eastern 83 feet of Parcel 115160013, as recorded in the records of Franklin County, Washington.

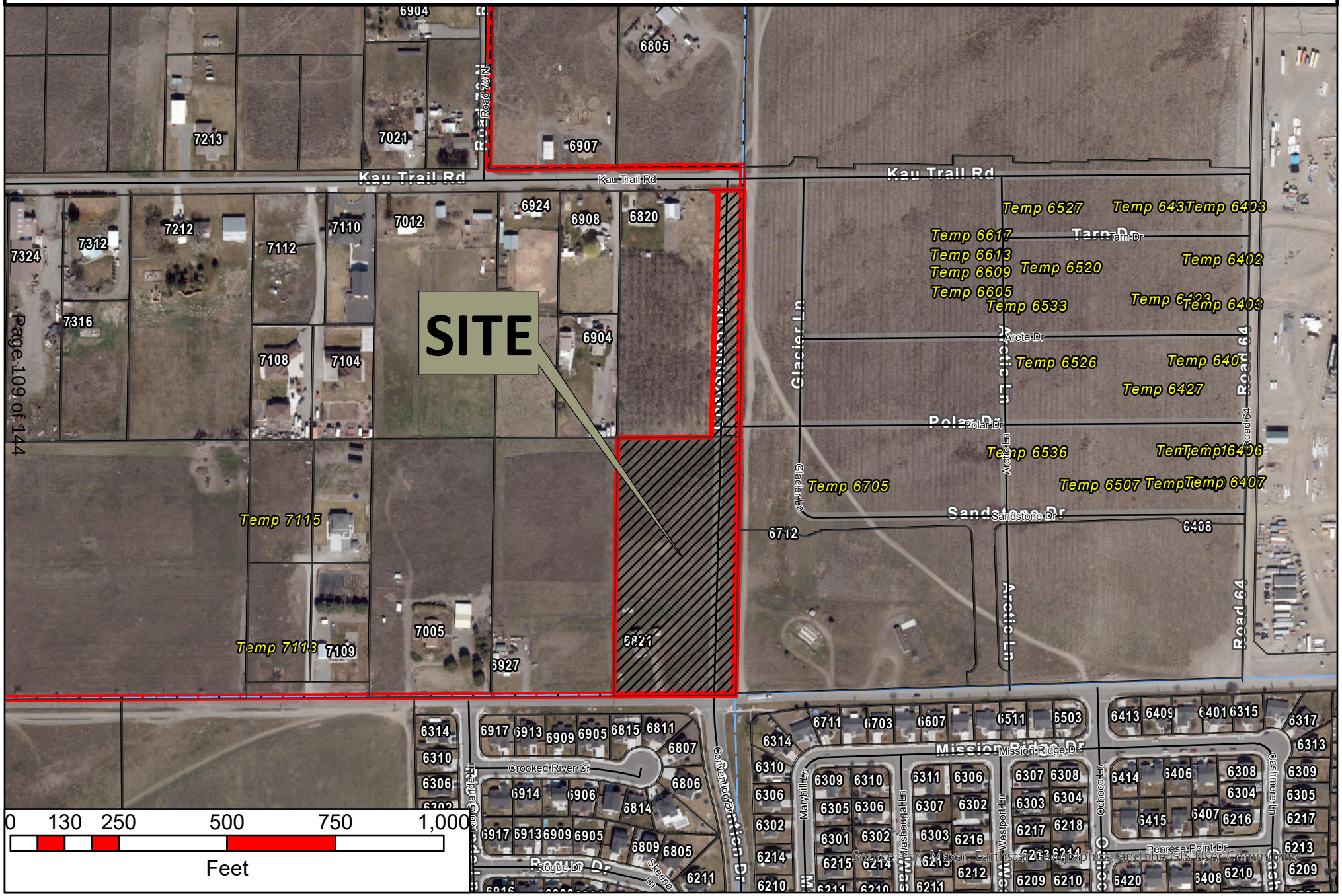
Overview Map

Item: Zoning Determination - Wright and Big Sky Developers
Applicant(s): Dave Greeno
File #: ZD2024-003/ANX2024-003



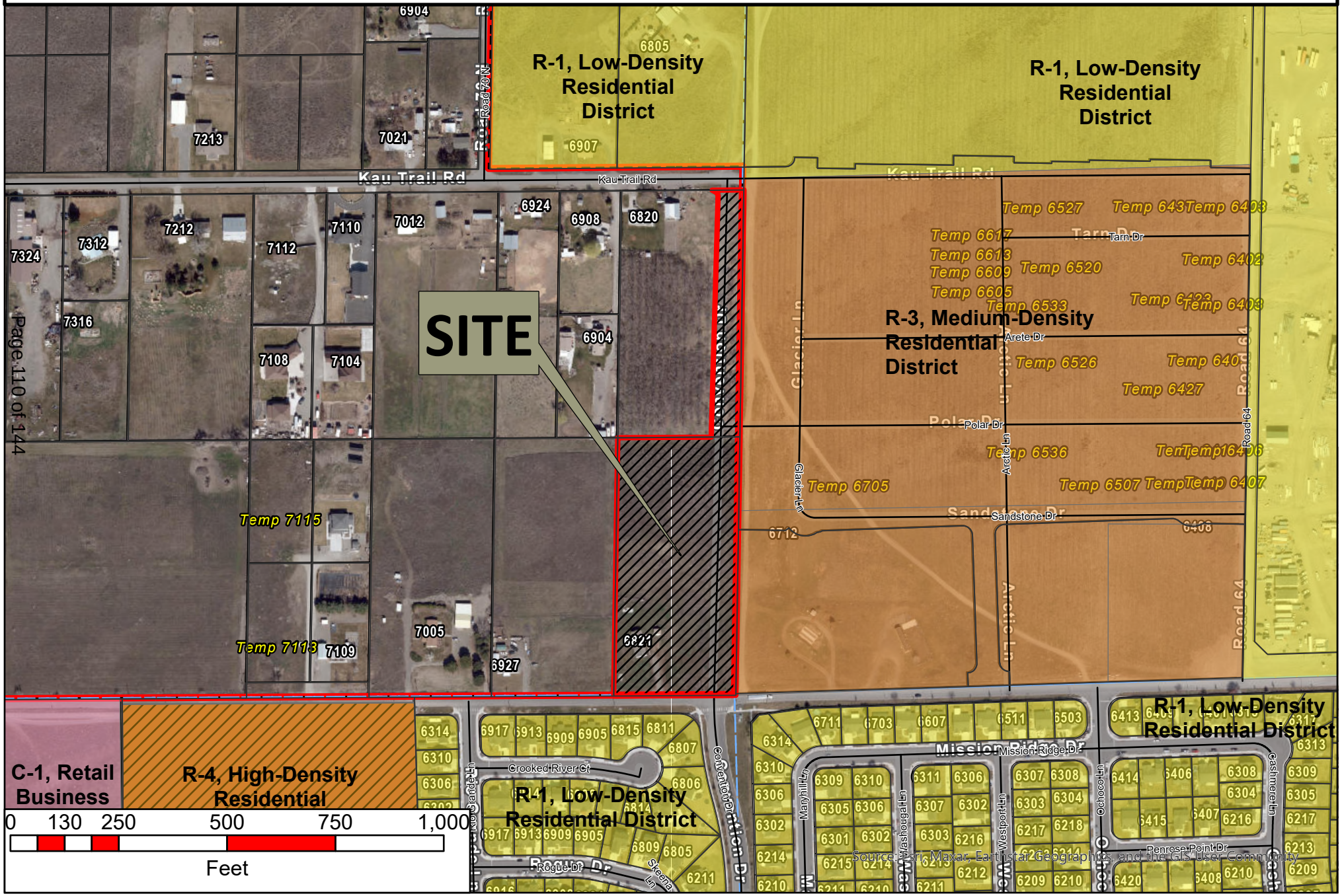
Vicinity Map

Item: Zoning Determination - Wright and Big Sky Developers
Applicant(s): Dave Greeno
File #: ZD2024-003/ANX2024-003



