AGENDA
Hearing Examiner

6:00 PM - Wednesday, July 9, 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.

To attend meeting, please click here:
https://events.gcc.teams.microsoft.com/event/00d429fe-8f89-46ce-8073-b6f2f33bec61@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 - 52 **(a) SP 2025-009 Soriano's Daycare Center**
Applicant has submitted a Special Permit application for a proposed project involving the conversion of an existing single-family dwelling into a day care center serving school-age children before and after school. The residence will no longer be used for housing purposes and will function solely as a day care facility.

53 - 89 **(b) ZD 2025-001 Desert Bloom LLC**
A public hearing will be held to consider the establishment of zoning for unincorporated property located at Parcel No. 126160173 in Pasco, WA. In the event said property is annexed to the City of Pasco; R-4 (High Density Residential District) zoning is being considered.

90 - 125 **(c) ZD 2025-002 SG Land Management**

A public hearing will be held to consider the establishment of zoning for unincorporated property located at Parcel No. 126160129 in Pasco, WA. In the event said property is annexed to the City of Pasco; R-3 (Medium Density Residential District) zoning is being considered.

126 - 229 **(d) SP 2025-008 Goodwill Retail Service Building**

Applicant has submitted a Special Permit Application (SP 2025-008) to operate a thrift store and employment/support services center, along with offices. The proposal is at 7511 Wrigley Dr. (Parcel # 116150071) in Pasco, WA 99301.

230 - 275 **(e) Z 2025-005 Webster Court R-S-20 to R-1**

Applicant has submitted a rezone application (Z 2025-005) from R-S-20 (Suburban) to R-1 (Low Density Residential) for one parcel with a size of approximately 1 acre, located at 2817 Road 84 (Parcel #118402034) in Pasco, WA 99301.

4. ADJOURNMENT

REPORT TO HEARING EXAMINER
PUBLIC HEARING
City Hall – 525 North Third Avenue – Council Chambers
Wednesday, July 9, 2025
6:00 PM

MASTER FILE #: **SP2025-009/Soriano's Daycare Center**

APPLICANT: Maria Soriano Prieto
611 N Cedar Ave
Pasco, WA 99301

REQUEST: **SPECIAL PERMIT**: Conversion of an existing single-family dwelling into a daycare center.

TIMELINE

May 16, 2025	Special Permit Application, SP2025-009, Submitted
May 22, 2025	Application Deemed Complete
June 19, 2025	Notice of Public Hearing for SP2025-009 Mailed to Properties Within 300 Feet of the Proposal
June 22, 2025	Notice for Public Hearing for SP2025-009 Published in Tri-City Herald
June 27, 2025	Public Hearing Staff Report Published

BACKGROUND

1. **PROPERTY DESCRIPTION:**

Legal: BROADWAY PLACE PHASE 1 LOT 5

Parcel: 113760090

General Location: Located northwest of East Lewis Street and Heritage Boulevard, north of East Broadway Street.

Property Size: 0.18 acres.

2. **ACCESS**: The property has access on North Cedar Avenue.

3. **UTILITIES**: Municipal water and sewer are available in North Cedar Avenue.

4. **LAND USE AND ZONING**: The site is zoned R-1-A (Low Density Residential Alternate). The site is currently developed as a single-family dwelling. Surrounding properties are zoned and developed as follows:

North:	R-1-A	Single Family Dwelling Units
East:	R-1-A	Single Family Dwelling Units
South:	R-1-A	Single Family Dwelling Units
West:	R-1-A	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 R-S-20, R-S-12, R-S-1, R-1, R-1-A, and R-1-A2 zoning designations. Please note that the proposed conversion into a daycare center is classified as a conditional use permit within the R-1-A zoning district.

6. **ENVIRONMENTAL DETERMINATION**: The City has determined this proposal to be exempt under Washington Administrative Code (WAC) 197-11-800 (6) Land use decisions. (b) Other land use decisions not qualified for exemption under subsection (a) (such as a home occupation or change of use) are exempt provided: (i) The authorized activities will be conducted within an existing building or facility qualifying for exemption under WAC 197-11-800 (1) and (2); and (ii) The activities will not change the character of the building or facility in a way that would remove it from an exempt class. (2) Other minor new construction. (f) Additions or modifications to or replacement of any building or facility exempted by subsections (1) and (2) of this section when such addition, modification or replacement will not change the character of the building or facility in a way that would remove it from an exempt class.

BACKGROUND

Request

The applicant proposes to convert an existing single-family residence into a daycare facility serving school-age children before and after school. The residence will be fully converted to a non-residential use, operating exclusively as a licensed daycare center. The proposed facility will accommodate up to 15 school-age children and one employee. As part of the project, the applicant also plans to expand the existing driveway.

History

The subject property was annexed into the City in 1979 through Ordinance No. 2016 and was initially assigned an R-T zoning designation by Resolution No. 1202. Since annexation, the property has undergone multiple zoning changes—first from R-T to C-1/RMH-2, and later from C-1/RMH-2 to RMH-1 (Residential Factory Assembled Structure), now known as R-1-A, as established by Ordinance No. 3731.

The site remained undeveloped until 2004, when the final plat for Broadway Place Phase One was recorded. A building permit was issued later that year for the construction of the existing single-family dwelling. Since then, permits for accessory improvements such as fencing, patio covers, and minor site modifications have been completed.

STAFF FINDINGS OF FACT

1. The applicant proposes to convert an existing single-family dwelling into a daycare center serving school-age children.
2. Pursuant to Pasco Municipal Code (PMC) 25.50.040(5), daycare centers and preschool centers are permitted in the zoning district subject to approval of a special permit.
3. According to PMC 25.15.060, a "day-care center" is defined as a facility that provides regularly scheduled care for more than 12 children or adults for periods of less than 24 hours. A "preschool center" similarly provides custodial care and/or organized educational experiences for more than 12 children.
4. The applicant states that the facility will serve up to 15 school-age children and will employ one staff member.
5. Under RCW 43.216.010(27), a “school-age child” is defined as a child between the ages of 5 and 12 who is attending public or private school.
6. Per PMC 25.185.170, off-street parking for daycare centers is calculated at a rate of one space per employee and one space per six children.
7. Based on the proposed staffing and enrollment, four off-street parking spaces are required.
8. The applicant proposes to construct four off-street parking spaces within the front yard area to meet this requirement.
9. Pursuant to PMC 12.04.100 (1)(c) No single driveway shall be wider than 34 feet or 50 percent of the lot frontage, whichever is smaller.
10. At 62.7’ lot frontage the maximum driveway width (where it meets right-of-way) is 31.35’.
11. The applicant is proposing a 36’ wide driveway exceeding the maximum allowed. This would need to be reduced (where it meets right-of-way) to 31.35’ and angled to meet PMC 12.04.100 (1)(c).
12. Pursuant to PMC 25.15.270 “Yard, front” means an open and unoccupied space extending the full width of the lot between any building and the street right-of-way the building is addressed from. The front yard shall be determined by measuring perpendicular from the street right-of-way to the closest point of the building.
13. Under PMC 25.185.030(4), vehicle parking in front yards is limited to the area formed by parallel lines extending from the outer dimensions of a garage, carport, or parking slab. An additional area of up to 10 feet by 20 feet between the nearest side property line and the driveway may be used for extra parking.
14. The proposal does not align with PMC 25.185.030(4) more specifically the additional area of up to 10 feet by 20 feet between the nearest side property line and the driveway may be used for extra parking.
15. Per PMC 25.180.050(4), at least 50 percent of the required front yard (excluding the driveway) must be landscaped with live vegetation.
16. Per PMC 25.180.030 “Live vegetation” means healthy nursery stock consisting of shrubs,

trees, ground cover or lawn. Live vegetation does not include weeds, bark or other mulches, ornamental stone or artificial plants.

17. The property contains approximately 1,913 square feet of total front yard area.

18. After subtracting the 400-square-foot driveway area (which is excluded from the live vegetation calculation), the remaining 1,513 square feet is subject to the 50% landscaping requirement. Therefore, a minimum of 756.5 square feet of live vegetation is required.

19. The applicant proposes a 1,116-square-foot driveway (36 feet by 31 feet). Of this, 716 square feet encroaches into the area subject to live vegetation requirements and is counted against that requirement.

20. After accounting for the driveway encroachment, the applicant proposes approximately 797 square feet of live vegetation within the front yard area, thereby satisfying the minimum required 756.5 square feet.

21. Pursuant to Ordinance No. 4767, the applicable Traffic Impact Fee for Institutional Land Use Code 565 – daycare Center is $4,961.69. This calculation is based on an enrollment of 15 students, credit for one existing single-family dwelling unit on the site, and a 44% pass-by rate associated with the daycare center use.

22. Per PMC Table 17.15.010 Permanent signs 1 sign is allowed at 16 square feet in area.

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;

Economic Development Element Policy ED-1-A: Promote an environment which supports the development and expansion of business opportunities. *The proposal would allow the expansion of an existing home-based daycare into a licensed daycare center, enhancing childcare services for the community and supporting small business growth. The home-based daycare has been in continuous operation at this location since 2015, totaling approximately 10 years of service.*

(2) The proposal will adversely affect public infrastructure;

Access to the site is largely established, with existing curb, gutter, sidewalk, and street lighting already in place. A portion of the driveway is proposed to be expanded to satisfy current off-street parking requirements. While the proposed expansion does not fully meet code in its current form, minor modifications—such as angling the driveway at its connection to the right-of-way—could bring it into compliance. This adjustment is anticipated to have minimal impact on existing public infrastructure.

Additionally, the conversion of the existing single-family dwelling into a daycare center may increase the demand on City utilities and result in adjustments to utility billing to reflect the change in use.

(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 single-family residential uses. While the proposed daycare center may introduce activity levels that differ slightly from typical residential patterns, it is a use specifically permitted through a special permit within the residential zone. The only exterior site modification proposed is a minor expansion of the existing driveway, which does not currently meet residential driveway standards under the PMC. However, the code does not clearly indicate whether commercial driveway standards apply in this context, as it explicitly provides a pathway for daycare centers to operate in residential neighborhoods.

It is also relevant to note that Engrossed Substitute Senate Bill 5184, which is set to take effect soon and is expected to be incorporated into the PMC, will prohibit cities from requiring off-street parking for daycare centers (per Section 2. (3)(e)). This pending legislation supports the reasonableness of allowing the daycare center to operate without requiring modifications to off-street parking. In addition, the PMC previously required driveways to lead into a garage or carport, which effectively limited driveway placement. This provision was eliminated with the adoption of Ordinance 4700AA in December 2023. However, the outdated reference in PMC 25.185.030(4) remains, contributing to confusion regarding driveway boundary standards.

Interior modifications required under the International Fire Code (IFC)—such as the installation of a fire sprinkler system—will not alter the building's exterior or impact the residential character of the site.

(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 proposal does not include any changes to the height or overall massing of the existing structure. The only exterior modification involves a minor expansion of the driveway. While it is currently unclear whether the proposed driveway configuration fully complies with the PMC, the modification does not affect the building's height or bulk and is not anticipated to impact adjacent properties. The location and overall site design will remain largely unchanged, and the proposed use is not expected to discourage the development of other permitted uses in the vicinity or negatively affect surrounding property values.

(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 daycare center will operate primarily before and after school hours and indoors, with limited outdoor play periods typical of similar home-based childcare operations. No fumes, vibrations, dust, or flashing lights are associated with the use.

While there may be a modest increase in vehicle traffic due to pick-up and drop-off activities, it is not expected to exceed the traffic generated by other permitted uses in the residential district, such as home occupations or accessory dwelling units. Additionally, access to the site is already established, and only minimal modifications to the driveway are proposed.

Overall, the nature and scale of the daycare center are compatible with the surrounding neighborhood and are not anticipated to create impacts that would be considered more objectionable than other uses permitted outright in the zone.

(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 daycare center will be required to comply with all applicable local, state, and federal regulations related to building safety, health, and fire protection, including licensing requirements and life-safety standards enforced by the Washington State Department of Children, Youth, and Families (DCYF) and the IFC.

The use will be located within an existing residential structure that has functioned as a licensed home daycare for nearly 10 years, with no known history of nuisance complaints or safety violations through the City.

Operations are not expected to generate excessive noise, traffic, or activity beyond what is typical for other residential or home-based uses. Therefore, the proposal is not anticipated to pose a threat to public health or safety, nor is it likely to create a nuisance to surrounding permitted residential uses.

APPROVAL CONDITIONS

1) The Special Permit shall apply to 611 North Cedar Avenue (Parcel No. 113760090) including any subsequent legal subdivisions thereof.
2) The project shall be constructed and operated in substantial conformance with the site plan submitted with the Special Permit application, as included in the July 2025 Hearing Examiner packet.
3) In addition to Condition 2, the proposed driveway shall be reduced to 31.35’ where it meets right-of-way to meet PMC 12.04.100 (1)(c).
4) The operator shall maintain all required licenses and approvals from the DCYF and shall comply with all applicable state and local health, building, and safety regulations.
5) The maximum number of children enrolled at the daycare center shall not exceed 15 and the maximum number of employees shall not exceed 1 as approved by DCYF and the Fire Marshal.
6) On-site parking and drop-off/pick-up shall occur only within the designated driveway area. Staggered pick-up and drop-off times are encouraged to reduce traffic impacts. No queuing is permitted in the public right-of-way.
7) Prior to occupancy, any required modifications to the driveway shall be reviewed and approved by the City through a building and right-of-way permit.
8) Outdoor playtime shall be limited to designated fenced areas and scheduled to mitigate disruption to adjacent properties.
9) The applicant shall obtain all necessary permits for interior modifications, including installation of a fire sprinkler system, if required by the Fire Marshal or applicable building code.

10) The special permit is valid only for a daycare center use as described in the application and supporting materials. Any expansion in enrollment or change in use shall require additional review and approval.

11) The special permit shall expire if the daycare center use is discontinued for more than 12 consecutive months.

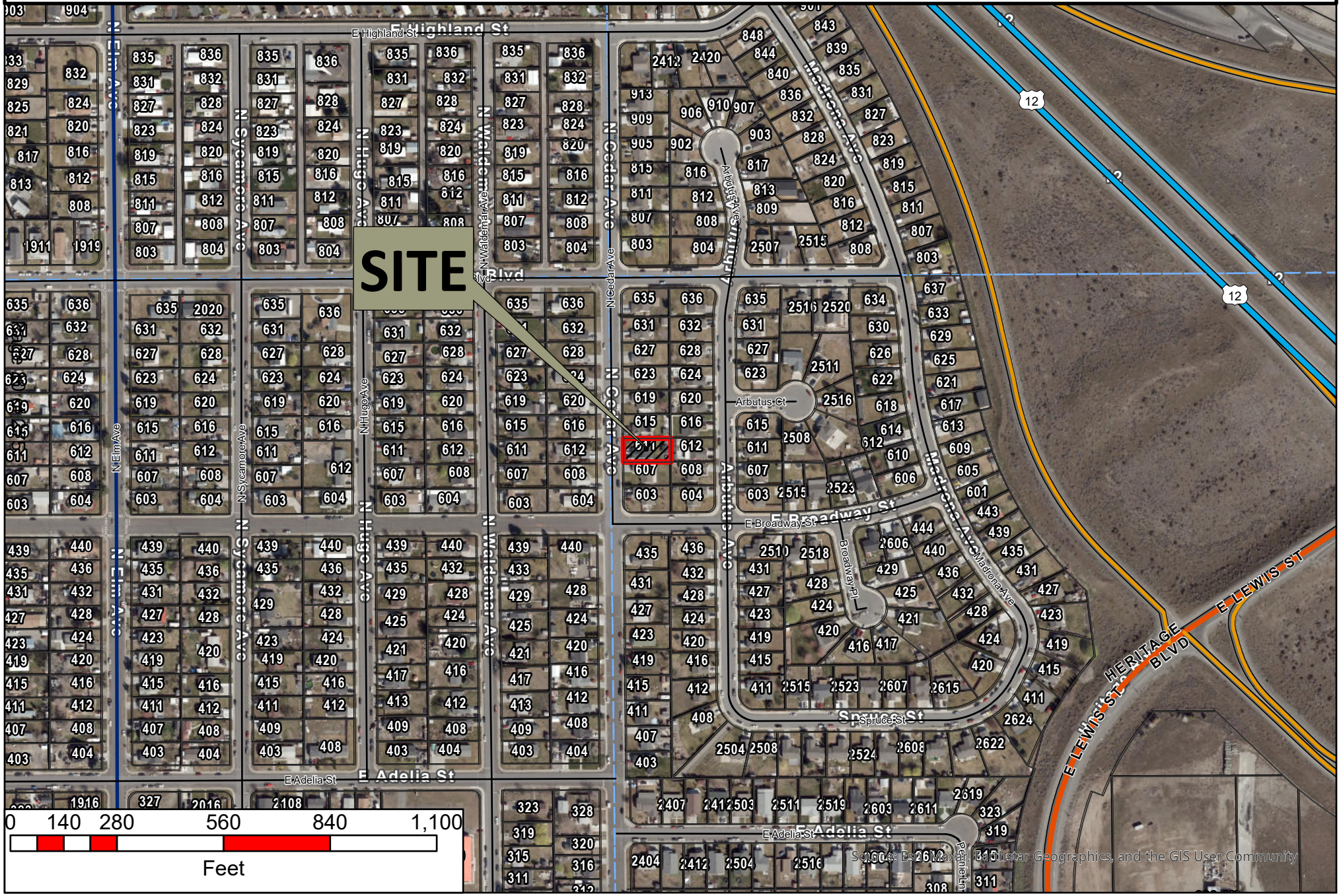
RECOMMENDATION

Staff is unable to determine whether the submitted findings of fact and conclusions of law establish a sufficient basis for approval of the proposed change of use, regardless of the procedural avenue pursued. The application requests approval to convert the existing residence at 611 North Cedar Avenue (Parcel No. 113760090) into a daycare center.

Ultimately, the final decision rests with the Hearing Examiner. Should the Examiner determine that approval is warranted—either as proposed or with modifications—staff recommends that the Conditions of Approval outlined above be incorporated into the final decision to ensure compliance with applicable standards and to mitigate potential impacts on the surrounding residential neighborhood.

Overview Map

Item: Soriano's Daycare Center
Applicant(s): Maria Soriano
File #: SP 2025-009



Vicinity Map

Item: Soriano's Daycare Center
Applicant(s): Maria Soriano
File #: SP 2025-009



Zoning Map

Item: Soriano's Daycare Center
Applicant(s): Maria Soriano
File #: SP 2025-009



Land Use Map

Item: Soriano's Daycare Center
Applicant(s): Maria Soriano
File #: SP 2025-009



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

RECEIVED
MAY 16 2025
COMMUNITY & ECONOMIC DEVELOPMENT

CITY OF PASCO
SPECIAL PERMIT APPLICATION

Master File # _____

Date Submitted: _____

Applicant Info	Owner Info (if different than applicant)
Name: Maria Y. Soriano Prieto	Name:
Address: 611 N Cedar Ave	Address:
Phone: 509-[redacted]366-9773	Phone:
Email: myhs18@hotmail.com	Email:

Project Address: 611 N Cedar Ave

Project Parcel Number: 113760090

Current Zoning: Daycare to Center

Source of domestic water: City

Method of sewage disposal: City

Present use of the land and structure(s) if any: Home Daycare to Center

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

Give a detailed description of the proposed use that requires a special permit (attach separate sheet if more space is necessary): Current home daycare and would like to make into an after school program (center)

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

Maria Y.
Signature of Applicant

Maria Y.
*Notarized Signature of Property Owner

State of Washington)
ss.
County of Franklin)

On this 15 day of May, 2025, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned an sworn, personally appeared Maria Soriano-Prieto 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 15 day of May, 2025.

LAURA K DHONDT NOTARY PUBLIC STATE OF WASHINGTON COMM. NO. 20004681 MY COMM. EXP. 12-13-25

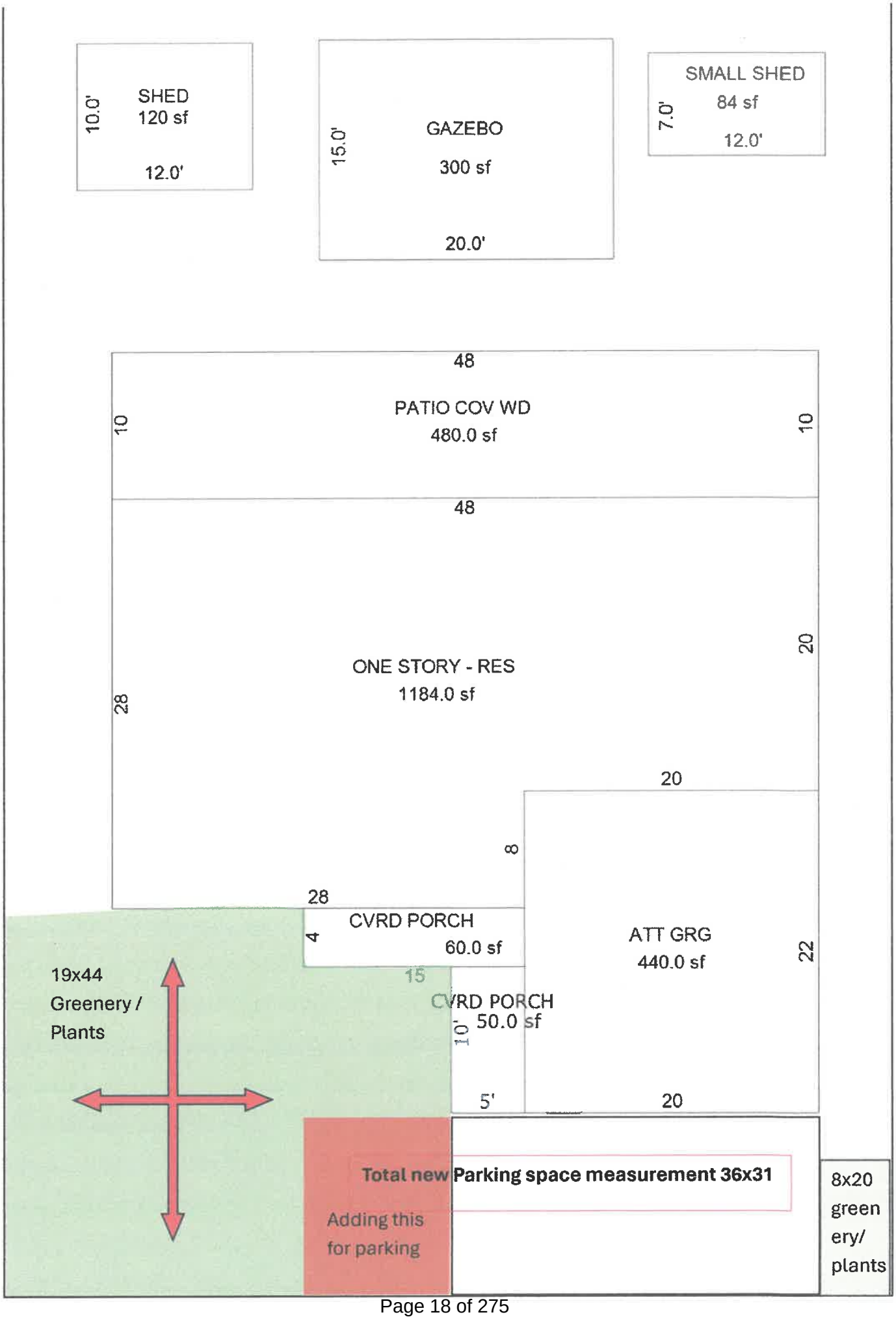
Laura D Hendt
Notary Public in and for the State of Washington
Residing at Pasco, WA 99301
My Commission expires 12-13-25

Updated April 2019

To whom this may concern,

I am writing this to inform you of my plans with this property. I plan to move to a different home and move my home daycare with me, this property I would like to turn into a Center (before and after school), No one will be living here. I currently have families that we take to and pick up from school and due to me moving I would like to make this a Center to continue to provide a safe place for children to have before and after school. I plan to have a max of 15 school-age children and one employee. I know there aren't a lot of places in my area that provide a place for children to go to after school and feel like this will be a good place for the children in my community.

ATT Maria Y. Soriano


SHED
120 sf
10.0'
12.0'
GAZEBO
300 sf
15.0'
20.0'
SMALL SHED
84 sf
7.0'
12.0'
48
PATIO COV WD
480.0 sf
10
10
48
ONE STORY - RES
1184.0 sf
28
20
20
8
28
CVRD PORCH
60.0 sf
4
ATT GRG
440.0 sf
22
19x44
Greenery /
Plants
15
CVRD PORCH
50.0 sf
10'
5'
20
Total new
Parking space measurement 36x31
Adding this
for parking
8x20
green
ery/
plants

Community & Economic 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 COMPLETE APPLICATION

MASTER FILE #: **SP2025-009**

APPLICANT: Maria Soriano Prieto
611 N Cedar Ave
Pasco, WA 99301

PROPOSAL: **Special Permit:** Soriano's Daycare Center

It has been determined that your application for a Special Permit is complete for processing by the City of Pasco. A public hearing will be held at a later date for this special permit application.

Questions can be addressed to the Pasco Community & Economic Development Department at (509) 544-4146 or to barragani@pasco-wa.gov referencing the file # above.

Date Issued: 05/22/2025

Signature: Jean Barragan

Title: Planner II

Affidavit of Mailing

In regards to MF# SP2025-009

I, Carmen Patrick, hereby confirm that notification was sent by mail June 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, June 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

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.

NOTE: CORRECTED VICINITY MAP

A Public Hearing with the Hearing Examiner will be held on July 9, 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:

SP2025-009 Soriano's Daycare Center: Notice is hereby given that Maria Soriano has submitted a Special Permit application for a proposed project involving the conversion of an existing single-family dwelling into a day care center serving school-age children before and after school. The residence will no longer be used for housing purposes and will function solely as a day care facility. The proposed use will accommodate 15 school-age children and 1 employee. The subject property is located at 611 N Cedar Ave, Pasco, WA (Parcel No. 113760090). 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 ***July 9, 2025,*** to be included in the written 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 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 June 27, 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.

Vicinity Map

Item: Soriano's Daycare Center
Applicant(s): Maria Soriano
File #: SP 2025-009



NAME	ADDRESS	CITY	STATE	ZIP
IRMA E AVALOS-LIEVANO	431 N CEDAR AVE	PASCO	WA	99301
CARLOS & ROSA ALVARADO	435 N CEDAR AVE	PASCO	WA	99301
GENARO & CARMEN YADIRA PAN	603 N CEDAR AVE	PASCO	WA	99301
DELACRUZ TRUST	2673 TOLSTOY PL	OXNAR	CA	93033
HIPOLITO & MARIA SORIANO	611 N CEDAR AVE	PASCO	WA	99301
VALENTIN ALVA	615 N CEDAR AVE	PASCO	WA	99301
MARIA G MARTINEZ	619 N CEDAR AVE	PASCO	WA	99301
LAH BWE	623 N CEDAR AVE	PASCO	WA	99301
JOSE L & PATRICIA FLORES	627 N CEDAR AVE	PASCO	WA	99301
JUANA MENDOZA	631 N CEDAR AVE	PASCO	WA	99301
FIDEL BLANCO	PO BOX 186	PASCO	WA	99301
GIOVANNI SANTOS-GUIDO	628 N ARBUTUS AVE	PASCO	WA	99301
NOE JIMENEZ	624 N ARBUTUS AVE	PASCO	WA	99301
CARMELO & CAMELIA ROSALES	620 N ARBUTUS AVE	PASCO	WA	99301
JUAN QUINTERO (ETAL)	616 N ARBUTUS AVE	PASCO	WA	99301
ROBERTO VASQUEZ-MENDEZ (E	612 N ARBUTUS AVE	PASCO	WA	99301
GIOVANNI GONZALEZ (ETUX)	608 N ARBUTUS AVE	PASCO	WA	99301
MARIA BARAJAS	604 N ARBUTUS AVE	PASCO	WA	99301
FRANCISCO & FAUSTINO MEZA	436 N ARBUTUS AVE	PASCO	WA	99301
ROCIO ACOSTA RAMOS (ETVIR)	432 N ARBUTUS AVE	PASCO	WA	99301
RAUL ROJAS MUNIZ	435 ARBUTUS AVE	PASCO	WA	99301
JOSE M MENDOZA (ETUX)	603 N ARBUTUS AVE	PASCO	WA	99301
JUAN URENA TORRES	607 ARBUTUS AVE	PASCO	WA	99301
VIRGILIO MICHACA	611 N ARBUTUS AVE	PASCO	WA	99301
JUAN ANTONIO & ELDA D GARZA	615 N ARBUTUS AVE	PASCO	WA	99301
AGUSTIN & LUCY R PACHECO	2508 ARBUTUS CT	PASCO	WA	99301
SONIA E HERNANDEZ	623 N ARBUTUS AVE	PASCO	WA	99301
ADA A GONZALEZ HERNANDEZ	627 N ARBUTUS AVE	PASCO	WA	99301
RAFAEL HERNANDEZ TAPIA (ETU	2515 E BROADWAY ST	PASCO	WA	99301
JAIME ROJAS ZUNIGA (	627 N WALDEMAR AVE	PASCO	WA	99301
GARY GENE GLINES	623 N WALDEMAR AVE	PASCO	WA	99301
ROGELIO & ALBA MORFIN	619 N WALDEMAR AVE	PASCO	WA	99301
GONZALO GUZMAN FLORES	615 N WALDEMAR AVE	PASCO	WA	99301
JESSICA ASTUDILLO	611 N WALDEMAR AVE	PASCO	WA	99301
MILTON & MILAGRO AMAYA	607 N WALDEMAR AVE	PASCO	WA	99301
WILLIAM J II KRAN (ETAL)	603 N WALDEMAR AVE	PASCO	WA	99301
BLANCA G ROMERO	604 N CEDAR AVE	PASCO	WA	99301
MOISES JIMENEZ PIMENTEL (ETA	608 N CEDAR AVE	PASCO	WA	99301
ERIC R PETROSS	612 N CEDAR AVE	PASCO	WA	99301
AQUILEO & ANTONIA MARTINEZ	812 N ELM AVE	PASCO	WA	99301
SENOBIO LOPEZ HERNANDEZ (E	620 N CEDAR AVE	PASCO	WA	99301
RAQUEL ACOSTA	624 N CEDAR AVE	PASCO	WA	99301
PEDRO & MARIA MENDOZA	628 N CEDAR AVE	PASCO	WA	99301
ANTONIO M CORIA	632 N CEDAR AVE	PASCO	WA	99301
MELISSA (ETAL) LOPEZ	439 N WALDEMAR AVE	PASCO	WA	99301
ERASMO & PAZ R ARROYO	440 N CEDAR AVE	PASCO	WA	99301

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 July 9, 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:

SP2025-009 Soriano's Daycare Center: Notice is hereby given that Maria Soriano has submitted a Special Permit application for a proposed project involving the conversion of an existing single-family dwelling into a day care center serving school-age children before and after school. The residence will no longer be used for housing purposes and will function solely as a day care facility. The proposed use will accommodate 15 school-age children and 1 employee. The subject property is located at 611 N Cedar Ave, Pasco, WA (Parcel No. 113760090). 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 ***July 9, 2025,*** to be included in the written 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 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 June 18, 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.

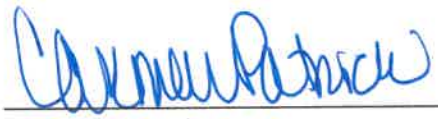
Affidavit of Mailing

In regards to MF# SP2025-009

I, Carmen Patrick, hereby confirm that notification was sent by mail June 19, 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 19th day, June of 2025.



Representative's Signature

Vicinity Map

Item: Soriano's Daycare Center
Applicant(s): Maria Soriano
File #: SP 2025-009



NAME	ADDRESS	CITY	STATE	ZIP
IRMA E AVALOS-LIEVANO	431 N CEDAR AVE	PASCO	WA	99301
CARLOS & ROSA ALVARADO	435 N CEDAR AVE	PASCO	WA	99301
GENARO & CARMEN YADIRA PANTOJA	603 N CEDAR AVE	PASCO	WA	99301
DELACRUZ TRUST	2673 TOLSTOY PL	OXNARD	CA	93033
HIPOLITO & MARIA SORIANO	611 N CEDAR AVE	PASCO	WA	99301
VALENTIN ALVA	615 N CEDAR AVE	PASCO	WA	99301
MARIA G MARTINEZ	619 N CEDAR AVE	PASCO	WA	99301
LAH BWE	623 N CEDAR AVE	PASCO	WA	99301
JOSE L & PATRICIA FLORES	627 N CEDAR AVE	PASCO	WA	99301
JUANA MENDOZA	631 N CEDAR AVE	PASCO	WA	99301
FIDEL BLANCO	PO BOX 186	PASCO	WA	99301
GIOVANNI SANTOS-GUIDO	628 N ARBUTUS AVE	PASCO	WA	99301
NOE JIMENEZ	624 N ARBUTUS AVE	PASCO	WA	99301
CARMELO & CAMELIA ROSALES	620 N ARBUTUS AVE	PASCO	WA	99301
JUAN QUINTERO (ETAL)	616 N ARBUTUS AVE	PASCO	WA	99301
ROBERTO VASQUEZ-MENDEZ (ETUX)	612 N ARBUTUS AVE	PASCO	WA	99301
GIOVANNI GONZALEZ (ETUX)	608 N ARBUTUS AVE	PASCO	WA	99301
MARIA BARAJAS	604 N ARBUTUS AVE	PASCO	WA	99301
FRANCISCO & FAUSTINO MEZA	436 N ARBUTUS AVE	PASCO	WA	99301
ROCIO ACOSTA RAMOS (ETVIR)	432 N ARBUTUS AVE	PASCO	WA	99301
RAUL ROJAS MUNIZ	435 ARBUTUS AVE	PASCO	WA	99301
JOSE M MENDOZA (ETUX)	603 N ARBUTUS AVE	PASCO	WA	99301
JUAN URENA TORRES	607 ARBUTUS AVE	PASCO	WA	99301
VIRGILIO MICHACA	611 N ARBUTUS AVE	PASCO	WA	99301
JUAN ANTONIO & ELDA D GARZA	615 N ARBUTUS AVE	PASCO	WA	99301
AGUSTIN & LUCY R PACHECO	2508 ARBUTUS CT	PASCO	WA	99301
SONIA E HERNANDEZ	623 N ARBUTUS AVE	PASCO	WA	99301
ADA A GONZALEZ HERNANDEZ	627 N ARBUTUS AVE	PASCO	WA	99301
RAFAEL HERNANDEZ TAPIA (ETUX)	2515 E BROADWAY ST	PASCO	WA	99301
JAIME ROJAS ZUNIGA (	627 N WALDEMAR AVE	PASCO	WA	99301
GARY GENE GLINES	623 N WALDEMAR AVE	PASCO	WA	99301
ROGELIO & ALBA MORFIN	619 N WALDEMAR AVE	PASCO	WA	99301
GONZALO GUZMAN FLORES	615 N WALDEMAR AVE	PASCO	WA	99301
JESSICA ASTUDILLO	611 N WALDEMAR AVE	PASCO	WA	99301
MILTON & MILAGRO AMAYA	607 N WALDEMAR AVE	PASCO	WA	99301
WILLIAM J II KRAN (ETAL)	603 N WALDEMAR AVE	PASCO	WA	99301
BLANCA G ROMERO	604 N CEDAR AVE	PASCO	WA	99301
MOISES JIMENEZ PIMENTEL (ETAL)	608 N CEDAR AVE	PASCO	WA	99301
ERIC R PETROSS	612 N CEDAR AVE	PASCO	WA	99301
AQUILEO & ANTONIA MARTINEZ	812 N ELM AVE	PASCO	WA	99301
SENOBIO LOPEZ HERNANDEZ (ETAL)	620 N CEDAR AVE	PASCO	WA	99301
RAQUEL ACOSTA	624 N CEDAR AVE	PASCO	WA	99301
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MELISSA (ETAL) LOPEZ	439 N WALDEMAR AVE	PASCO	WA	99301
ERASMO & PAZ R ARROYO	440 N CEDAR AVE	PASCO	WA	99301

Page 2 of 2

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:
IPL0245806
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
TRI - Legal Ads
Site:
tricity
Final Cost:
$490.62
Referral Code:
NOPH 6-22
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
June 18, 2025 7:33:28 PM EDT
Amount:
$490.62

SCHEDULE FOR AD NUMBER IPL02458060

June 22, 2025
Tri-City Herald Print Publication

PREVIEW FOR AD NUMBER IPL02458060

3.22inches 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 July 9, 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:

ZD2025-001 Desert Bloom LLC: A public hearing to consider the establishment of zoning for unincorporated property located at Parcel No. 126160173 in Pasco, WA. In the event said property is annexed to the City of Pasco; R-4 (High Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council. 509-544-4146 / barragani@pasco-wa.gov

ZD2025-002 SG Land Management LLC: A public hearing to consider the establishment of zoning for unincorporated property located at Parcel No. 126160129 in Pasco, WA. In the event said property is annexed to the City of Pasco; R-3 (Medium Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council. 509-544-4146 / barragani@pasco-wa.gov

SP2025-009 Soriano's Daycare Center: Maria Soriano has submitted a Special Permit application for a proposed project involving the conversion of an existing single-family dwelling into a day care center serving school-age children before and after school. The residence will no longer be used for housing purposes and will function solely as a day care facility. The proposed use will accommodate 15 school-age children and 1 employee. The subject property is located at 611 N Cedar Ave, Pasco, WA (Parcel No. 113760090). 509-544-4146 / barragani@pasco-wa.gov

SP2025-008 Goodwill Store/Training Center: Archibald & Company Architects, PS on behalf of Goodwill Industries of the Columbia has submitted a Special Permit Application ***(SP 2025-008)*** to operate a thrift store and employment/support services center, along with offices. The proposal is at 7511 Wrigley Dr. (Parcel # 116150071) in Pasco, WA 99301. The proposal is subject to regulations contained in the Pasco Municipal Code. 509-905-2604 / gundersona@pasco-wa.gov

Z2025-005 Webster Court Zone Change: Shane O'Neill on behalf of Webster Court, LLC has submitted a rezone application ***(Z 2025-005)*** from ***R-S-20 (Suburban)*** to ***R-1 (Low Density Residential)*** for one parcel with a size of approximately 1 acre, located at 2817 Road 84 (Parcel #118402034) in Pasco, WA 99301. The proposal is subject to regulations contained in the Pasco Municipal Code. Future site-specific development applications will be subject to SEPA environmental review and code requirements. 509-905-2604 / gundersona@pasco-wa.gov

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 July 9, 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 notification, or ask questions about the proposals, please contact the Planning Division using the phone numbers or email addresses listed after each project description, or by mail at:
City of Pasco – Planning Division
P.O. 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.
IPL0245806
Jun 22 2025

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

384695

RESOLUTION NO. 1202

A RESOLUTION establishing a Proposed Zoning Regulation.