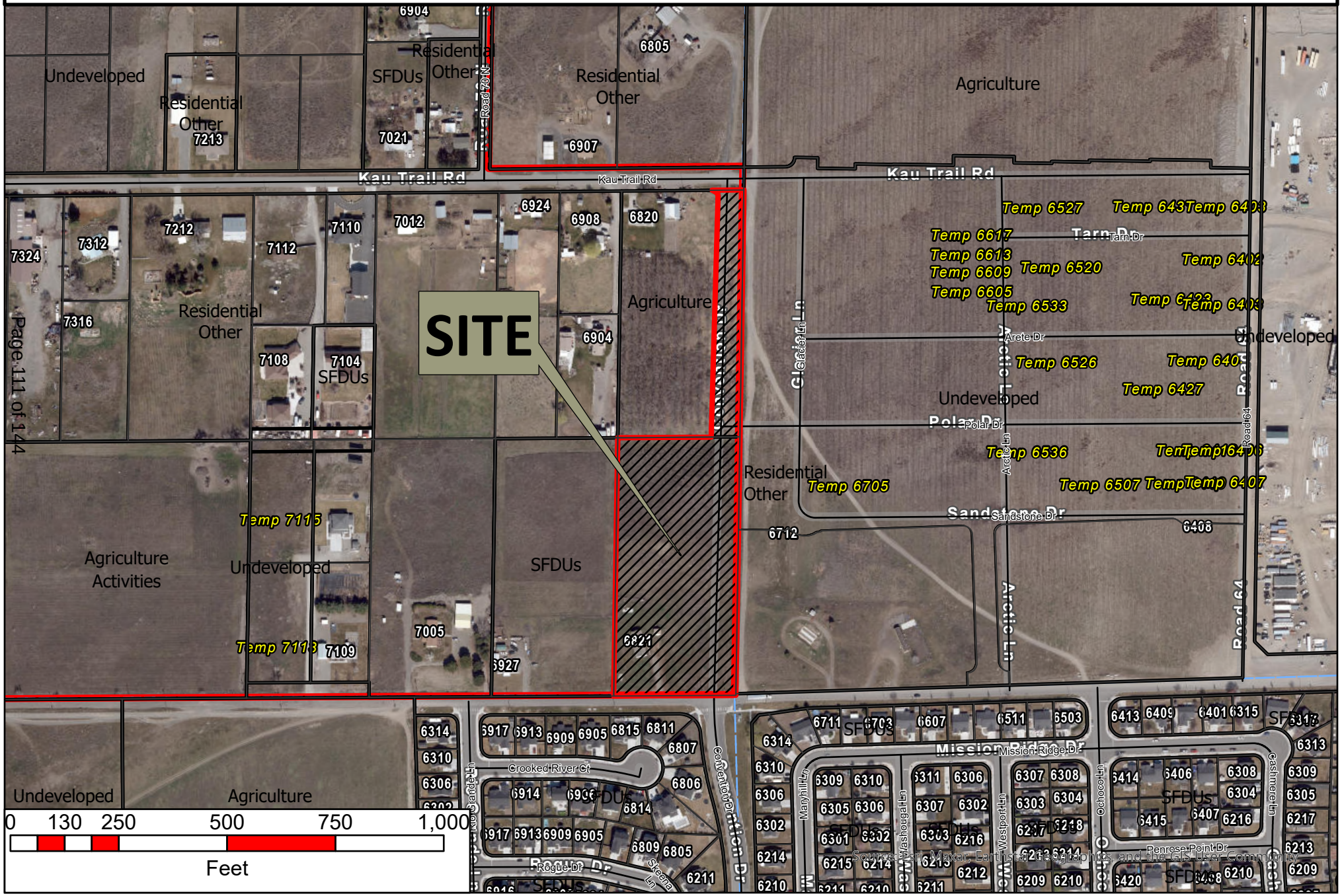
Zoning Map

Item: Zoning Determination - Wright and Big Sky Developers
Applicant(s): Dave Greeno
File #: ZD2024-003/ANX2024-003



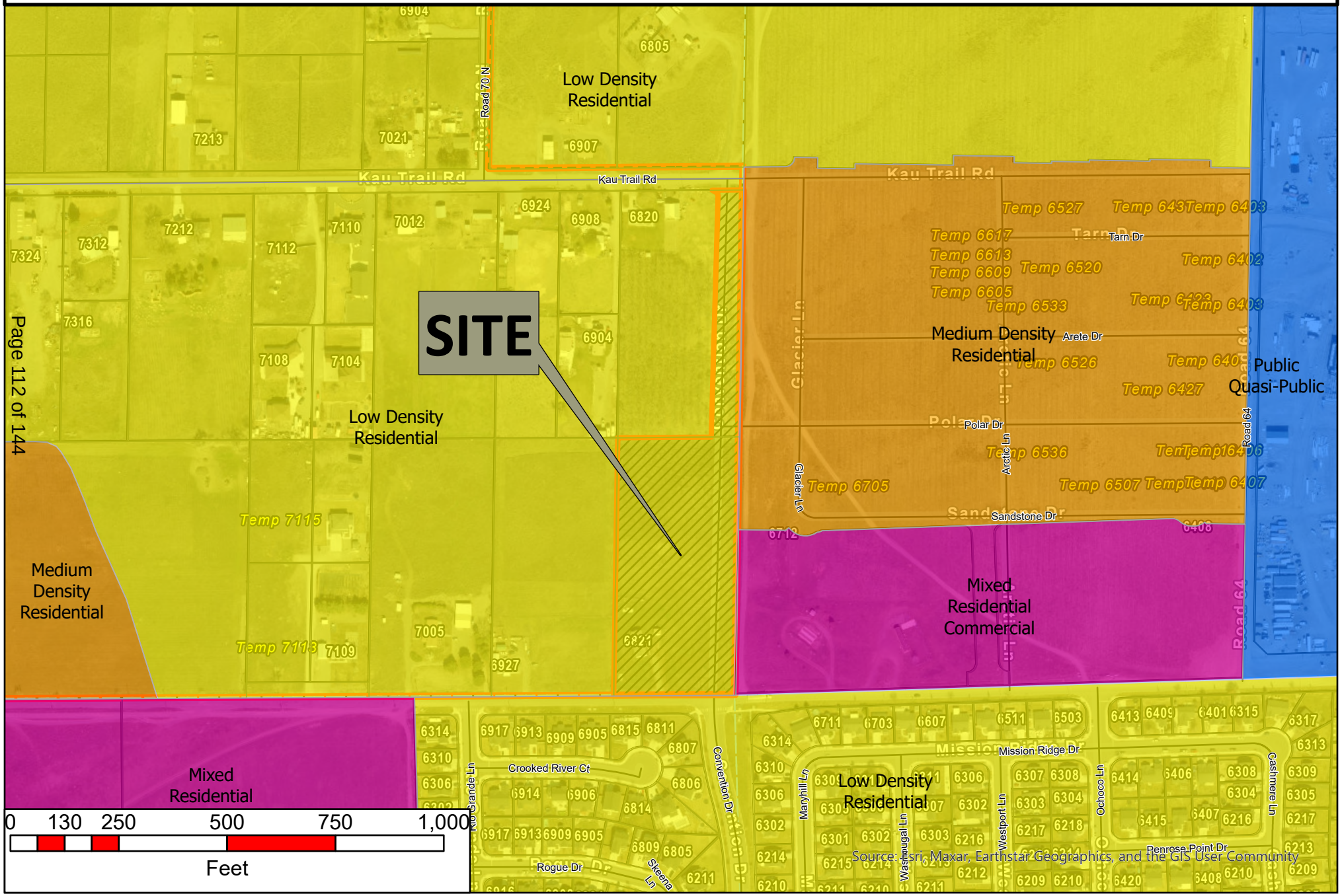
Land Use Map

Item: Zoning Determination - Wright and Big Sky Developers
Applicant(s): Dave Greeno
File #: ZD2024-003/ANX2024-003