WHEREAS, the City of Pasco expects a certain area of presently unincorporated land to annex to the City of Pasco in the future; and

WHEREAS, R.C.W. 35A.14.330 and 35A.14.340 provide for preparation of a Proposed Zoning Regulation for any area reasonably expected to be annexed to the City of Pasco; and

WHEREAS, the City of Pasco Planning Commission conducted a public hearing on August 17, 1978, due notice of which was given, and recommended that the City Council establish a Proposed Zoning Regulation; and

WHEREAS, the City Council of the City of Pasco conducted a public hearing on September 18, 1978, due notice of which was given, to consider the recommendation of the Planning Commission; and

WHEREAS, the City Council desires to establish a Proposed Zoning Regulation to become effective upon annexation of any part of the expected annexation area; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PASCO:

That the proposed zoning classifications depicted in the map attached hereto and identified as Exhibit "1" be and is hereby proclaimed to be the Proposed Zoning Regulation for the area so depicted in the map attached hereto and identified as Exhibit "1" and, further, that such zone classifications shall be assigned simultaneous to annexation of any part of the area depicted in Exhibit "1" attached hereto.

PASSED by the Council of the City of Pasco this 18 day of September, 1978.

Chet Bailie, Mayor

ATTEST:

Evelyn Wells, Deputy City Clerk

APPROVED AS TO FORM:

Patrick T. Roach, Acting City Attorney

(Columbia East Annexation Area (78-12-A)

VOL 114 PAGE 903

RECORDED IN VOL 114
OF OFFICIAL RECORDS
PAGE 903 REQUEST OF
City of Pasco gc
SEP 25 10 33 AM '78
DOROTHY TOWNE AUDITOR
FRANKLIN COUNTY, WASH.
DEPUTY
MAIL TO:
Box 294
Pasco, WA. 99301

384695

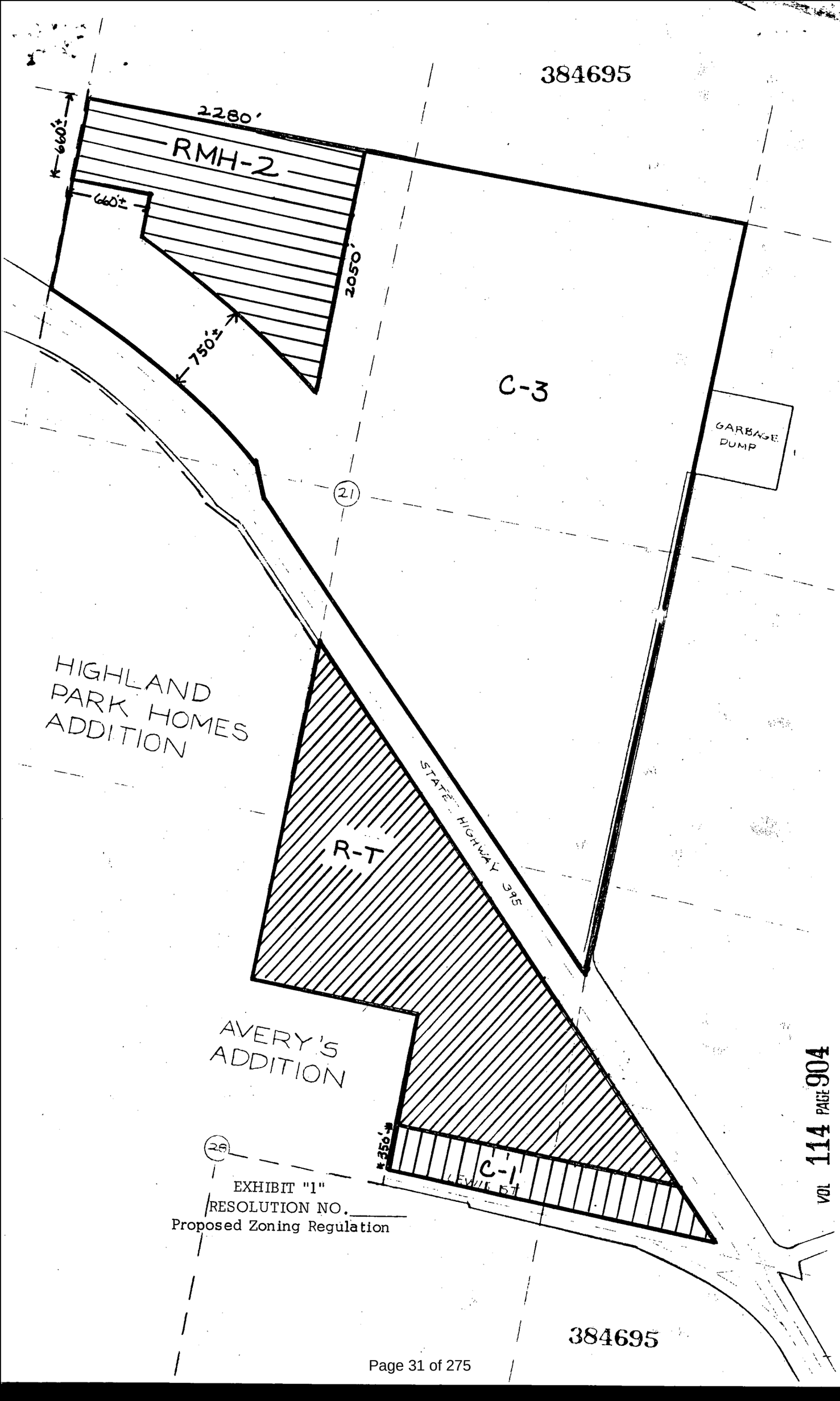


EXHIBIT "1"
RESOLUTION NO.____
Proposed Zoning Regulation

VOL 114 PAGE 904

ORDINANCE NO. 2016

AN ORDINANCE relating to annexation and annexing a tract of land to the city of Pasco.

WHEREAS, a valid petition has been filed seeking annexation of a tract of land, hereinafter described, to the city of Pasco; and

WHEREAS, proper notice of hearing on said petition has been given in the form and manner required by law; and

WHEREAS, a hearing on the petition was conducted on January 2, 1979; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF PASCO DOES ORDAIN AS FOLLOWS:

Section 1. That the following described tract of land, situated in Franklin County, Washington, to-wit:

That portion of Sections 21, 22, 23 and 27, Township 9 North, Range 30 East, W.M., Franklin County, Washington, described as follows: Beginning at the northwest corner of Section 21, Township 9 North, Range 30 East, that point being the true point of beginning; thence easterly along the north line of said Section 21 to Section 22, thence easterly along north line of Section 22 to east right-of-way line of city refuse road, thence southerly along said east right-of-way line of said road to its intersection with the north right-of-way line of State Highway 395, thence southeasterly along the north right-of-way line of said State Highway to its intersection with the east line of the southwest quarter of Section 27; thence south along said east line to the south right-of-way line of said Highway 395; thence northwesterly along said right-of-way line to its intersection with the west line of the southeast quarter of Section 28; thence north to the center line of Lewis Street; thence east along said center line of street to the east line of the southwest quarter of the northeast quarter of Section 28; thence north along said east line to the northeast corner of the southwest quarter of the northeast quarter of Section 28; thence west along the north line of the southwest quarter of the northeast quarter of Section 28 to the northwest corner of the southwest quarter of the northeast quarter of Section 28; thence north along said section line to the intersection of the southerly right-of-way line of Highway 395; thence northwesterly along said right-of-way line to its intersection with the west line of Section 21; thence north along said west line to the true point of beginning,

be and the same is hereby annexed to the city of Pasco and is hereby declared to be within the corporate limits of the city of Pasco.

VOL 118 PAGE 318

Section 2. That the comprehensive plan of the city of Pasco, as amended under Ordinance 1988, be and the same is hereby adopted for the above-described tract of land.

Section 3. That the zone classification identified in and established by city of Pasco Resolution No. 1202, a copy of which is attached hereto and by this reference incorporated herein for said tract of land be and the same are hereby assigned.

Section 4. That said tract of land shall not assume any indebtedness of the city of Pasco.

Section 5. That the above described tract of land shall be in voting district number one.

Section 6. That a certified copy of this ordinance be and the same shall be filed with the Franklin County Commissioners and the Franklin County Auditor.

Section 7. This ordinance shall be in full force and effect after its passage and publication as required by law.

PASSED by the City Council of the City of Pasco this 2 day of January, 1979.

Chet Bailie

Chet Bailie, Mayor

ATTEST:

Evelyn Wells

Evelyn Wells, Deputy City Clerk

APPROVED AS TO FORM:

Dennis J. De Felice

Dennis J. De Felice, City Attorney

RECORDED IN VOL 118 OF OFFICIAL RECORDS PAGE ____ REQUEST OF City of Pasco

JAN 4 9 16 AM '79

DOROTHY TOWNE AUDITOR FRANKLIN COUNTY, WASH.

DEPUTY

MAIL TO: Box 293 Pasco, WA

(COLUMBIA EAST ANNEXATION 78-12-A)

VOL 118 PAGE 319

387283

RESOLUTION NO. 1202

A RESOLUTION establishing a Proposed Zoning Regulation.

WHEREAS, the City of Pasco expects a certain area of presently unincorporated land to annex to the City of Pasco in the future; and

WHEREAS, R.C.W. 35A.14.330 and 35A.14.340 provide for preparation of a Proposed Zoning Regulation for any area reasonably expected to be annexed to the City of Pasco; and

WHEREAS, the City of Pasco Planning Commission conducted a public hearing on August 17, 1978, due notice of which was given, and recommended that the City Council establish a Proposed Zoning Regulation; and

WHEREAS, the City Council of the City of Pasco conducted a public hearing on September 18, 1978, due notice of which was given, to consider the recommendation of the Planning Commission; and

WHEREAS, the City Council desires to establish a Proposed Zoning Regulation to become effective upon annexation of any part of the expected annexation area; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PASCO:

That the proposed zoning classifications depicted in the map attached hereto and identified as Exhibit "1" be and is hereby proclaimed to be the Proposed Zoning Regulation for the area so depicted in the map attached hereto and identified as Exhibit "1" and, further, that such zone classifications shall be assigned simultaneous to annexation of any part of the area depicted in Exhibit "1" attached hereto.

PASSED by the Council of the City of Pasco this 18 day of September, 1978.

Chet Bailie, Mayor

ATTEST:

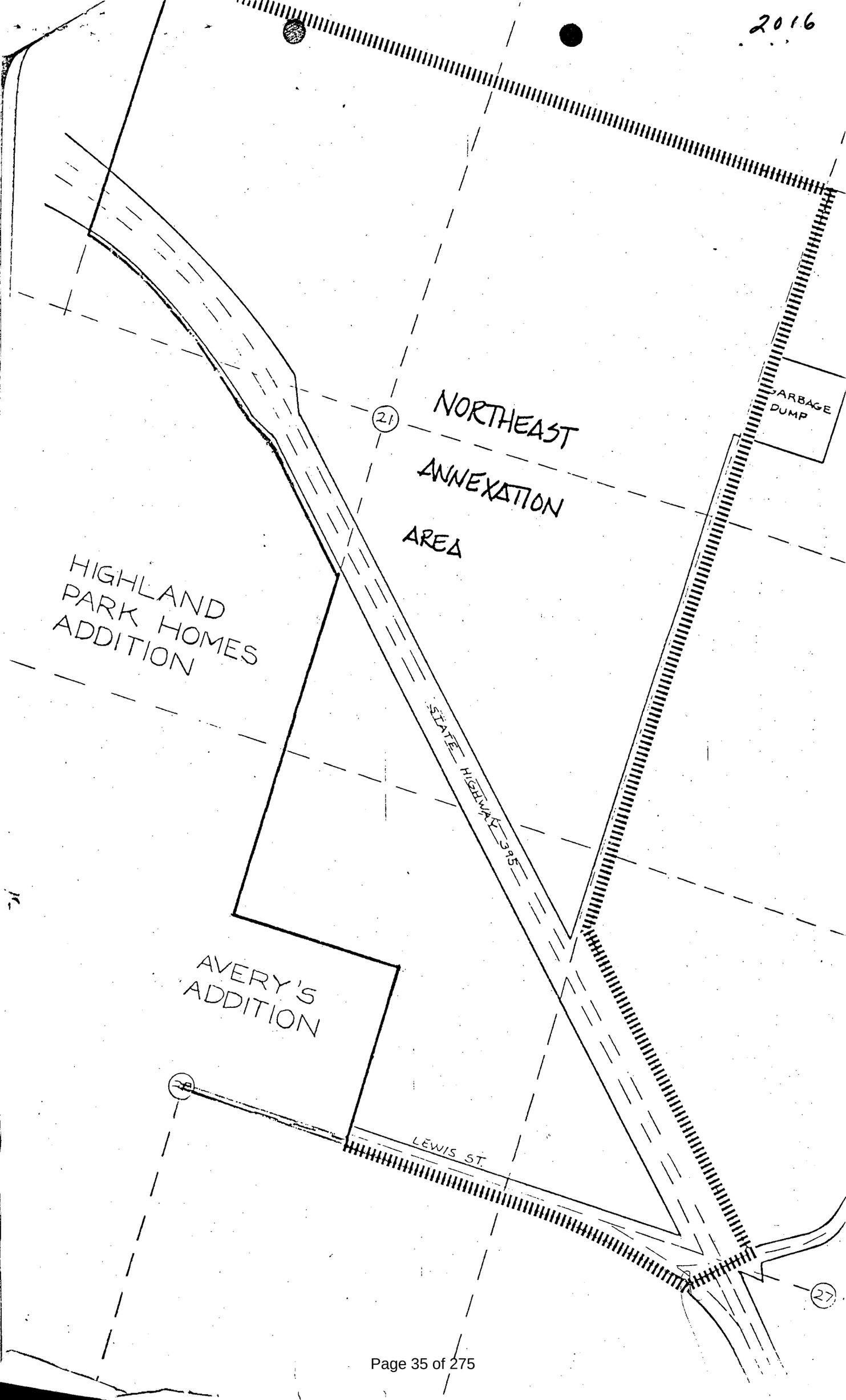
Evelyn Wells, Deputy City Clerk

APPROVED AS TO FORM:

Patrick T. Roach, Acting City Attorney

VOL 118 PAGE 320

(Columbia East Annexation Area (78-12-A)


2016
NORTHEAST
ANNEXATION
AREA
21
HIGHLAND
PARK HOMES
ADDITION
GARBAGE
DUMP
STATE HIGHWAY 395
AVERY'S
ADDITION
28
LEWIS ST.
27

ORDINANCE NO. 3114

AN ORDINANCE relating to zoning and changing the classification of certain real property within the City of Pasco from RMH-2 (Mobile Home Park) and C-1 (Retail Business) to RMH-1 (Residential Factory Assemble Structure)

THE CITY COUNCIL OF THE CITY OF PASCO DO ORDAIN AS FOLLOWS:

Section 1. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington to-wit

> The northwest quarter of the northeast quarter of Section 28, Township 9 North, Range 29 East W M and all Blocks 3 and 4, Avery's Addition including all vacated streets abutting said blocks

as depicted in the map attached hereto and identified as Exhibit "1", be and the same is hereby changed from RMH-2 (Mobile Home Park) and C-1 (Retail Business) to RMH-1 (Residential Factory Assemble Structure)

Section 2. That any and all zoning maps be and are hereby amended to conform to the aforesaid zone change

Section 3. This ordinance shall be in full force and effect after passage and publication as required by law

PASSED by the City Council of the City of Pasco, this 2 of October, 1995

Joyce DeFelice

Joyce DeFelice, Mayor

ATTEST

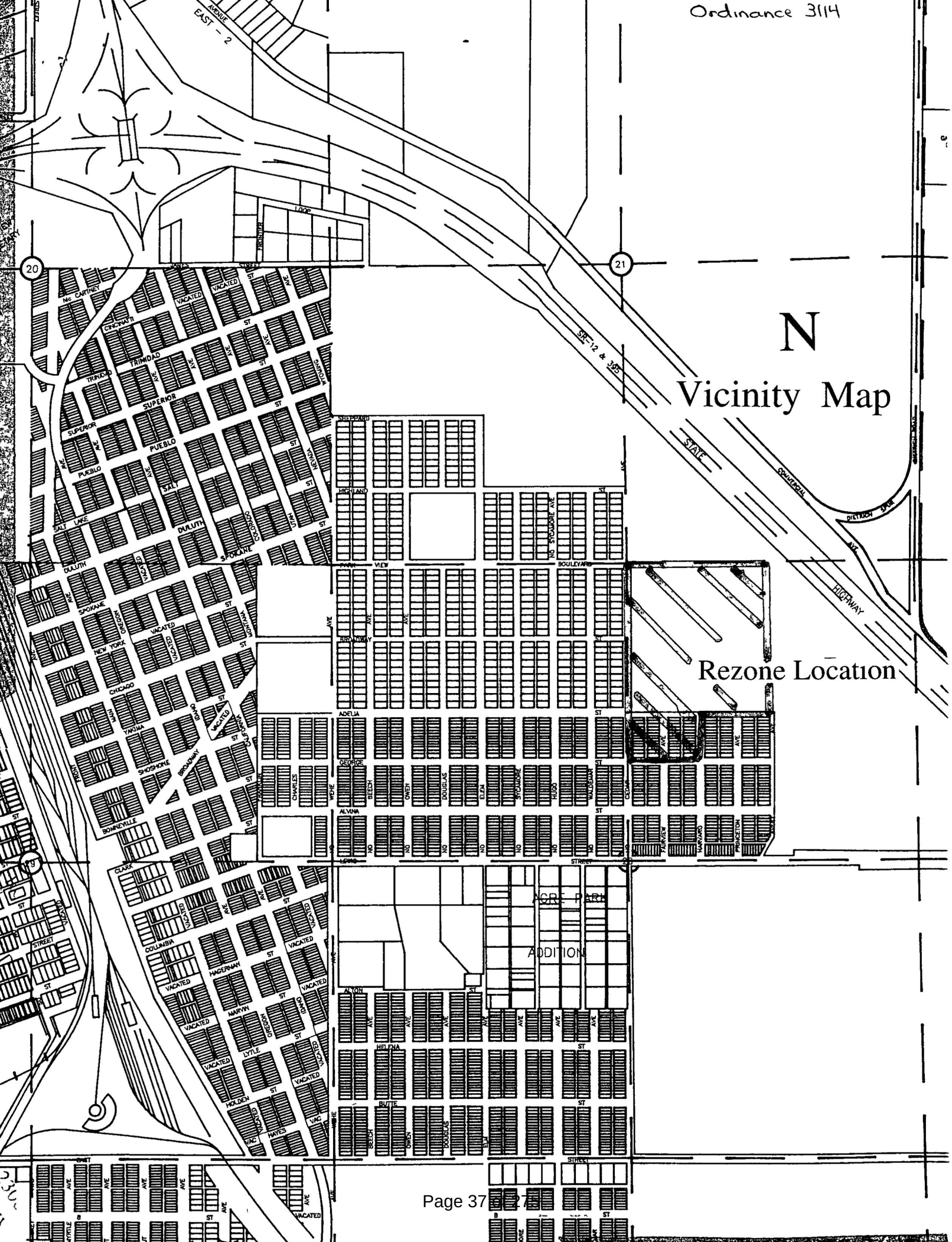
Catherine Seaman

Catherine Seaman, Deputy City Clerk

APPROVED AS TO FORM

Leland B Kerr, Interium City Attorney

Ordinance 3114



CITY OF PASCO
FINANCE DEPARTMENT (509)545-3401 / Scan 726 -3401 / Fax (509)545-3403
P O BOX 293, 525 NORTH 3RD AVENUE, PASCO, WASHINGTON 99301

October 4, 1995

Tri-City Herald
P O Box 2608
Pasco, Wa 99302

Dear Kathy

Please publish the attached Ordinance(s) Nos 3112 through 3114 on the following date

October 8, 1995

Please send two (2) Affidavits of Publication for each

Thank you,

Catherine D Seaman,
Deputy City Clerk
545-3402

cds

* No attachments or maps included

Tri-City Herald
P O BOX 2608
PASCO WASHINGTON 99302 2608
PHONE (509) 582 1500

LEGAL ADVERTISING
INVOICE

SOLD TO PASCO, CITY OF LEGALS
P.O. BOX 293

PASCO WA 99301

DATE 10/02/95 **LEGAL NO** #1527

ACCOUNT NO 50550

DESCRIPTION #1527-ORD #3114AN

TIMES 001 **INCHES** 4.60

TOTAL $ 52.10

NOTICE This is an invoice for legal advertising space Please pay from this invoice as no statement will be rendered

Please detach at perforation and return with payment

AFFIDAVIT OF PUBLICATION

COUNTY OF BENTON

ss

STATE OF WASHINGTON

GERALD WALL, being duly sworn, deposes and says, I am the Legal Clerk of the Tri-City Herald, a daily newspaper That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published countinually as a daily newspaper in Benton County, Washington That the attached is a true copy of a #1527-ORD #3114AN as it was printed in the regular and entire issue of the Tri-City Herald itself and not in a supplement thereof, 1 time(s), commencing on 10/02/95, and ending on 10/02/95, and that said newspaper was regulary distributed to its subscribers during all of this period

Gerald Wall

SUBSCRIBED AND SWORN BEFORE ME THIS 12

DAY OF Oct, 95

Carolee McKenzie

Notary public in and for the State of Washington, residing at KENNEWICK WA

COMMISSION EXPIRES 07/02/97

ORDINANCE NO 3114
AN ORDINANCE relating to zoning and changing the classification of certain real property within the City of Pasco from RMH 2 (Mobile Home Park) and C-1 (Retail Business) to RMH 1 (Residential Factory Assemble Structure)
THE CITY COUNCIL OF THE CITY OF PASCO DO ORDAIN AS FOLLOWS
Section 1 That the zone classification of the following described real property situated in Pasco Franklin County Washington to wit The northwest quarter of the northeast quarter of Section 28 Township 9 North Range 29 East W M and all Blocks 3 and 4 Avery s Addition including all vacated streets abutting said blocks
as depicted in the map attached hereto and identified as Exhibit 1 be and the same is hereby changed from RMH-2 (Mobile Home Park) and C 1 (Retail Business) to RMH 1 (Residential Factory Assemble Structure)
Section 2 That any and all zoning maps be and are hereby amended to conform to the aforesaid zone change
Section 3 This ordinance shall be in full force and effect after passage and publication as required by law
PASSED by the City Council of the City of Pasco this 2 of October 1995
s- Joyce DeFelice Mayor
Attest
-s- Catherine D Seaman
Deputy City Clerk
Approved As to Form
s- Leland B Kerr
Interim City Attorney
#1527 10/8/95

RECEIVED
OCT 18 1995
FINANCE DEPT

< TRANSACTION REPORT >

10-04-1995(WED) 08 21

[TRANSMIT]

NO	DATE	TIME	DESTINATION STATION	PG	DURATION	MODE	RESULT
8308	10-04	08 19	15095821453	5	0°02 05	NORM E	OK
				5	0°02 05		

ORDINANCE NO. 2142

AN ORDINANCE relating to zoning and changing the zone classification of certain real property within the City of Pasco.

THE CITY COUNCIL OF THE CITY OF PASCO DOES ORDAIN AS FOLLOWS:

Section 1. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit:

> That portion of the northwest quarter of the northeast quarter of Section 28, Township 9 North, Range 30 East, W.M., described as follows:
>
> Beginning at the northwest corner of said northwest quarter then south along the west line of said northwest quarter a distance of 330 feet, more or less, to the true point of beginning; thence east at right angles to said west line a distance of 330 feet, more or less; thence south on a line parallel to said west line a distance of 660 feet, more or less; thence west at right angles to said west line a distance of 330 feet, more or less, to its intersection with said west line; thence north along said west line a distance of 660 feet, more or less, to the true point of beginning,

as depicted in the map attached hereto and identified as Exhibit "1", be and the same is hereby changed from R-T Residential Transition to C-1 Retail Business.

Section 2. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit:

> The northwest quarter of the northeast quarter of Section 28, Township 9 North, Range 30 East, W.M., EXCEPT that portion described as follows:
>
> Beginning at the northwest corner of saic northwest quarter then south along the west line of said northwest quarter a distance of 330 feet, more or less, to the true point of beginning; thence east at right angles to said west line a distance of 330 feet, more or less; thence south on a line parallel to said west line a distance of 660 feet, more or less; thence west at right angles to said west line a distance of 330 feet, more or less, to its intersection with said west line; thence north along said west line a distance of 660 feet, more or less, to the true point of beginning,

as depicted in the map attached hereto and identified as Exhibit "1", be and the same is hereby changed from R-T Residential Transition to RMH-2 Mobile Home Park.

Section 3. That any and all zoning maps be and are hereby amended to conform to the aforesaid zone change.

Section 4. This ordinance shall be in full force and effect after its passage and publication as required by law.

PASSED by the City Council of the City of Pasco this 17 date of March, 1980.

E.A. Snider, Mayor Pro Tem

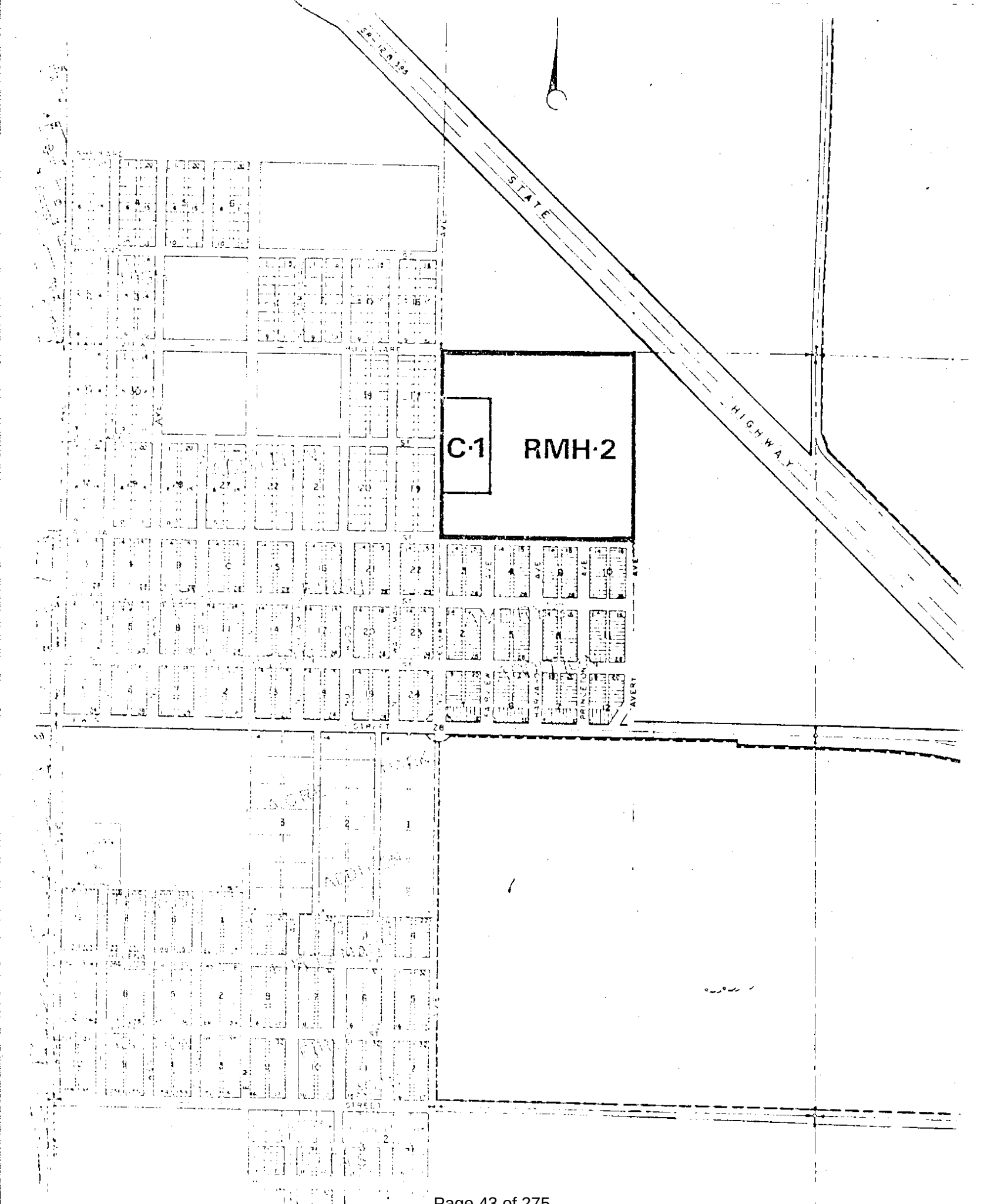
ATTEST:

Evelyn Wells, City Clerk

APPROVED AS TO FORM:

Dennis J. De Felice, City Attorney

(PISCHEL REZONE - 80-6-Z)


STATE
HIGHWAY
C-1
RMH-2

CERTIFICATION OF ENROLLMENT

ENGROSSED SUBSTITUTE SENATE BILL 5184

Chapter 204, Laws of 2025

69th Legislature
2025 Regular Session

MINIMUM PARKING REQUIREMENTS

EFFECTIVE DATE: July 27, 2025

Passed by the Senate April 17, 2025
Yeas 36 Nays 13

JOHN LOVICK

President of the Senate

Passed by the House April 11, 2025
Yeas 64 Nays 31

LAURIE JINKINS

Speaker of the House of Representatives

Approved May 7, 2025 1:22 PM

BOB FERGUSON

Governor of the State of Washington

CERTIFICATE

I, Sarah Bannister, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **ENGROSSED SUBSTITUTE SENATE BILL 5184** as passed by the Senate and the House of Representatives on the dates hereon set forth.

SARAH BANNISTER

Secretary

FILED

May 12, 2025

Secretary of State
State of Washington

ENGROSSED SUBSTITUTE SENATE BILL 5184

AS AMENDED BY THE HOUSE

Passed Legislature - 2025 Regular Session

State of Washington 69th Legislature 2025 Regular Session

By Senate Housing (originally sponsored by Senators Bateman, Trudeau, Frame, Krishnadasan, Liias, Nobles, Pedersen, Salomon, Shewmake, and Stanford)

READ FIRST TIME 02/07/25.

AN ACT Relating to minimum parking requirements; adding a new section to chapter 35.21 RCW; adding a new section to chapter 35A.21 RCW; adding a new section to chapter 36.01 RCW; adding a new section to chapter 19.27 RCW; creating new sections; and repealing RCW 36.70A.620.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

NEW SECTION. **Sec. 1.** The legislature finds that predetermined on-site parking requirements needlessly drive up the cost of development, particularly housing; discourage walking and multimodal transit usage; and encourage excessive reliance of automobiles with attendant impacts on human health and greenhouse gas emissions. The legislature further finds that the amount of parking that a project actually needs should be determined on a case-by-case basis by permit applicants sensitive to actual market conditions rather than a one-size-fits-all regulation.

NEW SECTION. **Sec. 2.** A new section is added to chapter 35.21 RCW to read as follows:

(1) A city may not require more than 0.5 parking space per multifamily dwelling unit or more than one parking space per single-family home.

(2) A city may not require more than two parking spaces per 1,000 square feet of commercial space.

(3) A city may not require any minimum parking requirements for:

(a) Residences under 1,200 square feet;

(b) Commercial spaces under 3,000 square feet;

(c) Affordable housing;

(d) Senior housing;

(e) Child care centers as defined in RCW 43.216.010 that are licensed or certified by the department of children, youth, and families;

(f) Ground level nonresidential spaces in mixed-use buildings; and

(g) A building undergoing a change of use from a nonresidential to a residential use or a change of use for a commercial use.

(4) For purposes of this section:

(a) "Affordable housing" has the same meaning as in RCW 36.70A.030.

(b) "Commercial use" means use for nonresidential business purposes, including retail, office, wholesale, general merchandise, and food services.

(5) This section does not apply to requirements for parking spaces permanently marked for the exclusive use of individuals with disabilities in compliance with the Americans with disabilities act.

(6) The provisions of this section do not apply:

(a) To cities with a population of 30,000 or less, as determined by the population estimate of the office of financial management under RCW 43.62.030;

(b) If a city submits to the department of commerce an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and the department finds and certifies, that the application of the parking limitations of this section will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than the city's current parking requirements; or

(c) To portions of cities within a one-mile radius of a commercial airport in Washington with at least 9,000,000 annual enplanements.

(7) Cities may require parking in excess of the limitations in this section for religious organizations and parking requirements for carpools.

(8) Cities are not prohibited from requiring temporary or time-restricted parking. Cities are encouraged to consider the adequacy of drop-off space, waiting space, and accessibility in the design review process when considering the limitations on parking requirements.

(9) Cities that have adopted substantially similar policies to the requirements established in this section may apply to the department of commerce for a determination of compliance with the requirements of this section. In determining what is substantially similar, the department of commerce shall consider whether:

(a) The city's parking requirements as of July 2025 have the same or lower parking minimums than the requirements of this section;

(b) The city's parking requirements are equal to the average number of parking stalls required per residential unit and the average number of parking stalls required per 1,000 square feet of commercial space; and

(c) The city's parking requirements for affordable housing, senior housing, housing for people with disabilities, and child care facilities are equivalent to the requirements of this section.

(10) Cities may submit a request for a variance from the requirements of this section to the department of commerce if compliance with the requirements of this section would be hazardous to the life, health, and safety of residents as confirmed by a building official or fire marshal, or their designees. A request for a variance may include requests to require additional parking spaces permanently marked for the exclusive use of individuals with disabilities beyond those required for compliance with the Americans with disabilities act based on the planned or likely population, location, or safety of a building, using objective standards.

(11) Cities with a population between 30,000 and 50,000 shall implement the requirements of this section within three years of the effective date of this act. Cities with a population of 50,000 or greater shall implement the requirements of this act within 18 months of the effective date of this act.

NEW SECTION. **Sec. 3.** A new section is added to chapter 35A.21 RCW to read as follows:

(1) A code city may not require more than 0.5 parking space per multifamily dwelling unit or more than one parking space per single-family home.

(2) A code city may not require more than two parking spaces per 1,000 square feet of commercial space.

(3) A code city may not require any minimum parking requirements for:

(a) Residences under 1,200 square feet;

(b) Commercial spaces under 3,000 square feet;

(c) Affordable housing;

(d) Senior housing;

(e) Child care centers as defined in RCW 43.216.010 that are licensed or certified by the department of children, youth, and families;

(f) Ground level nonresidential spaces in mixed-use buildings; and

(g) A building undergoing a change of use from a nonresidential to a residential use or a change of use for a commercial use.