Comp Plan Map

Item: Zoning Determination - Wright and Big Sky Developers
Applicant(s): Dave Greeno
File #: ZD2024-003/ANX2024-003



City of Pasco
Community & Economic Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

Fee: $825

CITY OF PASCO
PETITION FOR ZONE CHANGE

INITIATION OF AMENDMENTS: Zoning Map:

1. Any person, firm, corporation, group of individuals, or municipal department may petition for a zone change with the following exceptions:
    i. If the person, firm, corporation or group of individuals does not have legal ownership of the parcel of land under consideration for rezoning, the petition shall not be accepted. All petitions submitted must contain the notarized signature of the legal owner of the property. The legal owner is considered to be the owner of record.
    ii. A person, firm, corporation of group of individuals may not submit, in any one year, more than one petition requesting a zone change from the property's present zone to another particular zone for the same parcel of land, provided, within the one year period, a person, firm, corporation or group of individuals may submit another petition requesting a zone change from the property's present zone to a zone other than the zone previously requested in the earlier petition.
2. The City Council, upon its own motion, may request the Planning Commission hold an open record hearing on the reclassification of a parcel or parcels of property.
3. The Planning Commission may initiate an open record hearing on the reclassification of a parcel or parcels of property.

CONFLICT WITH COMPREHENSIVE PLAN: In the event any proposed amendment, supplement, change to or repeal of Chapters 25.04 through 25.88 is in conflict with the Comprehensive Plan, said amendment or change shall not be entertained until and if the comprehensive plan is amended.

REQUIREMENTS:

1. Fee of **$825** ($700 application fee + $75 SEPA fee + $50 radius notification fee)
2. Completed SEPA form
3. The property owner's notarized signature acknowledging the application

PUBLIC HEARING: After completion of an open record hearing on a petition for reclassification of the property, the Hearing Examiner shall make and enter findings from the records and conclusions thereof which support its recommendation and find whether or not:

a. The proposal is in accord with the goals and policies of the comprehensive plan;
b. The effect of the proposal on the immediate vicinity will be materially detrimental;
c. There is merit and value in the proposal for the community as a whole;

d. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal;
e. A concomitant agreement should be entered into between the City and the petitioner, and if so, the terms and conditions of such an agreement;

The Hearing Examiner shall render his/her recommendation to approve, approve with modifications and/or conditions, or reject the petition based on its findings and conclusions. The Hearing Examiner's recommendation, to include his/her findings and conclusions, shall be forwarded to the City Council at a regular business meeting thereof.

CITY COUNCIL: Unless a proper and timely appeal is filed or the City Council by majority vote deems further review is necessary, the recommendation of the Hearing Examiner shall be effected by proper action of the City Council without further review.

CONCOMITANT AGREEMENT: The City may enter into an agreement with the petitioner whereby the City will grant the requested zone change conditioned upon the petitioner entering into a covenant with the City restricting the use and/or development of the subject property. Provisions of the agreement may relate to any or all of the following aspects of the use of petitioner's property:

a. Setback.
b. Use of building or property.
c. Type of business.
d. Height of building.
e. Size of building.
f. Size of subdivision of property.
g. Density.
h. Landscape.
i. Street, sidewalk and curb improvement and easements and rights-of-way for such.
j. Public utility improvements and easements and rights-of-way for such.
k. Time frame for commencement or completion of the proposed construction or development. In the event a concomitant agreement includes a specified time frame for the proposed development, it may further provide that failure to conform to the specified time frame shall cause the zone change granted therein to revert to the zone existing immediately prior to said zone change.

City of Pasco
Community & Economic Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

Fee: $825

CITY OF PASCO
PETITION FOR ZONE CHANGE

Master File # _____ Date Submitted: _____

Applicant Info	**Owner Info** (if different than applicant)
Name: Dave Greeno - Big Sky Developers	Name: Dave Greeno - Big Sky Developers
Address: 5810 Midland Ln, Unit 65 Pasco, WA 99301	Address: 5810 Midland Ln, Unit 65 Pasco, WA 99301
Phone: (509) 521-4834	Phone: (509) 521-4834
Email: ccolre@aol.com	Email: ccolre@aol.com

Project Address: NKA - Northwest of Burns Rd, Convention Dr Intersection.

Project Parcel Number: 115160102, 115160013

Current Zoning: RS-40 (Franklin County)

Requested Zoning: R-1

Describe the nature and effect of the proposed change: Rezone the property from RS-40 suburban district to R-1 on parcel #115160102 totaling 5 acres, and an 83' easement area of parcel #115160013

Estimated time frame of development: Unknown, dependent on subsequent land use applications.

What conditions warrant the proposed rezone? The property is being annexed into the City, and a zoning assignment is part of the process. R-1 zoning aligns with the surrounding urban development and supports City growth and is in compliance with the land use of Low Density Residential.

How will the proposed rezone advance the health, safety, and general welfare of the community?

The proposed rezone will help encourage development which is anticipated for this area based on the City's Comprehensive Plan.

What effect will the proposed change have on the value and character of adjacent property?

Adjacent properties are also zoned R-1. The rezone will encourage residential development, Increase adjacent property value, increase neighborhood enhancements like sidewalks, and create zoning consistency.

How does the proposed rezone relate to the City's Comprehensive Plan? The site is designated as Low Density Residential in the City's Comprehensive Plan in which R-1 is allowed. The rezone aligns with the future land use vision outlined in the Comprehensive Plan. This change will facilitate coordinated growth and ensure the property is appropriately zoned for future development

What effect will be realized by the owner(s) if the proposed rezone is not granted? Without the rezone, the site cannot develop in accordance with the City's Comprehensive Plan which would ultimately lower the value of the property and negatively impact the owners.

NOTE: Provide a variance report giving a list and mailing address of owners of all property within 300 feet of the applicant's property, as shown by a local title company OR payment of **$50.00** which shall be utilized by the City to obtain a current list of property owners of all properties within 300 feet of the applicant's property.

City of Pasco
Community & Economic Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

Fee: $825

Fee for Rezone	-	$700.00
Environmental Checklist	-	$ 75.00
Radius Notification	-	$ 50.00
		$825.00