(4) For purposes of this section:

(a) "Affordable housing" has the same meaning as in RCW 36.70A.030.

(b) "Commercial use" means use for nonresidential business purposes, including retail, office, wholesale, general merchandise, and food services.

(5) This section does not apply to requirements for parking spaces permanently marked for the exclusive use of individuals with disabilities in compliance with the Americans with disabilities act.

(6) The provisions of this section do not apply:

(a) To code cities with a population of 30,000 or less, as determined by the population estimate of the office of financial management under RCW 43.62.030;

(b) If a code city submits to the department of commerce an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and the department finds and certifies, that the application of the parking limitations of this section will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than the code city's current parking requirements; or

(c) To portions of code cities within a one-mile radius of a commercial airport in Washington with at least 9,000,000 annual enplanements.

(7) Code cities may require parking in excess of the limitations in this section for religious organizations and parking requirements for carpools.

(8) Code cities are not prohibited from requiring temporary or time-restricted parking. Code cities are encouraged to consider the adequacy of drop-off space, waiting space, and accessibility in the design review process when considering the limitations on parking requirements.

(9) Code cities that have adopted substantially similar policies to the requirements established in this section may apply to the department of commerce for a determination of compliance with the requirements of this section. In determining what is substantially similar, the department of commerce shall consider whether:

(a) The code city's parking requirements as of July 2025 have the same or lower parking minimums than the requirements of this section;

(b) The code city's parking requirements are equal to the average number of parking stalls required per residential unit and the average number of parking stalls required per 1,000 square feet of commercial space; and

(c) The code city's parking requirements for affordable housing, senior housing, housing for people with disabilities, and child care facilities are equivalent to the requirements of this section.

(10) Code cities may submit a request for a variance from the requirements of this section to the department of commerce if compliance with the requirements of this section would be hazardous to the life, health, and safety of residents as confirmed by a building official or fire marshal, or their designees. A request for a variance may include requests to require additional parking spaces permanently marked for the exclusive use of individuals with disabilities beyond those required for compliance with the Americans with disabilities act based on the planned or likely population, location, or safety of a building, using objective standards.

(11) Code cities with a population between 30,000 and 50,000 shall implement the requirements of this section within three years of the effective date of this act. Code cities with a population of 50,000 or greater shall implement the requirements of this act within 18 months of the effective date of this act.

NEW SECTION. **Sec. 4.** A new section is added to chapter 36.01 RCW to read as follows:

(1) A county may not require more than 0.5 parking space per multifamily dwelling unit or more than one parking space per single-family home.

(2) A county may not require more than two parking spaces per 1,000 square feet of commercial space.

(3) A county may not require any minimum parking requirements for:

(a) Residences under 1,200 square feet;

(b) Commercial spaces under 3,000 square feet;

(c) Affordable housing;

(d) Senior housing;

(e) Child care centers as defined in RCW 43.216.010 that are licensed or certified by the department of children, youth, and families;

(f) Ground level nonresidential spaces in mixed-use buildings; and

(g) A building undergoing a change of use from a nonresidential to a residential use or a change of use for a commercial use.

(4) For purposes of this section:

(a) "Affordable housing" has the same meaning as in RCW 36.70A.030.

(b) "Commercial use" means use for nonresidential business purposes, including retail, office, wholesale, general merchandise, and food services.

(5) This section does not apply to requirements for parking spaces permanently marked for the exclusive use of individuals with disabilities in compliance with the Americans with disabilities act.

(6) The provisions of this section do not apply:

(a) If a county submits to the department of commerce an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and the department finds and certifies, that the application of the parking limitations of this section will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than the county's current parking requirements; or

(b) To portions of counties within a one-mile radius of a commercial airport in Washington with at least 9,000,000 annual enplanements.

(7) A county may require off-street parking if the county's roads are not developed to the standards for streets and roads adopted by the cities within that county.

(8) Counties may require parking in excess of the limitations in this section for religious organizations and parking requirements for carpools.

(9) Counties are not prohibited from requiring temporary or time-restricted parking. Counties are encouraged to consider the adequacy of drop-off space, waiting space, and accessibility in the design review process when considering the limitations on parking requirements.

(10) A county may submit a request for a variance from the requirements of this section to require additional parking spaces permanently marked for the exclusive use of individuals with disabilities beyond those required for compliance with the Americans with disabilities act based on the planned or likely population, location, or safety of a building, using objective standards.

(11) Counties that have adopted substantially similar policies to the requirements established in this section may apply to the department of commerce for a determination of compliance with the requirements of this section. In determining what is substantially similar, the department of commerce shall consider whether:

(a) The county's parking requirements as of July 2025 have the same or lower parking minimums than the requirements of this section;

(b) The county's parking requirements are equal to the average number of parking stalls required per residential unit and the average number of parking stalls required per 1,000 square feet of commercial space; and

(c) The county's parking requirements for affordable housing, senior housing, housing for people with disabilities, and child care facilities are equivalent to the requirements of this section.

(12) Counties with a population between 30,000 and 50,000 shall implement the requirements of this section within three years of the effective date of this act. Counties with a population of 50,000 or greater shall implement the requirements of this act within 18 months of the effective date of this act.

NEW SECTION. **Sec. 5.** A new section is added to chapter 19.27 RCW to read as follows:

The state building code council shall research and, if necessary, adopt by rule updated accessible parking space requirements in the state building code promulgated under this chapter to align with current research on disability rates among drivers.

NEW SECTION. **Sec. 6.** RCW 36.70A.620 (Cities planning under RCW 36.70A.040—Minimum residential parking requirements) and 2020 c 173 s 3 & 2019 c 348 s 5 are each repealed.

NEW SECTION. **Sec. 7.** This act may be known and cited as the parking reform and modernization act.

Passed by the Senate April 17, 2025.
Passed by the House April 11, 2025.
Approved by the Governor May 7, 2025.
Filed in Office of Secretary of State May 12, 2025.

--- END ---

REPORT TO HEARING EXAMINER
PUBLIC HEARING
City Hall – 525 North Third Avenue – Council Chambers
July 9, 2025, 6:00 PM

MASTER FILE #: **ZD2025-001/Desert Bloom LLC**

APPLICANTS: Desert Bloom LLC
C/o Cody Fielding
6119 Burden Blvd, Suite C
Pasco, WA 99301

REQUEST: **Zoning Determination**: Recommendation of R-4 zoning to City Council for Desert Bloom LLC portion of Annexation (ANX2025-001).

TIMELINE

May 19, 2025	Resolution to set a date to consider the notice of intent to commence annexation.
June 2, 2025	Resolution to accept the notice of intent to commence annexation proceedings, providing a determination on the boundary to be annexed which includes a portion of the right-of-way of Burns Road, whether simultaneous zoning and the assumption of bonded indebtedness will be required.
June 27, 2025	Public Hearing Staff Report Published

BACKGROUND

1. **PROPERTY DESCRIPTION:**

   Legal: SHORT PLAT 2022-32 LOT 1

   Parcel: 126160173

   General Location: The subject area is located south of Burns Road and east of Shoreline Road in Section 12, Township 9N, Range 28 E.W.M.

   Property Size: 18.6 acres.

2. **ACCESS:** The site will have access from Burns Road.

3. **UTILITIES:** Municipal water is available in Burns Road and Sandifur Parkway and sewer is available in Sandifur Parkway.

4. **LAND USE AND ZONING:** The site is currently zoned R-T in Franklin County, and the applicant is requesting R-4 (High Density Residential District) in the City of Pasco (City) upon annexation. A portion of the site is currently used for agricultural purposes. Surrounding properties are zoned and developed as follows:

North: RS-20	Franklin County Suburban Zone/Single Family Dwelling Units
East: R-1	Low Density Residential/Single Family Dwelling Units
South: R-T	Franklin County Residential Transition/Agricultural
West: RS-20	Franklin County Suburban Zone/Agricultural

5. **COMPREHENSIVE PLAN:** The City's Comprehensive Plan designates the site as Medium Density Residential, which allows for a variety of housing types at a density of 6 to 20 dwelling units per acre, as outlined in Pasco Municipal Code (PMC) Table 25.215.015. This designation may correspond with the R-2, R-3, R-4, or RP zoning classifications. However, because the site is located within the Broadmoor Overlay District, zoning options are limited to R-2, R-3, and R-4, and the maximum allowable density is increased to 29 dwelling units per acre, per PMC 25.97.055(1)(b). As stated in PMC 25.97.030, the provisions of the Broadmoor Overlay District apply in addition to the underlying zoning regulations and shall take precedence in the event of any conflict.

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 annexation and zoning determination 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 July 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.

It is worth noting that ownership of the subject property transferred from Horrigan Farms, Inc. to Desert Bloom, LLC on the same day the City Council set the date to consider the notice of intent to commence annexation. This change in ownership has impacted the titling of associated documents.

Adjacent Zoning, Comprehensive Plan Designation, and Annexation History

North: Adjacent properties to the north remain unannexed but are within the Urban Growth Area (UGA) and designated as Low Density Residential in the City's Comprehensive Plan. These parcels are primarily developed with single-family homes on half-acre lots.

East: Properties to the east were annexed in 1998 via Ordinance No. 3305 and have since been developed with single-family residential housing. These areas are also designated Low Density Residential in the Comprehensive Plan.

South: Parcel 126160174, located directly south, remains unannexed and is currently in agricultural use. Further south, however, are annexed properties developed with a concrete batch plant. The Comprehensive Plan designates these southern properties as Mixed Residential/Commercial and Medium Density Residential.

West: Parcel 126160129, located immediately west, is being annexed in conjunction with the subject property. A zoning designation of R-3 (Medium Density Residential) is being requested for this parcel, consistent with its Medium Density Residential land use designation. It is currently used for agriculture. Farther west, additional properties remain unannexed and are designated Mixed Residential/Commercial in the Comprehensive Plan. These properties support a mix of agricultural and single-family residential uses. Additionally, a parcel southwest of the proposed annexation area is designated for Open Space/Parks.

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. 4606 on June 2, 2025.
3) Pursuant to PMC 25.220.020(b), Public notice for this hearing was published in the *Tri-City Herald* on June 22 and July 2, 2025, in compliance with this requirement.
4) Pursuant to PMC 25.220.020(c), public notice was mailed on June 19, 2025, to property owners in the annexation area, Franklin County and all property owners within 300 feet of the proposed annexation area.
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-4 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-4 zoning for the site, which is consistent with the Medium-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. *This portion of the annexed area will be served by City utility services, which are planned to be extended through a future utility easement to be established during subsequent development. This will enable a feasible connection to municipal water and sewer infrastructure. Burns Road, which currently fronts the annexed area, is already largely improved with a paved roadway.*

In addition, the Broadmoor Master Plan envisions a future north-south collector road, known as Kohler Road. This planned 80-foot-wide corridor will feature sidewalks, a two-way bike path, landscaped buffers, a center median, and other pedestrian-friendly improvements—supporting multimodal transportation and enhancing long-term connectivity throughout the area.

(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 surrounding residential 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-4 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.

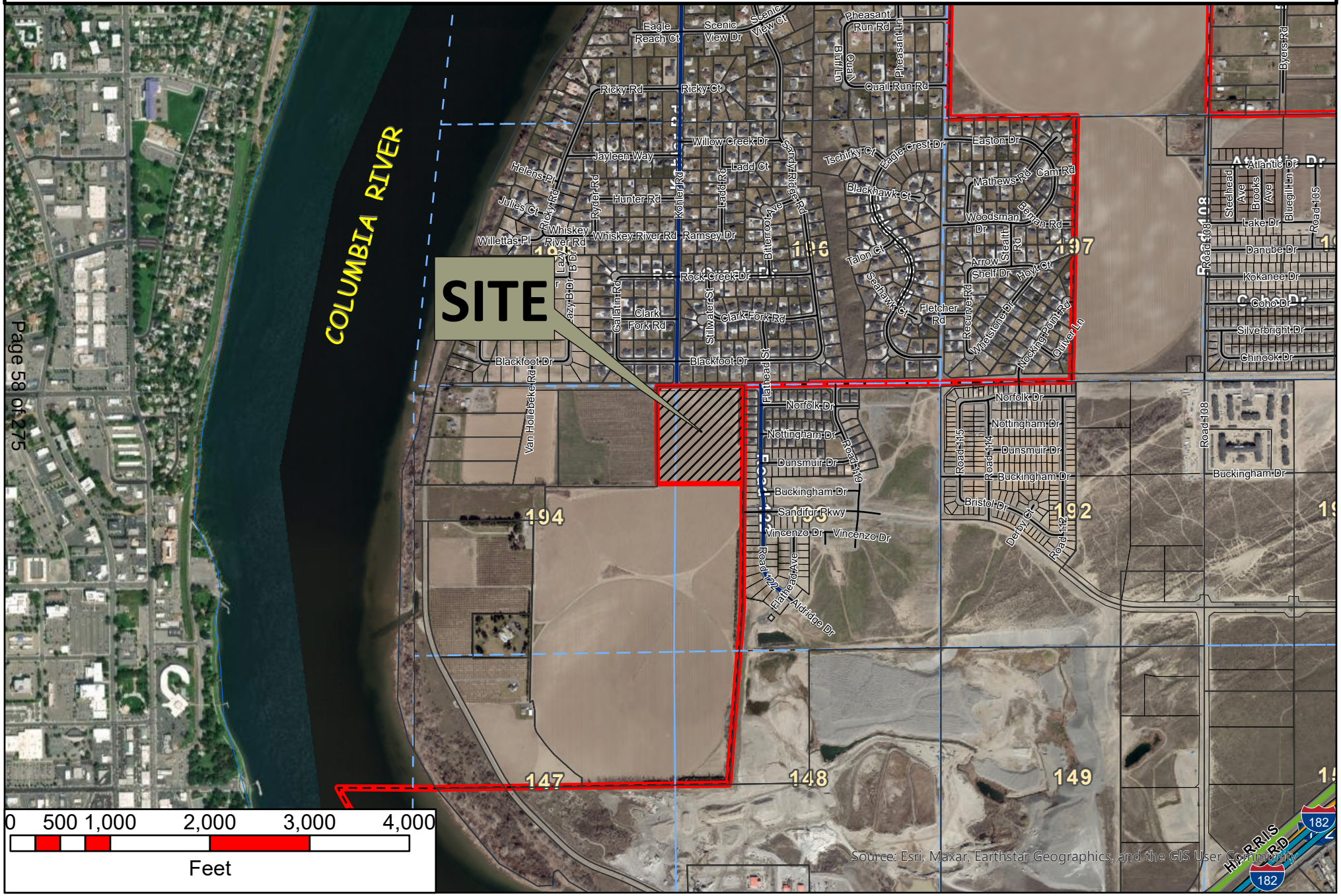
A concomitant agreement is not necessary for this proposal. The project meets all applicable standards and requirements without the need for additional agreements. Therefore, no terms or conditions related to such an agreement are recommended.

RECOMMENDATION

Staff recommends that the City Council assign R-4 (High Density Residential) zoning to Parcel No. 126160173, owned by Desert Bloom LLC, which comprises approximately 18.6 acres and is a portion of the proposed annexation area. The parcel is legally described as SHORT PLAT 2022-32, LOT 1, as recorded in the records of Franklin County, Washington.

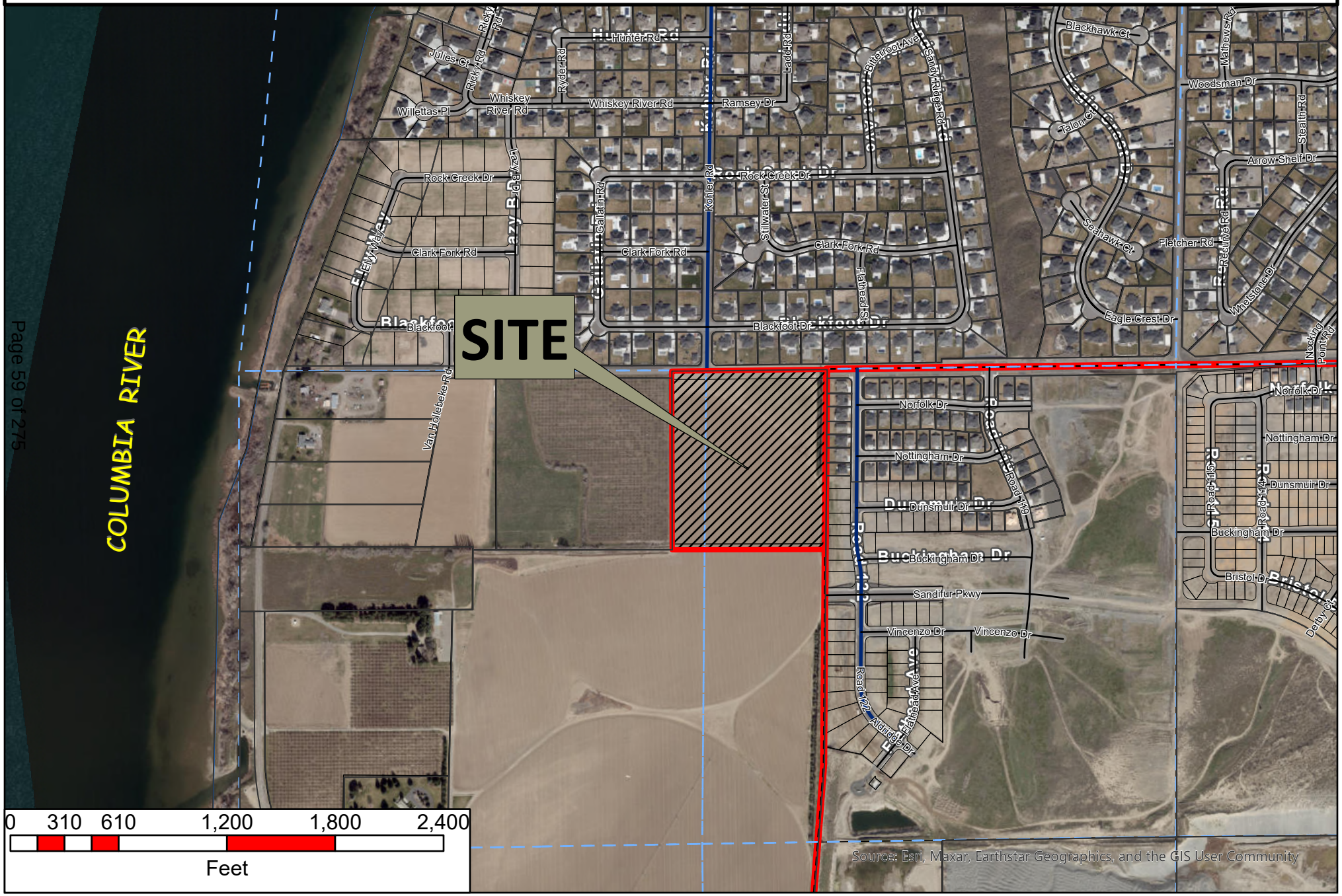
Overview Map

Item: Zoning Determination - Desert Bloom, LLC R-4
Applicant(s): Cody Fielding
File #: ZD 2025-001/ANX 2025-001



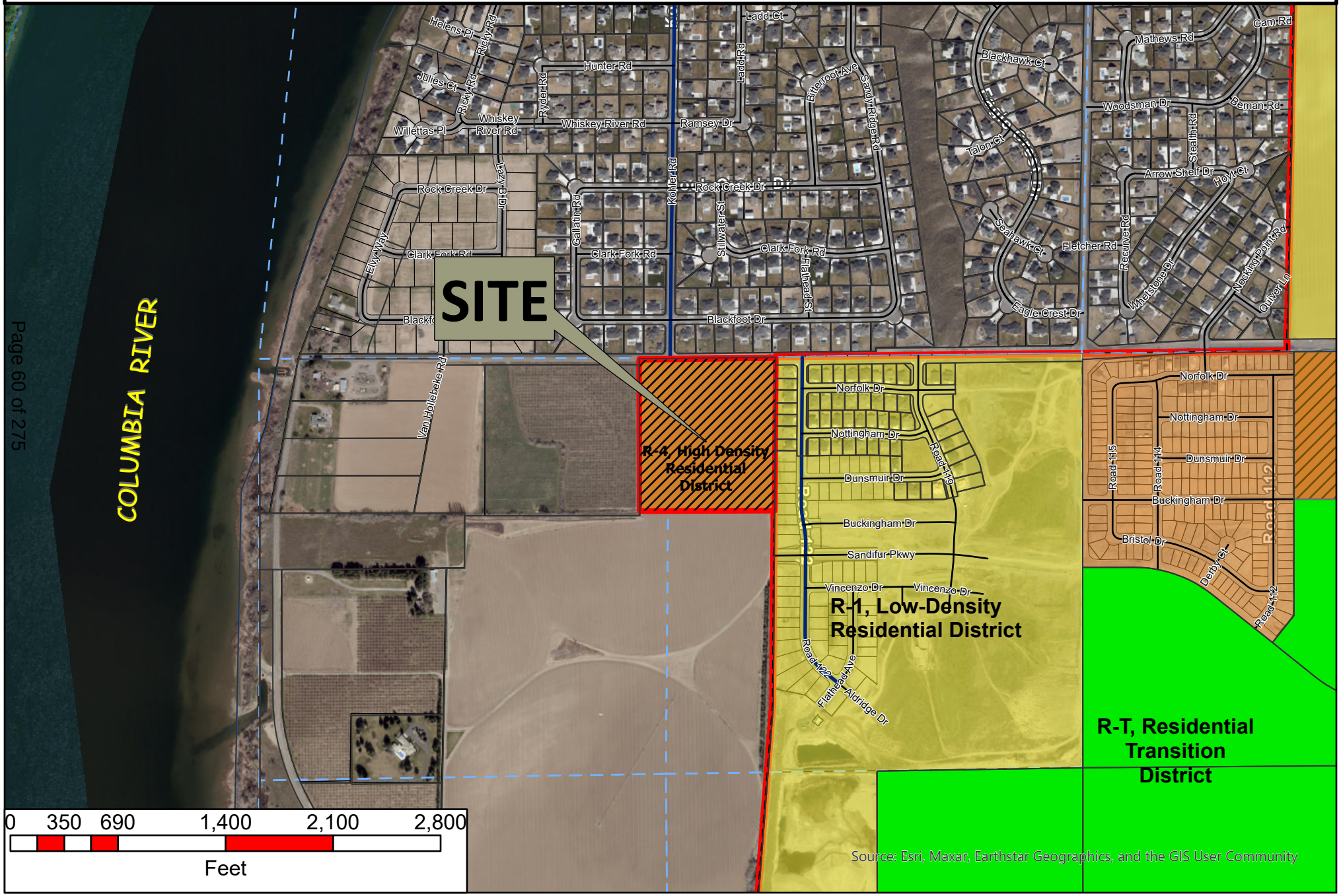
Vicinity Map

Item: Desert Bloom LLC R-4
Applicant(s): Desert Bloom LLC c/o Cody Fielding
File #: ZD 2025-001/ANX 2025-001



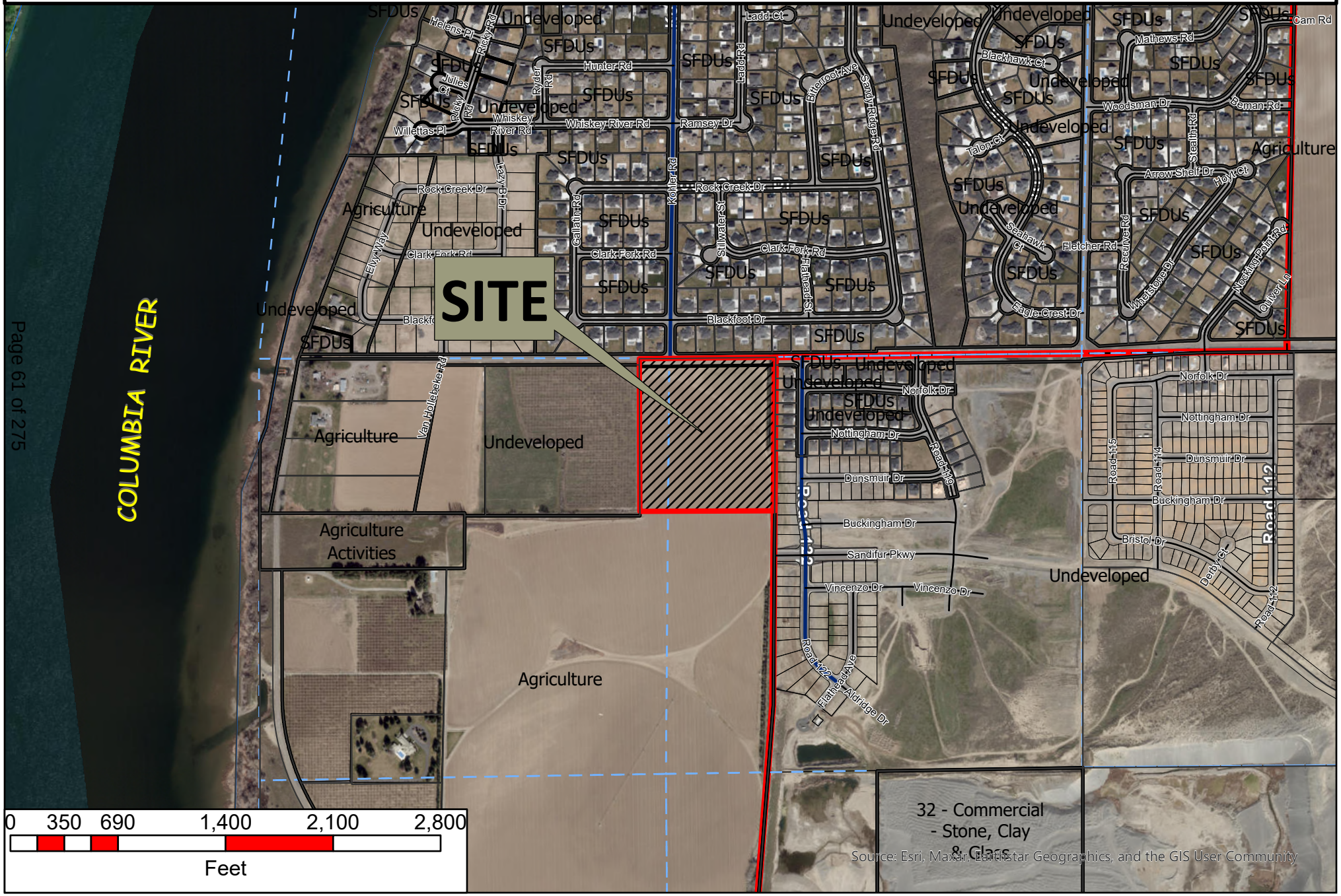
Zoning Map

Item: Zoning Determination - Desert Bloom, LLC R-4
Applicant(s): Cody Fielding
File #: ZD 2025-001/ANX 2025-001



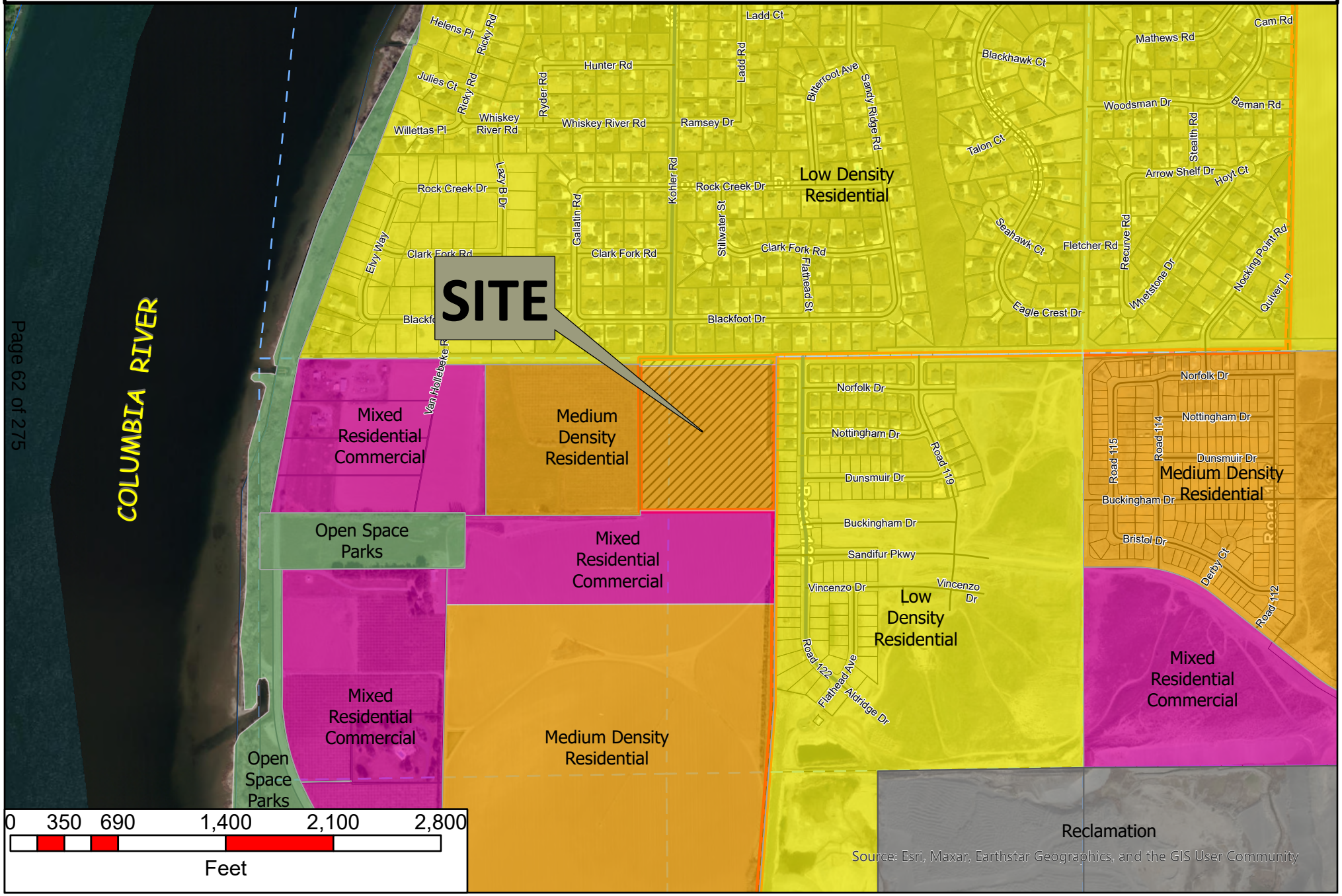
Land Use Map

Item: Zoning Determination - Desert Bloom, LLC R-4
Applicant(s): Cody Fielding
File #: ZD 2025-001/ANX 2025-001



Comp Plan Map

Item: Zoning Determination - Desert Bloom, LLC R-4
Applicant(s): Cody Fielding
File #: ZD 2025-001/ANX 2025-001



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

JUN 06 2025
COMMUNITY & ECONOMIC DEVELOPMENT

RECEIVED
JUN 05 2025
COMMUNITY & ECONOMIC DEVELOPMENT

Fee: ~~$825~~ #750

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~~ $750.00

CITY OF PASCO
PETITION FOR ZONE CHANGE

Master File # _____ Date Submitted: _____

Applicant Info	Owner Info (if different than applicant)
Name: Desert Bloom LLC	Name:
Address: 6119 Burden Blvd, Suite C, Pasco, WA 99301	Address:
Phone: 509-492-8611 (Cody Fielding)	Phone:
Email: cody@lfre.com	Email:

Project Address: Parcel Number 126160173

Project Parcel Number: 126160173

Current Zoning: None. The property is currently located in the county.

Requested Zoning: R-4

Describe the nature and effect of the proposed change: The property is in the process of being annexed into the city. In conjunction with that process we would like to propose that the zoning be determined at R-4 in order to allow for our target residential detached lot sizes.

Estimated time frame of development: 18 months

Updated July 2019

What conditions warrant the proposed rezone? The property is currently being annexed into city limits, and as such, a zoning determination needs to be made.

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

Our proposed zoning of R-4 will allow us to meet the density requirements while delivering single-family detached housing lots to the market, which are in high demand by builders and home buyers.

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

The R-4 zoning will complement the properties to the north and east, which are larger lot detached homes. The properties adjacent to the south and west have not been developed yet, however, the zoning meets the Comprehensive Plan requirements and aligns with the city's vision.

How does the proposed rezone relate to the City's Comprehensive Plan? The zoning meets the Comprehensive Plan requirements.

What effect will be realized by the owner(s) if the proposed rezone is not granted? The property would likely remain unimproved and unable to be developed, which would be harmful to the home buyers and residents of Pasco who are looking for affordable housing options.

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~~ $750.00

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

☒ ~~SEPA~~ Checklist ☒ ~~Site~~ map ☒ ~~Fee of $825~~

Fee of $750.00

Cody Fielding
Signature of Applicant

Cody Fielding
***Notarized Signature of Property Owner**

State of Washington)
ss.
County of Franklin)

On this 5th day of June, 2025, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned an sworn, personally appeared Cody Fielding 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 5th day of June, 2025.

JOSIE Z PEREZ
Notary Public
State of Washington
License Number 111389
My Commission Expires
September 28, 2026

Notary Public in and for the State of Washington
Residing at Pasco
My Commission expires September 28, 2026

Updated July 2019

Community & Economic 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 COMPLETE APPLICATION

MASTER FILE #: **ZD2025-001**

APPLICANT: Desert Bloom LLC
6119 Burden Blvd Suite C
Pasco, WA 99301

PROPOSAL: **Parcel No. 126160173 Zoning Determination**

It has been determined that your application for a zoning determination is complete for processing by the City of Pasco. These materials will be dispersed to City departments and affected agencies for review and comment.

Questions can be addressed to the Pasco Community & Economic Development Department at (509) 544-4146 or to barragani@pasco-wa.gov referencing the file # above.

Date Issued: 6/12/2025_____

Ivan Barragan
Planner II
Community and Economic Development

Affidavit of Mailing

In regards to MF# ZD2025-001

I, Carmen Patrick, hereby confirm that notification was sent by mail June 19, 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 19th day, June 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 July 9, 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 ZD2025-001 Desert Bloom LLC: 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 Parcel No. 126160173 in Pasco, WA. In the event said property is annexed to the City of Pasco; R-4 (High Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council.

Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m.** on ***July 9, 2025,*** to be included in the written 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 or via postal mail at PO Box 293, Pasco, WA 99301.

General Location: The site is generally located on the south of Burns Road west of Road 122, east of Shoreline Road in Section 12, Township 9N, Range 28 East, W.M., Franklin County, WA.

Legal Description:

SHORT PLAT 2022-32 LOT 1

Approximately 18.6 acres (810,216 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 June 18, 2025 by: *Ivan Barragan*, Planner II, PO Box 293 Pasco, WA 99301 (509) 544-4146

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.

Vicinity Map

Item: Desert Bloom LLC R-4
Applicant(s): Desert Bloom LLC c/o Cody Fielding
File #: ZD 2025-001/ANX 2025-001



NAME	ADDRESS	CITY	STATE	ZIP
TRAVIS R & SHAELYN K URLACHER	12314 BLACKFOOT DR	PASCO	WA	99301
CORINNE NICOLE MADISON (ETAL)	12302 BLACKFOOT DR	PASCO	WA	99301
MALINDA WRIGHT-DAHLING	12228 BLACKFOOT DR	PASCO	WA	99301
JIM E & KIM SUZANNE LOVELACE	12216 BLACKFOOT DR	PASCO	WA	99301
JEREMIAS & JORDAN GARZA	12204 BLACKFOOT DR	PASCO	WA	99301
NATHAN W & AMANDA WILSON	12114 BLACKFOOT DR	PASCO	WA	99301
DANIEL GARZA & REBECCA ANGELIC	12102 BLACKFOOT DR	PASCO	WA	99301
KEVIN LITKE (ETUX)	12024 BLACKFOOT DR	PASCO	WA	99301
MICHAEL & ASHLEY ROBBINS	12400 BLACKFOOT DR	PASCO	WA	99301
JERRY & TAMMY WUBBEN	12412 BLACKFOOT DR	PASCO	WA	99301
GARY SHINDEHITE	12502 BLACKFOOT DR	PASCO	WA	99301
LAVERN & CAROL BRUCKER	12514 BLACKFOOT DR	PASCO	WA	99301
SG LAND MANAGEMENT LLC	105609 E WISER PKWY	KENNEWICK	WA	99338
PAHLISCH HOMES AT SOLSTICE LLC	1020 N CENTER PARKWAY STE A	KENNEWICK	WA	99336
SOLSTICE OWNERS ASSOCIATION	PO BOX 8550	BEND	OR	97708
FRANKLIN COUNTY COURTHOUSE	1016 N 4TH AVENUE	PASCO	WA	99301

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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Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m.** on ***July 9, 2025,*** to be included in the written 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 or via postal mail at PO Box 293, Pasco, WA 99301.