☐ SEPA Checklist ☐ Site map ☐ Fee of $825

_____
Signature of Applicant

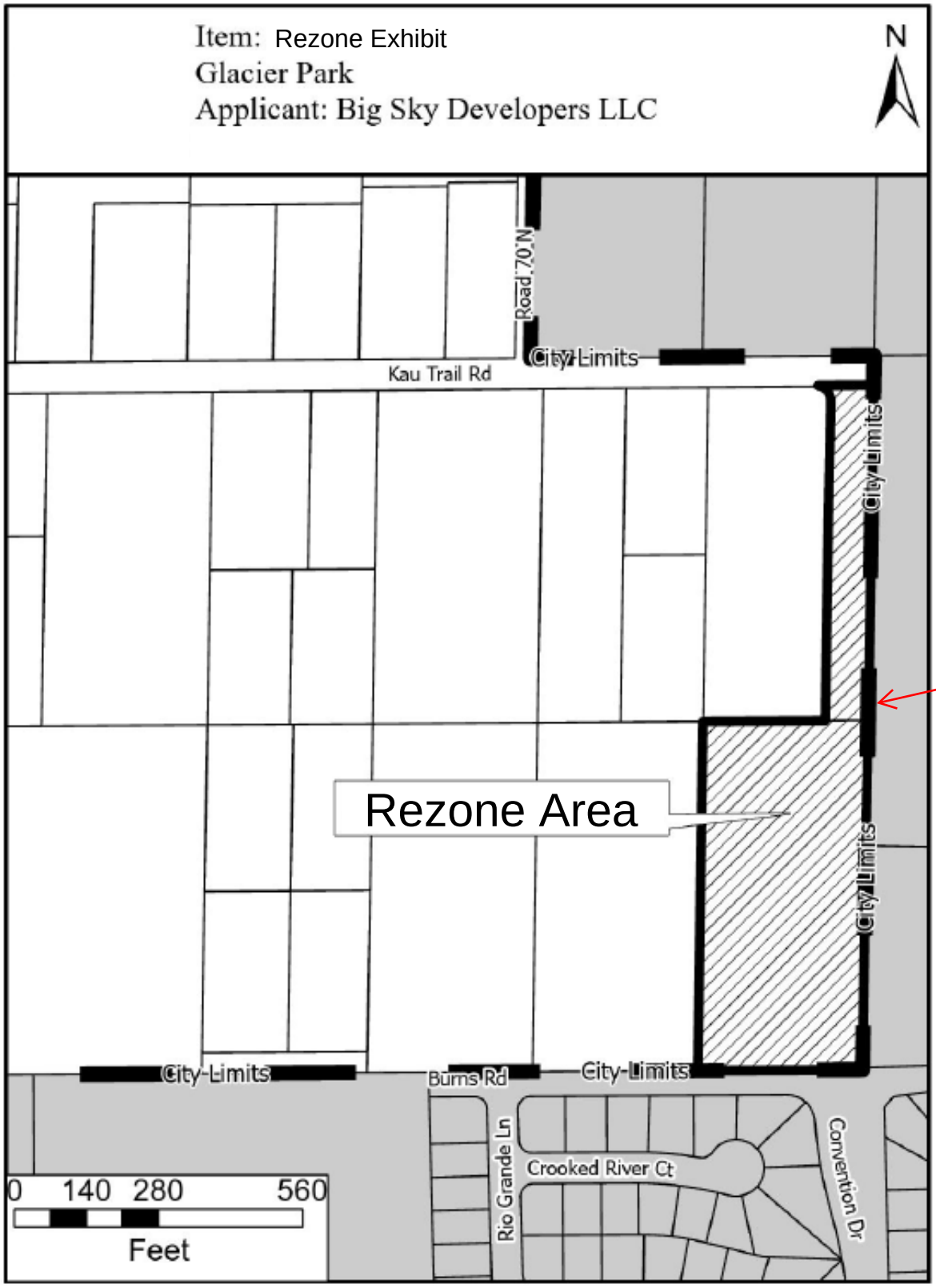
_____
***Notarized Signature of Property Owner**

State of Washington)
ss.
County of Franklin)

On this _____day of _____, _____, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned an sworn, personally appeared _____being duly sworn on his/her oath that he/she has prepared and read the foregoing statements and has acknowledged to me that the recitations contained therein are true, and has signed this instrument as his/her free and voluntary act and deed for the purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this _____day of _____, _____.

_____
Notary Public in and for the State of Washington
Residing at _____
My Commission expires_____



Current zoning is RS-40. Proposing to rezone to R-1

ORDER DETAILS

Order Number:
IPL0235359
Order Status:
Approved
Classification:
Legals & Public Notices
Package:
TRI - Legal Ads
Site:
tricity
Final Cost:
$374.17
Referral Code:
June 11th meeting
Payment Type:
Account Billed
User ID:
IPL0018633

UPDATE STATUS

Current Status:
Approved
New Status:

Approved

ORDER NOTES

Additional Information

Update

ACCOUNT INFORMATION

Debra Barham
525 North Third Ave.
Pasco, WA 99301
509-544-3096
cityclerk@pasco-wa.gov
City of Pasco

TRANSACTION REPORT

Date
May 23, 2025 12:29:47 PM EDT

PREVIEW FOR AD NUMBER IPL02353590

3.22inches x 6.21inches

CITY OF PASCO NOTICE OF PUBLIC HEARING

Si necesita ayuda para entender este aviso o necesita más información, por favor llame al Departamento de Desarrollo Comunitario y Económico de la Ciudad de Pasco a 509-545-3441.

Open Record Hearing Date, Time, Location: The City of Pasco Hearing Examiner will conduct open record hearings at **6:00 p.m. on June 11, 2025**, in the **Council Chambers in Pasco City Hall at 525 N 3rd Avenue** in Pasco, Washington (use Sylvester Street Parking Lot Entrance). The Hearing Examiner will consider public testimony **concerning the following applications** at this hearing:

ZD2024-003 Wright and Big Sky Developers Glacier Park: A public hearing to consider the establishment of zoning for unincorporated property located at 6821 Burns Road (Parcel No. 115160102) and approximately the eastern 83 feet of 6820 Kau Trail (Parcel No. 115160013) in Pasco, WA. In the event said property is annexed to the City of Pasco; R-1 (Low Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council.

SP2025-007 Field 68 – Restaurant & Event Center: Paul Knutzen submitted a special permit application for a project that includes the construction of a new 4,122-square-foot restaurant and bar, along with an adjacent 4,122-square-foot event center. Outdoor amenities will feature fire pits, volleyball courts, cornhole areas, and other recreational elements. Site improvements will include parking facilities, landscaping, lighting, and other related infrastructure. The subject property is located at Parcel 117370018, Short Plat 2024-08, in Pasco, WA.

SP2025-005 IAFCJ Pasco Church Expansion: Joab Romero submitted a special permit application for a project that includes the construction of a new temple attached to the existing church building. The 60-by-80-foot structure, with a height of 16 feet, will serve exclusively as a place of worship for the congregation. Additional parking is also included in the project. The subject property is located at 3211 W Wernett Rd (Parcel No. 119231028), in Pasco, WA.

The Above Proposals are all subject to the Pasco Municipal Code.
Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m. on June 11, 2025**. Any interested party may submit comments, attend the meeting and/or give testimony, or request notice of the Hearing Examiner's decisions. To submit comments, request notice, or if you have questions about the proposals, contact the Planning Division at (509) 544-4146 or via e-mail at barragani@pasco-wa.gov or via postal mail at PO Box 293, Pasco, WA 99301.

If you wish to participate in the hearing virtually, please register at least 2 hours prior to the meeting at the following registration link: www.pasco-wa.gov/publiccomment. After registering, you will receive a confirmation email containing information about joining the webinar.

Estimated Date of Decision: Hearing Examiner will render a Decision on the Special Permit Applications, and Recommendation to City Council on the Zoning Determination within ten (10) days of the public hearing.

The City of Pasco welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the Community Development Department at (509) 545-3441 or TDD (509) 585-4425 at least ten days prior to the date of the meeting to make arrangements for special needs.
IPL0235359
May 26 2025

Amount:
$374.17

SCHEDULE FOR AD NUMBER IPL02353590

May 26, 2025
Tri-City Herald Digital Publication

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS

Order Number:
IPL0236192
Parent Order #:
IPL0235359
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
TRI - Legal Ads
Site:
tricity
Final Cost:
$259.36
Payment Type:
Account Billed
User ID:
IPL0018633

ACCOUNT INFORMATION

Debra Barham
525 North Third Ave.
Pasco, WA 99301
509-544-3096
cityclerk@pasco-wa.gov
City of Pasco

TRANSACTION REPORT

Date
May 29, 2025 3:37:35 PM EDT
Amount:
$259.36

SCHEDULE FOR AD NUMBER IPL02361920

June 1, 2025
Tri-City Herald Print Publication

PREVIEW FOR AD NUMBER IPL02361920

1.54inches x 8.11inches

CITY OF PASCO NOTICE OF PUBLIC HEARING

Si necesita ayuda para entender este aviso o necesita más información, por favor llame al Departamento de Desarrollo Comunitario y Económico de la Ciudad de Pasco a 509-545-3441.

Open Record Hearing Date, Time, Location: The City of Pasco Hearing Examiner will conduct open record hearings at 6:00 p.m. on June 11, 2025 in the Council Chambers in Pasco City Hall at 525 N 3rd Avenue in Pasco, Washington (use Sylvester Street Parking Lot Entrance). The Hearing Examiner will consider public testimony concerning the following application at this hearing:
ZD2024-003 Wright and Big Sky Developers Glacier Park: This is the second notice of a public hearing to consider the establishment of zoning for unincorporated property located at 6821 Burns Road (Parcel No. 115160102) and approximately the eastern 83 feet of 6820 Kau Trail (Parcel No. 115160013) in Pasco, WA. In the event said property is annexed to the City of Pasco; R-1 (Low Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council.

The Above Proposal is subject to the Pasco Municipal Code.
Public Comment Period: Written comments must be submitted to the Community Development Department by 5:00 p.m. on June 11, 2025. Any interested party may submit comments, attend the meeting and/or give testimony, or request notice of the Hearing Examiner's decisions. To submit comments, request notice, or if you

have questions about the proposals, contact the Planning Division at (509) 544-4146 or via e-mail at barragani@pasco-wa.gov or via postal mail at PO Box 293, Pasco, WA 99301.

If you wish to participate in the hearing virtually, please register at least 2 hours prior to the meeting at the following registration link: www.pasco-wa.gov/publiccomment. After registering, you will receive a confirmation email containing information about joining the webinar.

Estimated Date of Decision: Hearing Examiner will render a Recommendation to City Council on the Zoning Determination within ten (10) working days of the public hearing.

The City of Pasco welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the Community Development Department at (509) 545-3441 or TDD (509) 585-4425 at least ten days prior to the date of the meeting to make arrangements for special needs.
IPL0236192
Jun 1 2025

<< Click here to print a printer friendly version >>

City of Pasco
Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

CITY OF PASCO NOTICE OF PUBLIC HEARING

Si necesita ayuda para entender este aviso o necesita más información, por favor llame al Departamento de Desarrollo Comunitario y Económico de la Ciudad de Pasco a 509-545-3441.

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ZD2024-003 Wright and Big Sky Developers Glacier Park: A public hearing to consider the establishment of zoning for unincorporated property located at 6821 Burns Road (Parcel No. 115160102) and approximately the eastern 83 feet of 6820 Kau Trail (Parcel No. 115160013) in Pasco, WA. In the event said property is annexed to the City of Pasco; R-1 (Low Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council.

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The Above Proposals are all subject to the Pasco Municipal Code.
Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m. on June 11, 2025**. Any interested party may submit comments, attend the meeting and/or give testimony, or request notice of the Hearing Examiner's decisions. To submit comments, request notice, or if you have questions about the proposals, contact the Planning Division at (509) 544-4140 or via e-mail at barragani@pasco-wa.gov or via postal mail at PO Box 293, Pasco, WA 99301.

If you wish to participate in the hearing virtually, please register at least 2 hours prior to the meeting at the following registration link: www.pasco-wa.gov/publiccomment. After registering, you will receive a confirmation email containing information about joining the webinar.

Estimated Date of Decision: Hearing Examiner will render a Decision on the Special Permit Applications, and Recommendation to City Council on the Zoning Determination within ten (10) days of the public hearing.

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Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

CITY OF PASCO NOTICE OF PUBLIC HEARING

Si necesita ayuda para entender este aviso o necesita más información, por favor llame al Departamento de Desarrollo Comunitario y Económico de la Ciudad de Pasco a 509-545-3441.

Open Record Hearing Date, Time, Location: The City of Pasco Hearing Examiner will conduct open record hearings at **6:00 p.m. on June 11, 2025** in **the Council Chambers in Pasco City Hall at 525 N 3rd Avenue** in Pasco, Washington (use Sylvester Street Parking Lot Entrance). The Hearing Examiner will consider public testimony **concerning the following application** at this hearing:

ZD2024-003 Wright and Big Sky Developers Glacier Park: This is the second notice of a public hearing to consider the establishment of zoning for unincorporated property located at 6821 Burns Road (Parcel No. 115160102) and approximately the eastern 83 feet of 6820 Kau Trail (Parcel No. 115160013) in Pasco, WA. In the event said property is annexed to the City of Pasco; R-1 (Low Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council.

The Above Proposal is subject to the Pasco Municipal Code.
Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m. on June 11, 2025**. Any interested party may submit comments, attend the meeting and/or give testimony, or request notice of the Hearing Examiner's decisions. To submit comments, request notice, or if you have questions about the proposals, contact the Planning Division at (509) 544-4146 or via e-mail at barragani@pasco-wa.gov or via postal mail at PO Box 293, Pasco, WA 99301.

If you wish to participate in the hearing virtually, please register at least 2 hours prior to the meeting at the following registration link: www.pasco-wa.gov/publiccomment. After registering, you will receive a confirmation email containing information about joining the webinar.

Estimated Date of Decision: Hearing Examiner will render a Recommendation to City Council on the Zoning Determination within ten (10) working days of the public hearing.

The City of Pasco welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the Community Development Department at (509) 545-3441 or TDD (509) 585-4425 at least ten days prior to the date of the meeting to make arrangements for special needs.

Affidavit of Mailing

In regards to MF# ZD2024-003

I, Carmen Patrick, hereby confirm that notification was sent by mail May 27, 2025 to the owners.

The attached Notification List and Notice of Public Hearing are to be used as a reference as to what was sent and to whom received the notification.

Given under my hand and official signature this 27th day, May of 2025.

Representative's Signature

City of Pasco
Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

CITY OF PASCO

NOTICE OF PUBLIC HEARING

Si necesita ayuda para entender este aviso o necesita más información, por favor llame al Departamento de Desarrollo Comunitario y Económico de la Ciudad de Pasco a 509-545-3441.

A Public Hearing with the Hearing Examiner will be held on June 11, 2025, at 6:00 pm

Place: Council Chambers in Pasco City Hall at 525 N 3rd Avenue in Pasco Washington.

The Hearing Examiner will consider public testimony **concerning the following application** at this hearing:

Proposal: A Notice is hereby given that the Pasco Hearing Examiner will hold a public hearing to consider the establishment of zoning for unincorporated property located at 6821 Burns Road (Parcel No. 115160102) and approximately the eastern 83 feet of 6820 Kau Trail (Parcel No. 115160013) in Pasco, Washington. In the event the subject property is annexed into the City of Pasco, a zoning designation of R-1 (Low Density Residential District) is being considered. This zoning determination will serve as a recommendation to the Pasco City Council for final consideration.

Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m.** on ***June 11, 2025,*** to be included in the written record. If you have questions on the proposal, contact the Planning Division at (509) 545-3441 or via e-mail to: barragani@pasco-wa.gov or via postal mail at PO Box 293, Pasco, WA 99301.

General Location: The site is generally located on the northwest corner of Burns Road and Convention Drive, Franklin County, WA.

Legal Description:

Parcel 115160102:

The East 320.9 feet of the South Half of the Southeast Quarter of the Southeast Quarter, Section 4, Township 9 North, Range 29 East, W.M., Franklin County, Washington. Comprising approximately 4.99 acres.