General Location: The site is generally located on the south of Burns Road west of Road 122, east of Shoreline Road in Section 12, Township 9N, Range 28 East, W.M., Franklin County, WA.

Legal Description:

SHORT PLAT 2022-32 LOT 1

Approximately 18.6 acres (810,216 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:

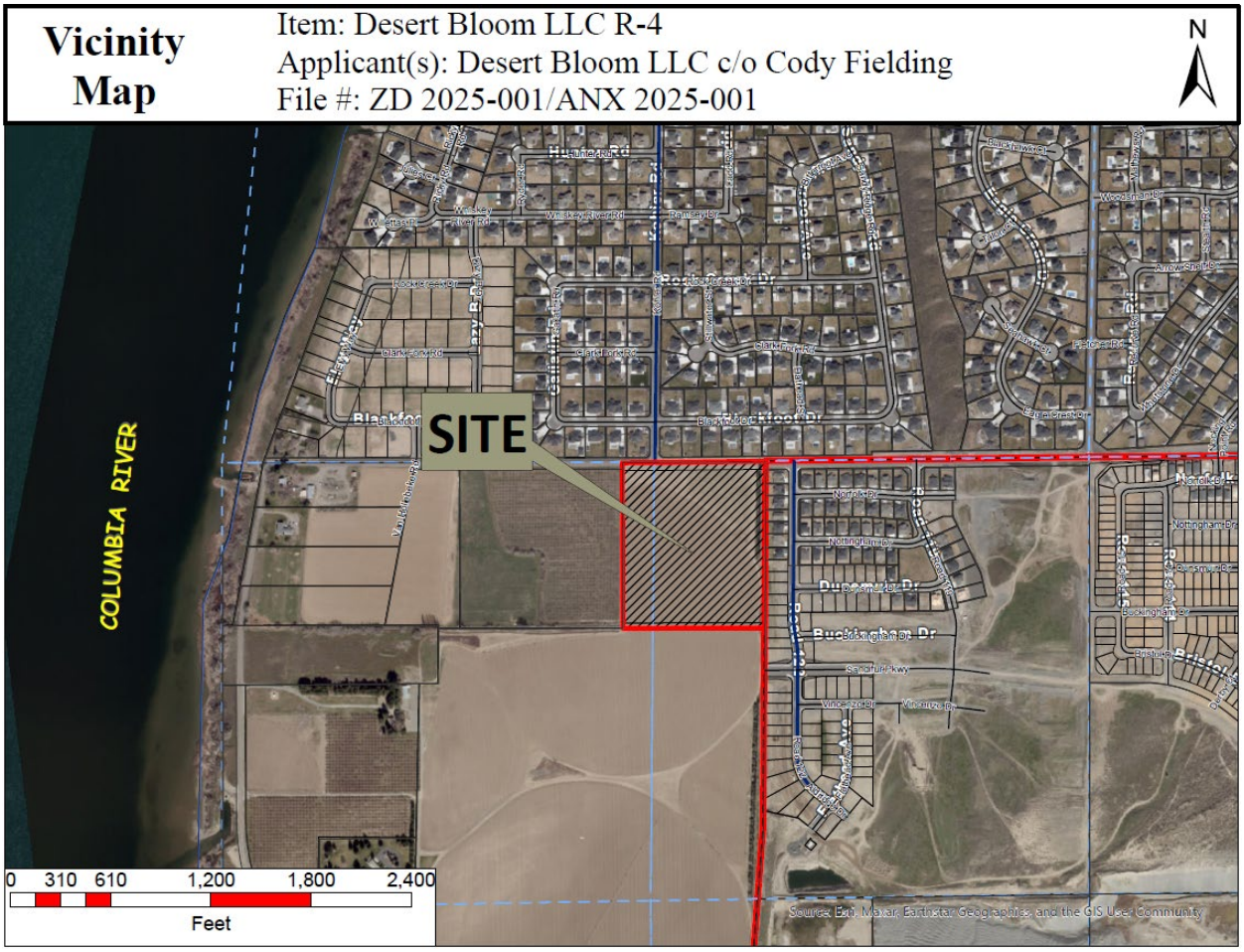
www.pasco-wa.gov/publiccomment

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 June 18, 2025 by: *Ivan Barragan*, Planner II, PO Box 293 Pasco, WA 99301 (509) 544-4146

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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:
IPL0245806
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
TRI - Legal Ads
Site:
tricity
Final Cost:
$490.62
Referral Code:
NOPH 6-22
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
June 18, 2025 7:33:28 PM EDT
Amount:
$490.62

SCHEDULE FOR AD NUMBER IPL02458060

June 22, 2025
Tri-City Herald Print Publication

PREVIEW FOR AD NUMBER IPL02458060

3.22inches 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 July 9, 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:

ZD2025-001 Desert Bloom LLC: A public hearing to consider the establishment of zoning for unincorporated property located at Parcel No. 126160173 in Pasco, WA. In the event said property is annexed to the City of Pasco; R-4 (High Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council. 509-544-4146 / barragani@pasco-wa.gov

ZD2025-002 SG Land Management LLC: A public hearing to consider the establishment of zoning for unincorporated property located at Parcel No. 126160129 in Pasco, WA. In the event said property is annexed to the City of Pasco; R-3 (Medium Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council. 509-544-4146 / barragani@pasco-wa.gov

SP2025-009 Soriano's Daycare Center: Maria Soriano has submitted a Special Permit application for a proposed project involving the conversion of an existing single-family dwelling into a day care center serving school-age children before and after school. The residence will no longer be used for housing purposes and will function solely as a day care facility. The proposed use will accommodate 15 school-age children and 1 employee. The subject property is located at 611 N Cedar Ave, Pasco, WA (Parcel No. 113760090). 509-544-4146 / barragani@pasco-wa.gov

SP2025-008 Goodwill Store/Training Center: Archibald & Company Architects, PS on behalf of Goodwill Industries of the Columbia has submitted a Special Permit Application ***(SP 2025-008)*** to operate a thrift store and employment/support services center, along with offices. The proposal is at 7511 Wrigley Dr. (Parcel # 116150071) in Pasco, WA 99301. The proposal is subject to regulations contained in the Pasco Municipal Code. 509-905-2604 / gundersona@pasco-wa.gov

Z2025-005 Webster Court Zone Change: Shane O'Neill on behalf of Webster Court, LLC has submitted a rezone application ***(Z 2025-005)*** from ***R-S-20 (Suburban)*** to ***R-1 (Low Density Residential)*** for one parcel with a size of approximately 1 acre, located at 2817 Road 84 (Parcel #118402034) in Pasco, WA 99301. The proposal is subject to regulations contained in the Pasco Municipal Code. Future site-specific development applications will be subject to SEPA environmental review and code requirements. 509-905-2604 / gundersona@pasco-wa.gov

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 July 9, 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 notification, or ask questions about the proposals, please contact the Planning Division using the phone numbers or email addresses listed after each project description, or by mail at:
City of Pasco – Planning Division
P.O. 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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IPL0245806
Jun 22 2025

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

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:
IPL0245809
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
TRI - Legal Ads
Site:
tricity
Final Cost:
$335.17
Referral Code:
NOPH Ivan Barragan
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
June 18, 2025 7:55:36 PM EDT
Amount:
$335.17

SCHEDULE FOR AD NUMBER IPL02458090

July 2, 2025
Tri-City Herald Print Publication

PREVIEW FOR AD NUMBER IPL02458090

3.22inches x 5.51inches

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 July 9, 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:

ZD2025-001 Desert Bloom LLC: A public hearing to consider the establishment of zoning for unincorporated property located at Parcel No. 126160173 in Pasco, WA. In the event said property is annexed to the City of Pasco; R-4 (High Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council.
509-544-4146 / barragani@pasco-wa.gov

ZD2025-002 SG Land Management LLC: A public hearing to consider the establishment of zoning for unincorporated property located at Parcel No. 126160129 in Pasco, WA. In the event said property is annexed to the City of Pasco; R-3 (Medium Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council.
509-544-4146 / barragani@pasco-wa.gov

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 July 9, 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 notification, or ask questions about the proposals, please contact the Planning Division using the phone numbers or email addresses listed after each project description, or by mail at:
City of Pasco – Planning Division
P.O. 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.
IPL0245809
Jul 2 2025

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

RESOLUTION NO. 4601

A RESOLUTION OF THE CITY OF PASCO, WASHINGTON, SETTING 7:00 PM JUNE 2, 2025, AS THE TIME AND DATE FOR A PUBLIC MEETING WITH THE INITIATORS TO CONSIDER THE SG LAND MANAGEMENT LLC AND HORRIGAN FARMS LLC NOTICE OF INTENT TO COMMENCE ANNEXATION OF SHORT PLAT 2021-08 LOT 2 AND SHORT PLAT 2022-32 LOT 1, PROPERTY LOCATED SOUTH OF BURNS ROAD AND EAST OF SHORELINE ROAD IN SECTION 12, TOWNSHIP 9N, RANGE 28 E.W.M.

WHEREAS, from time to time in response to petitions or in cases where it serves the general interest of the City, the 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 a portion of Short Plat 2021-08 Lot 2 and Short Plat 2022-32 Lot 1, 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 Short Plat 2021-08 Lot 2 and Short Plat 2022-32 Lot 1, 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., June 2, 2025.

Be It Further Resolved, that this Resolution shall take effect immediately.

PASSED by the City Council of the City of Pasco, Washington, on this 19th day of May, 2025.

DocuSigned by:
David Milne
C6300438A56E4AE...

David Milne
Mayor Pro Tem

ATTEST:

DocuSigned by:
Debby Barham
7A5E219B053A4B0...

Debra Barham, CMC
City Clerk

APPROVED AS TO FORM:

Signed by:
Eric Ferguson
61D7704058D5407...

Ken Ferguson Law, PLLC
City Attorneys

EXHIBIT A

ANNEXATION LEGAL DESCRIPTION

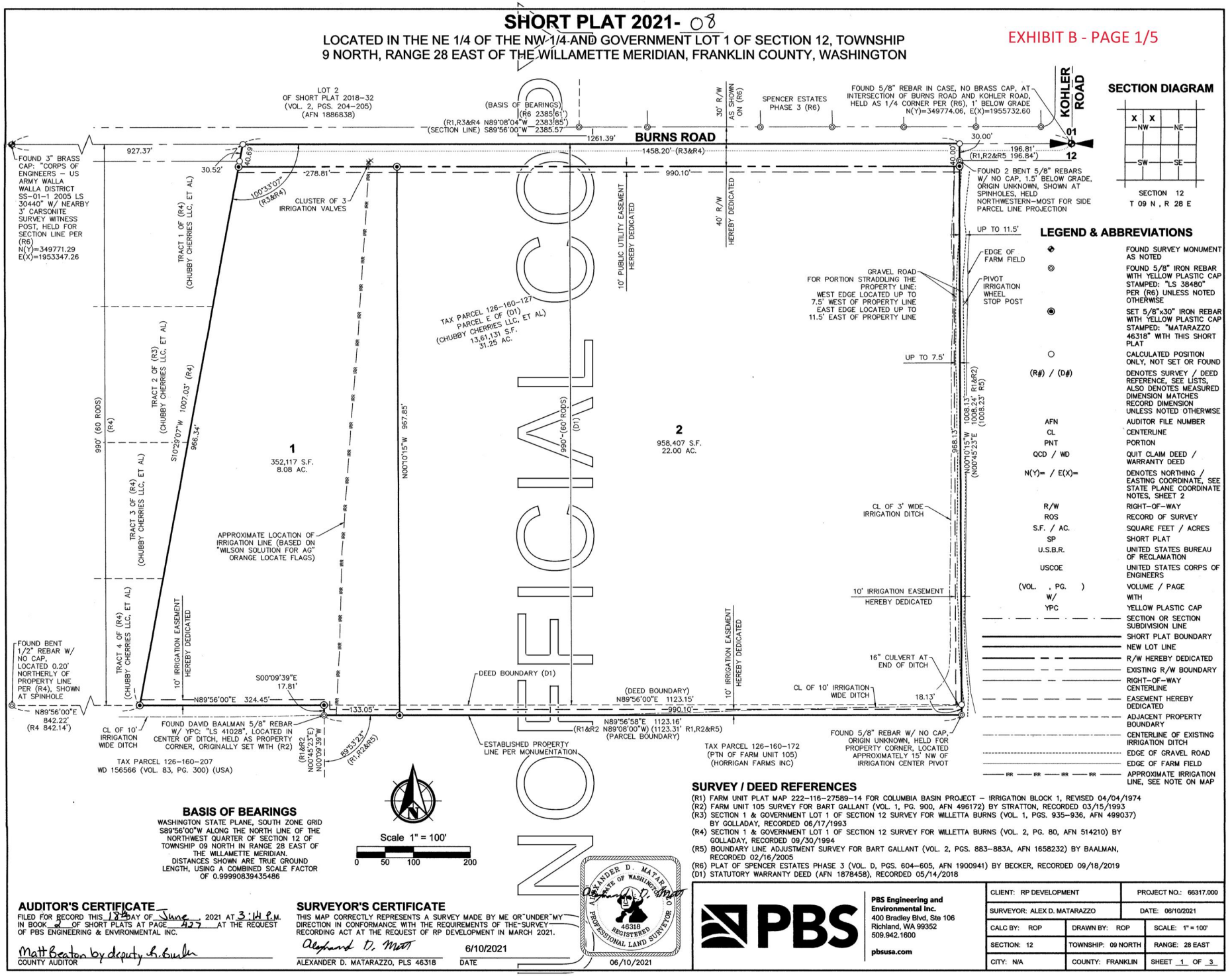
SHORT PLAT 2021-08 LOT 2, AND ALSO

SHORT PLAT 2022-32 LOT 1.

SHORT PLAT 2021- 08

LOCATED IN THE NE 1/4 OF THE NW 1/4 AND GOVERNMENT LOT 1 OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON

EXHIBIT B - PAGE 1/5



BASIS OF BEARINGS

WASHINGTON STATE PLANE, SOUTH ZONE GRID S89°56'00"W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12 OF TOWNSHIP 09 NORTH IN RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. DISTANCES SHOWN ARE TRUE GROUND LENGTH, USING A COMBINED SCALE FACTOR OF 0.99990839435486

LEGEND & ABBREVIATIONS

✦	FOUND SURVEY MONUMENT AS NOTED
◎	FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "LS 38480" PER (R6) UNLESS NOTED OTHERWISE
◉	SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318" WITH THIS SHORT PLAT
○	CALCULATED POSITION ONLY, NOT SET OR FOUND
(R#) / (D#)	DENOTES SURVEY / DEED REFERENCE, SEE LISTS, ALSO DENOTES MEASURED DIMENSION MATCHES RECORD DIMENSION UNLESS NOTED OTHERWISE
AFN	AUDITOR FILE NUMBER
CL	CENTERLINE
PNT	PORTION
QCD / WD	QUIT CLAIM DEED / WARRANTY DEED
N(Y)= / E(X)=	DENOTES NORTHING / EASTING COORDINATE, SEE STATE PLANE COORDINATE NOTES, SHEET 2
R/W	RIGHT-OF-WAY
ROS	RECORD OF SURVEY
S.F. / AC.	SQUARE FEET / ACRES
SP	SHORT PLAT
U.S.B.R.	UNITED STATES BUREAU OF RECLAMATION
USCOE	UNITED STATES CORPS OF ENGINEERS
(VOL. , PG.)	VOLUME / PAGE
W/	WITH
YPC	YELLOW PLASTIC CAP
	SECTION OR SECTION SUBDIVISION LINE
	SHORT PLAT BOUNDARY
	NEW LOT LINE
	R/W HEREBY DEDICATED
	EXISTING R/W BOUNDARY
	RIGHT-OF-WAY CENTERLINE
	EASEMENT HEREBY DEDICATED
	ADJACENT PROPERTY BOUNDARY
	CENTERLINE OF EXISTING IRRIGATION DITCH
	EDGE OF GRAVEL ROAD
	EDGE OF FARM FIELD
IRR IRR IRR IRR	APPROXIMATE IRRIGATION LINE, SEE NOTE ON MAP

SURVEY / DEED REFERENCES

(R1) FARM UNIT PLAT MAP 222-116-27589-14 FOR COLUMBIA BASIN PROJECT - IRRIGATION BLOCK 1, REVISED 04/04/1974
(R2) FARM UNIT 105 SURVEY FOR BART GALLANT (VOL. 1, PG. 900, AFN 496172) BY STRATTON, RECORDED 03/15/1993
(R3) SECTION 1 & GOVERNMENT LOT 1 OF SECTION 12 SURVEY FOR WILLETTA BURNS (VOL. 1, PGS. 935-936, AFN 499037) BY GOLLADAY, RECORDED 06/17/1993
(R4) SECTION 1 & GOVERNMENT LOT 1 OF SECTION 12 SURVEY FOR WILLETTA BURNS (VOL. 2, PG. 80, AFN 514210) BY GOLLADAY, RECORDED 09/30/1994
(R5) BOUNDARY LINE ADJUSTMENT SURVEY FOR BART GALLANT (VOL. 2, PGS. 883-883A, AFN 1658232) BY BAALMAN, RECORDED 02/16/2005
(R6) PLAT OF SPENCER ESTATES PHASE 3 (VOL. D, PGS. 604-605, AFN 1900941) BY BECKER, RECORDED 09/18/2019
(D1) STATUTORY WARRANTY DEED (AFN 1878458), RECORDED 05/14/2018

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF June 2021 AT 3:14 P.M. IN BOOK 2 OF SHORT PLATS AT PAGE 427 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Matt Beaton by deputy A. Gunder
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RP DEVELOPMENT IN MARCH 2021.