Parcel 115160013:

That portion of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 4, Township 9 North, Range 29 East, W.M., Franklin County, Washington, described as follows:

Commencing at the Southeast Corner of said Section 4; thence North 00° 54'30" East along the East Line of said Southeast Quarter a distance of 679.06 feet to the Southeast Corner of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section and the True Point of Beginning; thence leaving said East Line, South 89°35'43" West along the South Line of said Subdivision a distance of 83.02 feet; thence North 00° 54'30" East along a line which is parallel with and 83.00 feet westerly of the East

Line of said Subdivision a distance of 623.32 feet to the beginning of a curve concave to the southwest having a radius of 25.00 feet; thence northwesterly along the arc of said curve through a central angle of 91 ° 23'30" a distance of 39.88 feet to a point on a line which is parallel with and 30.00 feet southerly of the North Line of the Southeast Quarter of the Southeast Quarter of said Section 4; thence North 89°31'00" East along said Parallel Line a distance of 108.64 feet to the East Line of said Subdivision; thence South 00°54'30" West along said East Line a distance of 649.05 feet to the Point of Beginning and the end of this description.

Comprising approximately 1.24 acres (54,009 square feet).

If you wish to participate in the hearing virtually, please register at least 2 hours prior to the meeting at the following registration link:

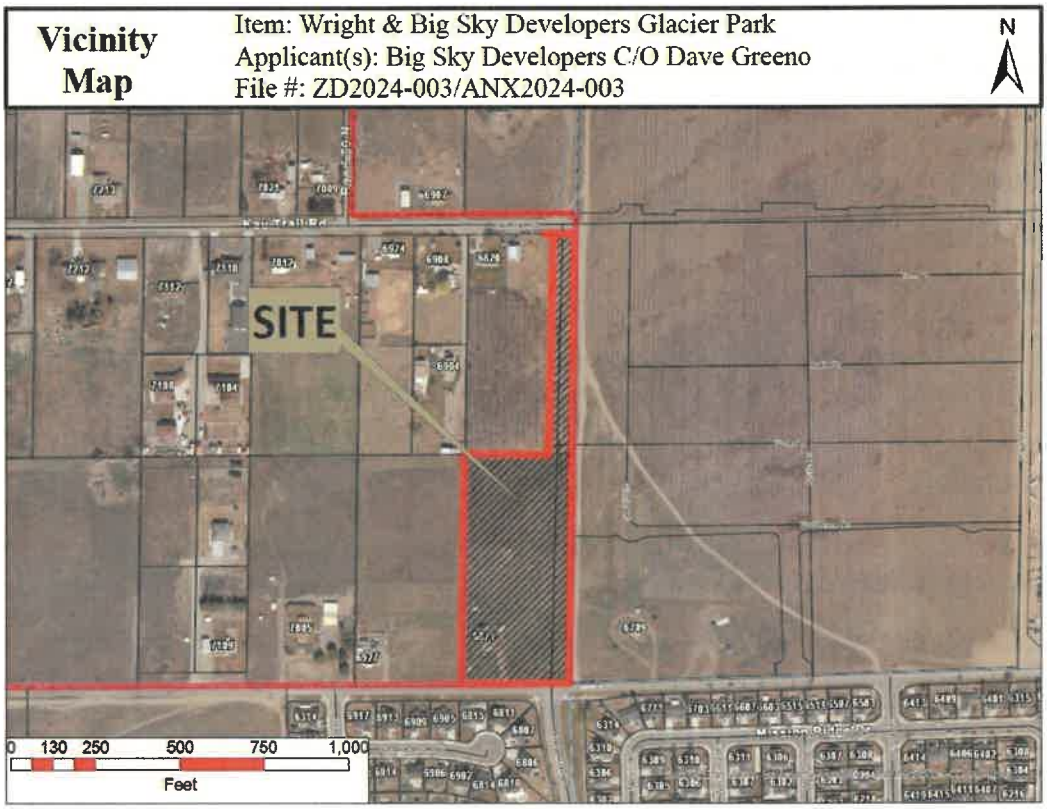
www.pasco-wa.gov/publiccomment

After registering, you will receive a confirmation email containing information about joining the webinar.

Estimated Date of the Decision: It is estimated that the Hearing Examiner will make a recommendation on the zoning determination within ten (10) working days of the public hearing.

Prepared May 23, 2025 by: *Ivan Barragan*, Planner II, PO Box 293 Pasco, WA 99301 (509) 545-3441

The City of Pasco welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the Community Development Department at (509) 545-3441 or TDD (509) 585-4425 at least ten days prior to the date of the meeting to make arrangements for special needs.



City of Pasco

Community & Economic Development
P.O. Box 293 • 525 N. Third Ave. • Pasco, WA 99301

TURN SERVICE REQUESTED

2024-003

Rolando Esparza
4920 W Octave St
Pasco, WA 99301

2024-003

Stephen & Vickie Wright
6820 Kau Trl.
Pasco, WA 99301

P.O. Box 293 • 525 N. Third Ave. • Pasco, WA 99301

TURN SERVICE REQUESTED

2024-003

Franklin County Courthouse
1016 N 4th Ave. Ste# B218
Pasco, WA 99301

RESOLUTION NO. 4531

A RESOLUTION OF THE CITY OF PASCO, WASHINGTON, SETTING 7:00 PM, DECEMBER 2, 2024, AS THE TIME AND DATE FOR A PUBLIC MEETING WITH THE INITIATORS TO CONSIDER THE WRIGHT AND BIG SKY DEVELOPERS GLACIER PARK CONVENTION DRIVE NOTICE OF INTENT TO COMMENCE ANNEXATION OF PROPERTY LOCATED NORTHWEST OF THE INTERSECTION OF BURNS ROAD AND CONVENTION DRIVE AND SOUTH OF KAU TRAIL ROAD.

WHEREAS, from time to time in response to petitions or in cases where it serves the general interest of the City, the Pasco City Council may annex lands; and

WHEREAS, pursuant to RCW 35A.14.120, prior to the City circulating a petition to annex, notice of intent to commence annexation must be made to the Pasco City Council by the owners of at least ten (10) percent of the assessed value of the property to be annexed; and

WHEREAS, the owners of property in the East 320.9 feet of the South half of the Southeast quarter of the Southeast quarter of Section 4, Township 9 North, Range 29 East, W.M., Franklin County, Washington (Franklin County Assessor Parcel No. 115160102) in Pasco, WA, have filed a Notice of Intent to Commence Annexation to the City of Pasco; and

WHEREAS, the owners of property in a portion of the Northeast quarter of the Southeast quarter of the Southeast quarter of Section 4, Township 9 North, Range 29 East, W.M., Franklin County, Washington (Franklin County Assessor Parcel No. 115160013) in Pasco, WA, have filed a Notice of Intent to Commence Annexation to the City of Pasco; and

WHEREAS, pursuant to RCW 35A.14.120, the Notice of Intent to Commence Annexation contains the signatures of property owners representing at least ten (10) percent of the assessed value of an area proposed for annexation; and

WHEREAS, upon receipt of a Notice of Intent to Commence Annexation, the Council is required by RCW 35A.14.120 to set a date to hold a meeting to consider: (1) whether the City will accept, reject, or geographically modify the proposed annexation; (2) whether it will require the simultaneous adoption of a proposed zoning regulation; and (3) whether it will require the assumption of all or any portion of existing City indebtedness by the area to be annexed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PASCO, WASHINGTON:

That a public meeting with the initiators to consider a Notice of Intent to Commence Annexation of property located northwest of the intersection of Burns Road and Convention Drive and South of Kau Trail Road, as described in **Exhibit A** and depicted in **Exhibit B**, attached hereto, will be held before the City Council of the City of Pasco, in the Council Chambers, at 525 North Third Avenue, Pasco, Washington, at the hour of 7:00 p.m., December 2, 2024.

Be It Further Resolved, that this Resolution shall take effect immediately.

PASSED by the City Council of the City of Pasco, Washington, on this 18th day of November, 2024.

Signed by:
Pete Serrano
21DC5239F3084C0...
Pete Serrano
Mayor

ATTEST:

DocuSigned by:
Debra Barham
51CB98D752404B3...
Debra Barham, MMC
City Clerk

APPROVED AS TO FORM:

Signed by:
Eric Ferguson
67DZ7940F8DF407...
Kerr Ferguson Law, PLLC
City Attorneys

EXHIBIT "A"

DRAFT LEGAL DESCRIPTION

Parcel 115160102:

The East 320.9 feet of the South Half of the Southeast Quarter of the Southeast Quarter, Section 4, Township 9 North, Range 29 East, W.M., Franklin County, Washington.

Comprising approximately 4.99 acres.

Parcel 115160013:

That portion of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 4, Township 9 North, Range 29 East, W.M., Franklin County, Washington, described as follows:

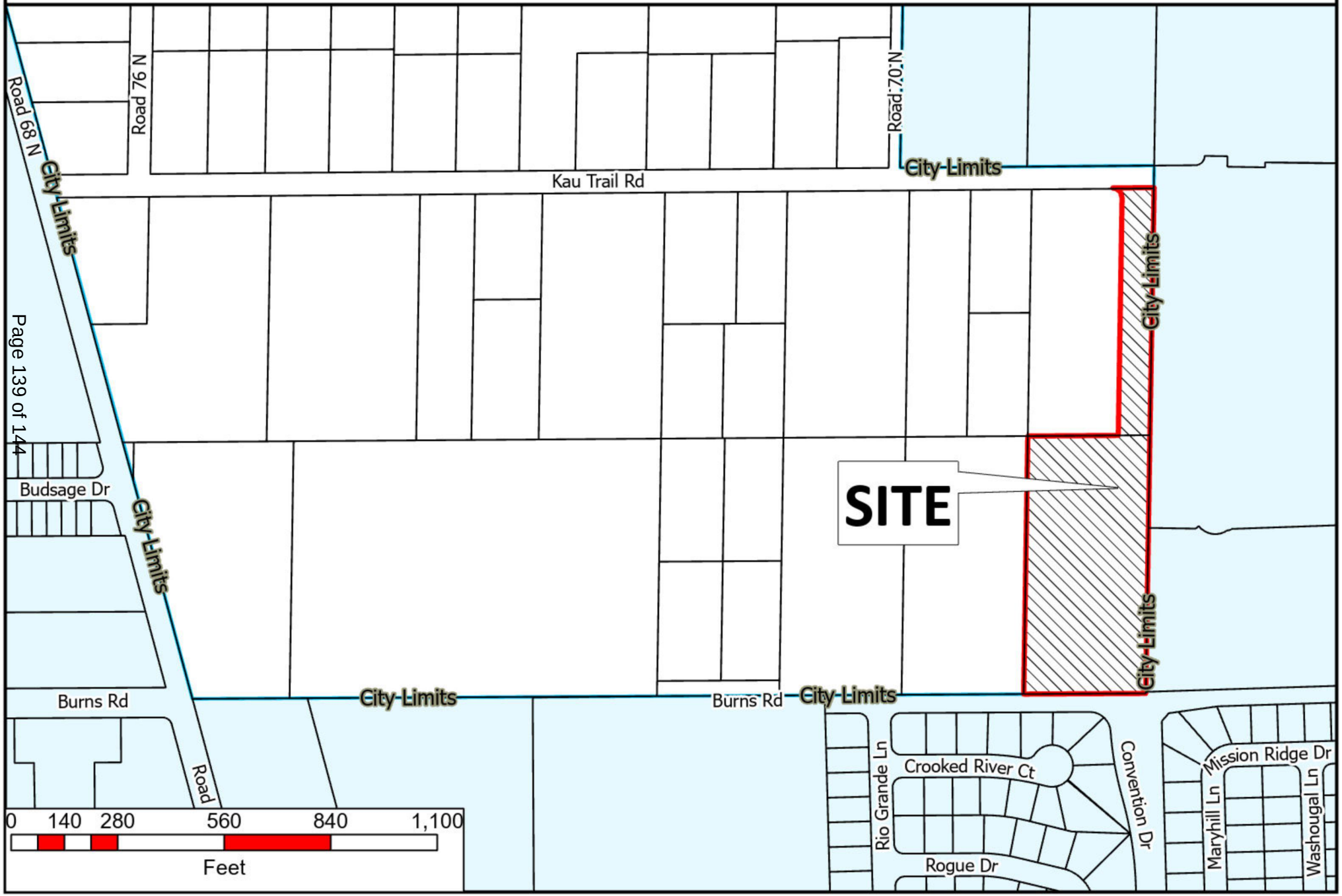
Commencing at the Southeast Corner of said Section 4; thence North 00°54'30" East along the East Line of said Southeast Quarter a distance of 679.06 feet to the Southeast Corner of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section and the True Point of Beginning; thence leaving said East Line, South 89°35'43" West along the South Line of said Subdivision a distance of 83.02 feet; thence North 00° 54'30" East along a line which is parallel with and 83.00 feet westerly of the East Line of said Subdivision a distance of 623.32 feet to the beginning of a curve concave to the southwest having a radius of 25.00 feet; thence northwesterly along the arc of said curve through a central angle of 91 °23'30" a distance of 39.88 feet to a point on a line which is parallel with and 30.00 feet southerly of the North Line of the Southeast Quarter of the Southeast Quarter of said Section 4; thence North 89°31'00" East along said Parallel Line a distance of 108.64 feet to the East Line of said Subdivision; thence South 00°54'30" West along said East Line a distance of 649.05 feet to the Point of Beginning and the end of this description.

Comprising approximately 1.24 acres (54,009 square feet).

FOR LEGAL REVIEW

Exhibit "B"

Item: Annexation - Wright and Big Sky Developers Glacier Park
Applicant(s): Big Sky Development c/o Dave Greeno
File #: ANX 2024-003



RESOLUTION NO. 4542

A RESOLUTION OF THE CITY OF PASCO, WASHINGTON, ACCEPTING A NOTICE OF INTENT TO COMMENCE ANNEXATION PROCEEDINGS FOR THE WRIGHT AND BIG SKY DEVELOPERS GLACIER PARK CONVENTION DRIVE ANNEXATION, PROVIDING A DETERMINATION ON THE BOUNDARY TO BE ANNEXED, AND WHETHER SIMULTANEOUS ZONING AND THE ASSUMPTION OF BONDED INDEBTEDNESS WILL BE REQUIRED.

WHEREAS, the owners of property described in **Exhibit A** as attached to this Resolution have filed a Notice of Intent to Commence Annexation Proceedings to the City of Pasco; and

WHEREAS, on November 18, 2024 the City Council set an December 2, 2024, public meeting date with the initiators to consider (1) whether the City will accept, reject, or geographically modify the proposed annexation; (2) whether it will require the simultaneous adoption of a proposed zoning regulation; and (3) whether it will require the assumption of all or any portion of existing City indebtedness by the area to be annexed; and

WHEREAS, the City Council has reviewed the Notice of Intent, conducted a public meeting with the initiators, and has determined it is in the best interests of the City to accept the proposal as described in **Exhibit A** and depicted in **Exhibit B**, attached hereto; and

WHEREAS, the City has determined that the proposed annexation site is within the Pasco Urban Growth Area, annexation of the proposed site would be a natural extension of the City and said annexation would be in the best interest of the Pasco community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PASCO, WASHINGTON:

That the City will accept the proposed territory to be annexed as described in **Exhibit A** and depicted **in Exhibit B** attached hereto.

Be It Further Resolved, that the territory to be annexed will not require simultaneous adoption of zoning regulations. Zoning will be determined through a public hearing process with input from affected property owners.

Be It Further Resolved, that the annexation area will be required to assume a proportionate share of existing City bonded indebtedness.

Be It Further Resolved, that this Resolution shall take effect immediately.

PASSED by the City Council of the City of Pasco, Washington, on this 2nd day of December 2024.

Signed by:
Pete Serrano
21DC5239F3084C0...
Pete Serrano
Mayor

ATTEST:

DocuSigned by:
Debby Barham
1AEF21B9B52A4B0...
Debra Barham, MMC
City Clerk

APPROVED AS TO FORM:

Signed by:
Eric Ferguson
67D17940F8DF407...
Keri Ferguson Law, PLLC
City Attorneys

EXHIBIT "A"

DRAFT LEGAL DESCRIPTION

Parcel 115160102:

The East 320.9 feet of the South Half of the Southeast Quarter of the Southeast Quarter, Section 4, Township 9 North, Range 29 East, W.M., Franklin County, Washington.

Comprising approximately 4.99 acres.

Parcel 115160013:

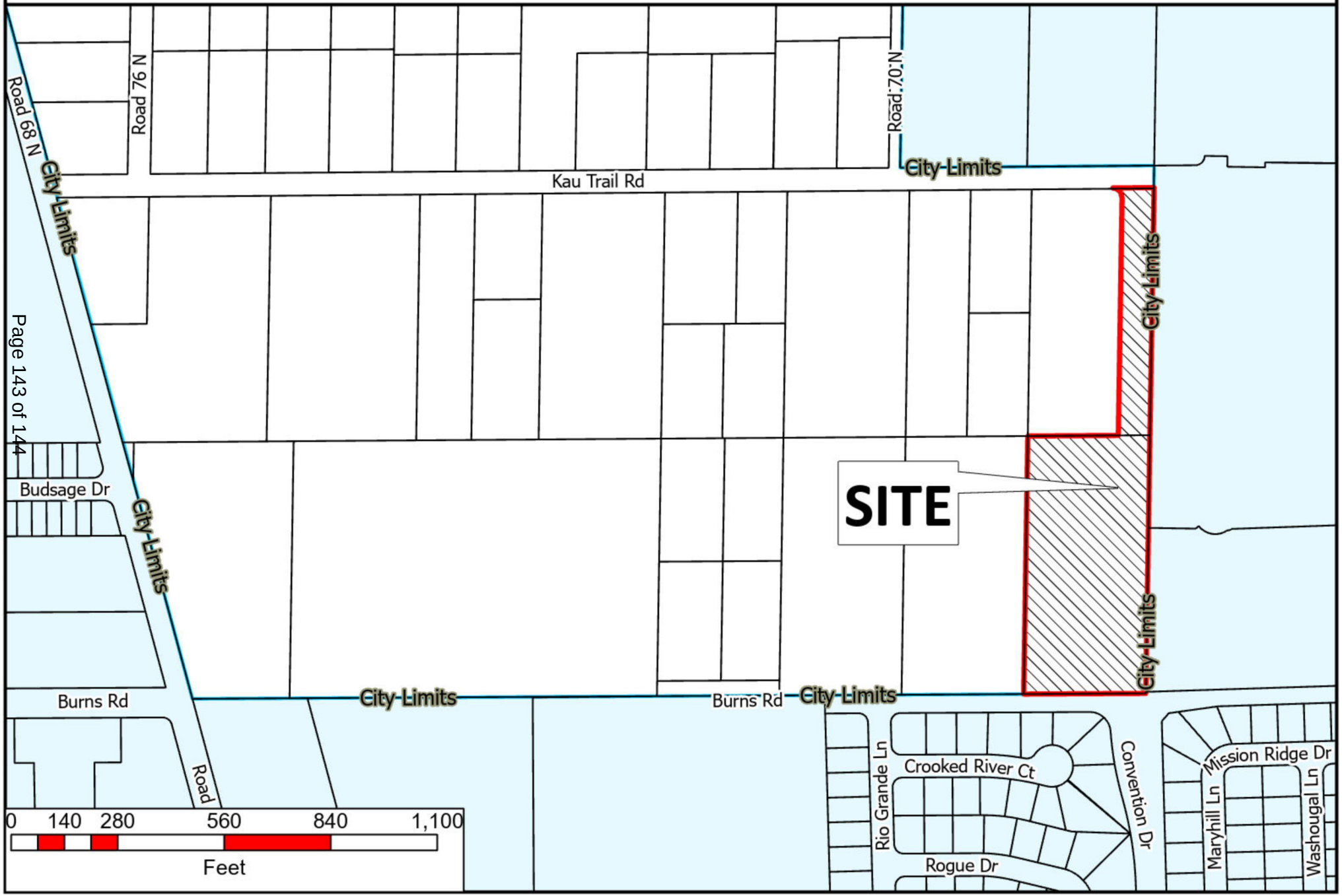
That portion of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 4, Township 9 North, Range 29 East, W.M., Franklin County, Washington, described as follows:

Commencing at the Southeast Corner of said Section 4; thence North 00°54'30" East along the East Line of said Southeast Quarter a distance of 679.06 feet to the Southeast Corner of the Northeast Quarter of the Southeast Quarter of the Southeast Quarter of said Section and the True Point of Beginning; thence leaving said East Line, South 89°35'43" West along the South Line of said Subdivision a distance of 83.02 feet; thence North 00° 54'30" East along a line which is parallel with and 83.00 feet westerly of the East Line of said Subdivision a distance of 623.32 feet to the beginning of a curve concave to the southwest having a radius of 25.00 feet; thence northwesterly along the arc of said curve through a central angle of 91 °23'30" a distance of 39.88 feet to a point on a line which is parallel with and 30.00 feet southerly of the North Line of the Southeast Quarter of the Southeast Quarter of said Section 4; thence North 89°31'00" East along said Parallel Line a distance of 108.64 feet to the East Line of said Subdivision; thence South 00°54'30" West along said East Line a distance of 649.05 feet to the Point of Beginning and the end of this description.

Comprising approximately 1.24 acres (54,009 square feet).

Exhibit "B"

Item: Annexation - Wright and Big Sky Developers Glacier Park
Applicant(s): Big Sky Development c/o Dave Greeno
File #: ANX 2024-003



City of Pasco
Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

NOTICE OF APPLICATION

Si necesita ayuda para entender este aviso o necesita más información, por favor llame al Departamento de Desarrollo Comunitario y Económico de la Ciudad de Pasco a 509-545-3441.

Initial Comment Period Deadlines: **August 14, 2024**

Proposal: Applicant representative Peter Harpster, of Harpster Development on behalf of Dave Greeno, representing Big Sky Developers, has submitted a 10% Notice of Intention to Commence Annexation Procedures (***ANX 2024-003***) for The East 320.9 feet of the South half of the Southeast quarter of the Southeast quarter, Section 4, Township 9 North, Range 29 East, W.M., Franklin County, Washington., comprising approximately 4.99 acres (Parcel 115160102) in Pasco, WA 99301. Said property is located at the northwest corner of Burns Road and Convention Drive in Pasco WA.

A resolution by Pasco City Council accepting the Notice of Intent to commence annexation proceedings (Ten Percent Petition), providing a determination on the territory to be annexed, and whether simultaneous zoning and the assumption of bonded indebtedness will be required in order to proceed with the annexation.

Prepared 29 July 2024, by: *Jeffrey B. Adams*, Associate Planner, PO Box 293 Pasco, WA 99301 adamsj@pasco-wa.gov.