Alexander D. Matt
ALEXANDER D. MATARAZZO, PLS 46318

6/10/2021
DATE

ALEXANDER D. MATARAZZO 46318 REGISTERED PROFESSIONAL LAND SURVEYOR
06/10/2021

PBS
PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: RP DEVELOPMENT		PROJECT NO.: 66317.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 06/10/2021
CALC BY: ROP	DRAWN BY: ROP	SCALE: 1" = 100'
SECTION: 12	TOWNSHIP: 09 NORTH	RANGE: 28 EAST
CITY: N/A	COUNTY: FRANKLIN	SHEET 1 OF 3

AFN # 1941262 SP
06/18/2021 03:14 PM
3 Page(s) $197.50
Matt Beaton, Auditor
Franklin Co., WA

Page 81 of 275

AFN # 1941262 SP Recorded 06/18/2021 03:14 PM Page: 1 of 3 Filing Instrument
$197.50 Matt Beaton, Auditor, Franklin County, WA. RP DEVELOPMENT

SHORT PLAT 2021- 08

LOCATED IN THE NE 1/4 OF THE NW 1/4 AND GOVERNMENT LOT 1 OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RP DEVELOPMENT TO DIVIDE THOSE LANDS DESCRIBED AS "PARCEL E" IN QUIT CLAIM DEED RECORDED UNDER FRANKLIN COUNTY AUDITOR'S FILE NUMBER 1878458, INTO 2 LOTS AS SHOWN HEREIN FOR THE PURPOSE OF LAND ACQUISITION BY RP DEVELOPMENT. DURING BOUNDARY RETRACEMENT OF THIS PARCEL IT WAS DISCOVERED THAT A PORTION OF THE SOUTHERLY BOUNDARY, PER SAID DEED, WAS LOCATED APPROXIMATELY 18 FEET TO THE NORTH OF THE MONUMENTED PROPERTY LINE. BASED ON ADJACENT SURVEY RECORDS, AS REFERENCED HEREIN, WE HAVE HELD THE MONUMENTS FOR SAID PORTION OF THE SOUTHERLY PROPERTY LINE.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING DUAL FREQUENCY TRIMBLE R8 GPS RECEIVERS HAVING AN ACCURACY OF ONE CENTIMETER +/- 1 PPM. THE CONTROLLING MONUMENTS SHOWN HEREUPON WERE VISITED BETWEEN DECEMBER 2020 AND MARCH 2021. PROPERTY CORNER PINS ARE SET AS INDICATED ON THIS SHORT PLAT.

TITLE REPORT REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN TICOR TITLE COMPANY, GUARANTEE No. 472115873, EFFECTIVE DATE: MARCH 15, 2021 AT 12:00 AM. IN PREPARING THIS SHORT PLAT, PBS ENGINEERING AND ENVIRONMENTAL, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING AND ENVIRONMENTAL, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE SHORT PLAT AND DISCLOSED BY THE REFERENCED TICOR TITLE COMPANY TITLE REPORT. PBS ENGINEERING AND ENVIRONMENTAL, INC. HAS RELIED WHOLLY ON TICOR TITLE COMPANY'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING AND ENVIRONMENTAL, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

EXISTING LEGAL DESCRIPTION (PER TITLE REPORT)

THE WEST 55 ACRES OF THE NORTH 60 RODS OF THE NORTH HALF OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., FRANKLIN COUNTY, WASHINGTON;

EXCEPT THAT CERTAIN PARCEL CONVEYED TO THE UNITED STATES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 161482;

AND EXCEPT TRACT 2 SHOWN ON THE RECORD SURVEY RECORDED UNDER AUDITOR'S FILE NO. 499037;

AND EXCEPT TRACTS 1, 3 AND 4 SHOWN ON THE RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 514210.

AND EXCEPT COUNTY ROADS.

BOUNDARY CLOSURE REPORT

BEARING	DISTANCE
N 10°29'07" E	1007.03'
N 89°56'00" E	1261.39'
S 00°10'15" E	1008.13'
S 89°56'58" W	1123.16'
N 00°09'39" W	17.81'
S 89°56'00" W	324.45'

CLOSURE ERROR DISTANCE> 0.0030' ERROR BEARING> N 45°07'41" E
CLOSURE PRECISION> 1 IN 1,570,148.1 TOTAL DISTANCE> 4,741.96'
1,361,131 S.F., 31.25 AC.

STATE PLANE COORDINATE NOTES

THE STATE PLANE COORDINATES FOR THE TWO CONTROL MONUMENTS LISTED HEREIN ARE FROM A GPS NETWORK ESTABLISHED FROM AN NGS OPUS SOLUTION PERFORMED ON 02/05/2020, BASED ON A STATIC GPS OBSERVATION MADE ON A RANDOM CONTROL POINT LOCATED NORTHEAST OF THE SITE ON 12/12/2019.

BASE STATIONS (CORS) USED IN THE THE NGS OPUS SOLUTION ARE:
DH4096 P451 WSUOTHELO_WA2004 CORS ARP
DG7408 P020 DRYLNDRSH_WA2004 CORS ARP
AF9664 GOBS GOBS_PNGA_WA1997 CORS ARP

METADATA VALUES ARE PROVIDED IN U.S. FEET, WASHINGTON STATE PLANE, SOUTH ZONE NAD_83(2011)(EPOCH:2010.0000). COMBINED SCALE FACTOR USED IS 0.99990839435486

DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON; HAVE WITH MY FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY SHOWN HEREON TO THE USE OF THE PUBLIC; AND DO HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

Deena Stallings — 6-15-21
DEENA STALLINGS — DATE

Virgil Burns — 6-15-21
VIRGIL BURNS — DATE

Rodney L Burns — 6-15-21
RODNEY BURNS — DATE

Cami Johnson PR of Estate — 6-15-21
THE HEIRS AND DEVISEES OF GARY R. BURNS (DECEASED) PURSUANT TO FRANKLIN COUNTY PROBATE CASE NO. 20-4-50036-11 — DATE

Lila Champoux — 6/15/21
LILA CHAMPOUX — DATE

Holly Hamilton — 6/15/21
HOLY HAMILTON — DATE

Douglas Burns — 6/15/21
DOUGLAS BURNS — DATE

Rodney L Burns — member — 6-15-21
FOR CHUBBY CHERRIES, L.L.C. — TITLE — DATE

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEENA STALLINGS HAS SIGNED THIS SHORT PLAT, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT VIRGIL BURNS HAS SIGNED THIS SHORT PLAT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RODNEY BURNS HAS SIGNED THIS SHORT PLAT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

ALEXANDER D. MATARAZZO STATE OF WASHINGTON 46318 REGISTERED PROFESSIONAL LAND SURVEYOR

06/10/2021

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Cami Johnson HAS SIGNED THIS SHORT PLAT, ON BEHALF OF THE HEIRS AND DEVISEES OF GARY R. BURNS (DECEASED) PURSUANT TO FRANKLIN COUNTY PROBATE CASE NO. 20-4-50036-11, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LILA CHAMPOUX, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HOLY HAMILTON, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DOUGLAS BURNS, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Rodney BURNS HAS SIGNED THIS SHORT PLAT, ON BEHALF OF CHUBBY CHERRIES, L.L.C., ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF June, 2021 AT 3:14 P.M.
IN VOLUME 2 OF SHORT PLATS AT PAGE 128 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Matt Beaton by deputy R. Burks
COUNTY AUDITOR

AFN # 1941262 SP
06/18/2021 03:14 PM
3 Page(s) $197.50
Matt Beaton, Auditor
Franklin Co., WA

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: RP DEVELOPMENT		PROJECT NO.: 66317.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 06/10/2021
CALC BY: ROP	DRAWN BY: ROP	SCALE: N/A
SECTION: 12	TOWNSHIP: 09 NORTH	RANGE: 28 EAST
CITY: N/A	COUNTY: FRANKLIN	SHEET 2 OF 3

Matt Beaton, Auditor, Franklin County, WA. AFN # 1941262 Recorded 06/18/2021 03:14 PM DocType: SP Page: 2 of 3 Filing Instrument $197.50 RP DEVELOPMENT

SHORT PLAT 2021-08

LOCATED IN THE NE 1/4 OF THE NW 1/4 AND GOVERNMENT LOT 1 OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON

EXHIBIT B - PAGE 3/5

FRANKLIN COUNTY REQUIRED NOTES

1.) APPROACH PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO FRANKLIN COUNTY ROADS.
2.) DURING CONSTRUCTION ON EACH PROPERTY, ALL CONSTRUCTION DEBRIS SHALL BE MAINTAINED ON-SITE AND PROPERLY DISPOSED OF. DUST CONTROL MEASURES INCLUDING AN ADEQUATE WATER SUPPLY SHALL BE PROVIDED.
3.) LANDS WITHIN THIS SHORT PLAT SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO THE SUBDIVISION PROVISIONS OF CHAPTER 16.20 AND 16.24 FRANKLIN COUNTY CODE.
4.) PARK DEDICATION FEES SHALL APPLY TO LOT 1 AND LOT 2 OF THIS SHORT PLAT. THIS SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR DWELLING UNIT.
5.) LOT OWNERS SHALL AGREE TO PARTICIPATE IN ANY FUTURE LIDS/RIDS FOR ROADS, DRAINAGE, CURB AND GUTTERS, STREETLIGHTS, STORM SEWERS, WATER AND/OR SEWER.
6.) STREET ADDRESSES WILL BE ASSIGNED AT THE TIME BUILDING PERMITS ARE ISSUED.
7.) THIS SHORT PLAT IS FOR THE PURPOSE OF A LAND TRANSFER TO ANOTHER PARTY. BENTON-FRANKLIN HEALTH DEPARTMENT (BFHD) SITE INVESTIGATION AND APPROVAL REGARDING ONSITE SANITARY SEWER SYSTEMS, OR THE APPROVAL BY A PUBLIC WATER AND/OR SEWER SYSTEM PROVIDER SERVING THE PROPERTIES, SHALL BE REQUIRED BEFORE ANY BUILDING PERMITS SHALL BE ISSUES FOR LOT 1 AND/OR LOT2.

ZONING DEVELOPMENT STANDARDS

THE ZONING FOR THIS PARCEL IS RS-20 PER FRANKLIN COUNTY ARCGIS WEB MAP, VISITED ON 03/31/2021, THE FOLLOWING IS AN EXCERPT FROM THE FRANKLIN COUNTY CODE, CHAPTER 17.28 - RS-20 SUBURBAN ZONE SECTION:

17.28.050 - DEVELOPMENT STANDARDS.

A. MINIMUM LOT AREA: TWENTY THOUSAND (20,000) SQUARE FEET.
B. DENSITY: ONE DWELLING UNIT PER LOT.
C. MAXIMUM LOT COVERAGE: FORTY (40) PERCENT.
D. MINIMUM YARD SETBACKS (PRIMARY).
   1. FRONT: TWENTY-FIVE (25) FEET.
   2. SIDE: TEN (10) FEET.
   3. REAR: PRINCIPAL BUILDING: TWENTY-FIVE (25) FEET.
E. MINIMUM YARD SETBACKS (ACCESSORY).
   1. SIDE: TEN (10) FEET (SEE CHAPTER 17.72, SITE DESIGN STANDARDS, FOR CORNER LOT SETBACK REQUIREMENTS.)
   2. REAR: TEN (10) FEET.
F. MAXIMUM BUILDING HEIGHT.
   1. PRINCIPAL BUILDING: THIRTY-FIVE (35) FEET.
   2. ACCESSORY BUILDINGS: EIGHTEEN (18) FEET AVERAGE ROOF HEIGHT. HEIGHTS CAN EXCEED THE MAXIMUM ALLOWED HEIGHT UPON APPROVAL OF A CONDITIONAL/SPECIAL USE PERMIT.

(ORD. 7-2005 § 14.5.0, 2005)

SEE FRANKLIN COUNTY CODE FOR FULL TERMS AND CONDITIONS.

SOUTH COLUMBIA BASIN IRRIGATION DISTRICT APPROVAL

BUREAU OF RECLAMATION CONCURRENCE FOR THIS SHORT PLAT IS LIMITED TO THE EXTENT OF THE SHORT-PLAT'S COMPLIANCE WITH THE REQUIREMENTS OF RCW 58.17.310

DRAIN CONSTRUCTION: RISING GROUND WATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL DRAIN CONSTRUCTION FUNDS ARE NOT AVAILABLE FOR DRAINAGE OF SUBDIVISIONS AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURAL LAND USE UNLESS SUCH DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMICAL FEASIBILITY REQUIREMENTS.

THIS LAND IS INCLUDED WITHIN THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT AND IS SUBJECT TO THE LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT. IT IS ALSO UNDERSTOOD AND AGREED THAT WHEN SAID SHORT PLAT IS SERVED BY COUNTY ROADS, IRRIGABLE LAND WITHIN THE ROAD RIGHT-OF-WAY OR ISOLATED BY SAID DEDICATION WILL NOT BECOME A CHARGE ASSESSABLE TO FRANKLIN COUNTY AND PAYABLE TO THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROJECT.

SOUTH COLUMBIA BASIN IRRIGATION DISTRICT — DATE 6/10/2021

IRRIGATION APPROVAL

WATER SUPPLY: CONCURRENCE BY THE BUREAU OF RECLAMATION FOR THIS SHORT PLAT DOES NOT ASSURE THE AVAILABILITY OF A WATER SUPPLY, NOR DOES IT BIND THE UNITED STATES TO ISSUE A PERMANENT RIGHT FOR A FEDERAL WATER SUPPLY. A SUPPLY OF FEDERAL PROJECT WATER TO THIS LAND IS ASSURED ONLY UPON FULL COMPLIANCE WITH COROLLARY FEDERAL AND STATE LEGISLATION.

BUREAU OF RECLAMATION — DATE 6/11/2021

IRRIGATION AND OWNER'S CERTIFICATE

THE PROPERTY DESCRIBED HEREIN IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT ("DISTRICT"). THE DISTRICT HEREBY CERTIFIES THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN ON THE SHORT-PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THE SHORT PLAT AND OTHER ADJACENT LANDS WHICH ARE ENTITLED TO DISTRICT IRRIGATION WATER. A SEPARATE WRITTEN AGREEMENT FOR COMPLETED IRRIGATION FACILITIES __ HAS BEEN APPROVED; OR X WILL NOT BE REQUIRED. (CHECK ONE)

THE OWNER ACKNOWLEDGES THE USE AND EXISTENCE OF IRRIGATION WATER AND DELIVERY SYSTEMS MUST COMPLY WITH ALL DISTRICT RULES AND REGULATIONS AND MAY CAUSE DAMAGE OR BE A HAZARD TO PROPERTY AND PERSONS. THE OWNER ASSUMES ALL RISK ASSOCIATED WITH THE USE AND DELIVERY OF IRRIGATION WATER AND HOLDS THE DISTRICT HARMLESS AND WAIVES ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTERESTS ANY CLAIMS FOR DAMAGES OF ANY KIND AGAINST THE DISTRICT WHICH MAY BE CAUSED BY THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE IRRIGATION FACILITIES; OR FROM THE DELIVERY, LEAKAGE, OR SEEPAGE OF WATER.

SOUTH COLUMBIA BASIN IRRIGATION DISTRICT — DATE 6/10/2021

OWNERS:

DEENA STALLINGS — DATE 6-15-21

VIRGIL BURNS — DATE 6-15-21

RODNEY BURNS — DATE 6-15-21

THE HEIRS AND DEVISEES OF GARY R. BURNS (DECEASED) PURSUANT TO FRANKLIN COUNTY PROBATE CASE NO. 20-4-50036-11 — Pr of estate — DATE 6-15-21

LILA CHAMPOUX — DATE 6-15-21

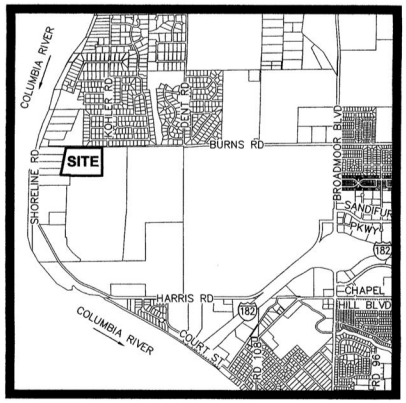
HOLY HAMILTON — DATE 6-15-2021

DOUGLAS BURNS — DATE 6-15-21

FOR CHUBBY CHERRIES, L.L.C. — Member — DATE 6-15-21

ALEXANDER D. MATARAZZO — STATE OF WASHINGTON — 46318 — REGISTERED PROFESSIONAL LAND SURVEYOR

06/10/2021



VICINITY MAP

NOT TO SCALE

FRANKLIN COUNTY PUBLIC UTILITY DISTRICT NOTE

THE INDIVIDUAL OR COMPANY MAKING IMPROVEMENTS ON A LOT OR LOTS OF THIS SHORT PLAT IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL TRENCH, CONDUIT, PRIMARY VAULTS, SECONDARY JUNCTION BOXES , AND BACKFILL FOR THE PUD'S PRIMARY AND SECONDARY DISTRIBUTION SYSTEM IN ACCORDANCE WITH PUD SPECIFICATIONS; SAID INDIVIDUAL OR COMPANY WILL MAKE FULL ADVANCE PAYMENT OF LINE EXTENSION FEES AND WILL PROVIDE ALL NECESSARY UTILITY EASEMENTS PRIOR TO PUD CONSTRUCTION AND/OR CONNECTION OF ANY ELECTRICAL SERVICE TO OR WITHIN THE SHORT PLAT.

FRANKLIN COUNTY PUBLIC UTILITY DISTRICT APPROVAL

THE UTILITY EASEMENTS SHOWN HEREON ARE ADEQUATE AND HEREBY APPROVED.

FRANKLIN COUNTY P.U.D. — P. E. — DATE 6-18-21

FRANKLIN COUNTY APPROVALS

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

FRANKLIN COUNTY ENGINEER — For County Surveyor — DATE 6/18/2021

FRANKLIN COUNTY DIRECTOR OF PLANNING AND BUILDING — DATE 6/18/21

FRANKLIN COUNTY TREASURER APPROVAL

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2021 A.D., FOR TAX PARCEL No. 126-160-127

FRANKLIN COUNTY TREASURER — by Dawn Hess — DATE 6/18/21

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF June, 2021 AT 3:14 P.M. IN VOLUME 2 OF SHORT PLATS AT PAGE 129 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Matt Beaton by deputy B. Bulen
COUNTY AUDITOR

AFN # 1941262 SP
06/18/2021 03:14 PM
3 Page(s) $197.50
Matt Beaton, Auditor
Franklin Co., WA

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
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CLIENT: RP DEVELOPMENT		PROJECT NO.: 66317.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 06/10/2021
CALC BY: ROP	DRAWN BY: ROP	SCALE: N/A
SECTION: 12	TOWNSHIP: 09 NORTH	RANGE: 28 EAST
CITY: N/A	COUNTY: FRANKLIN	SHEET 3 OF 3

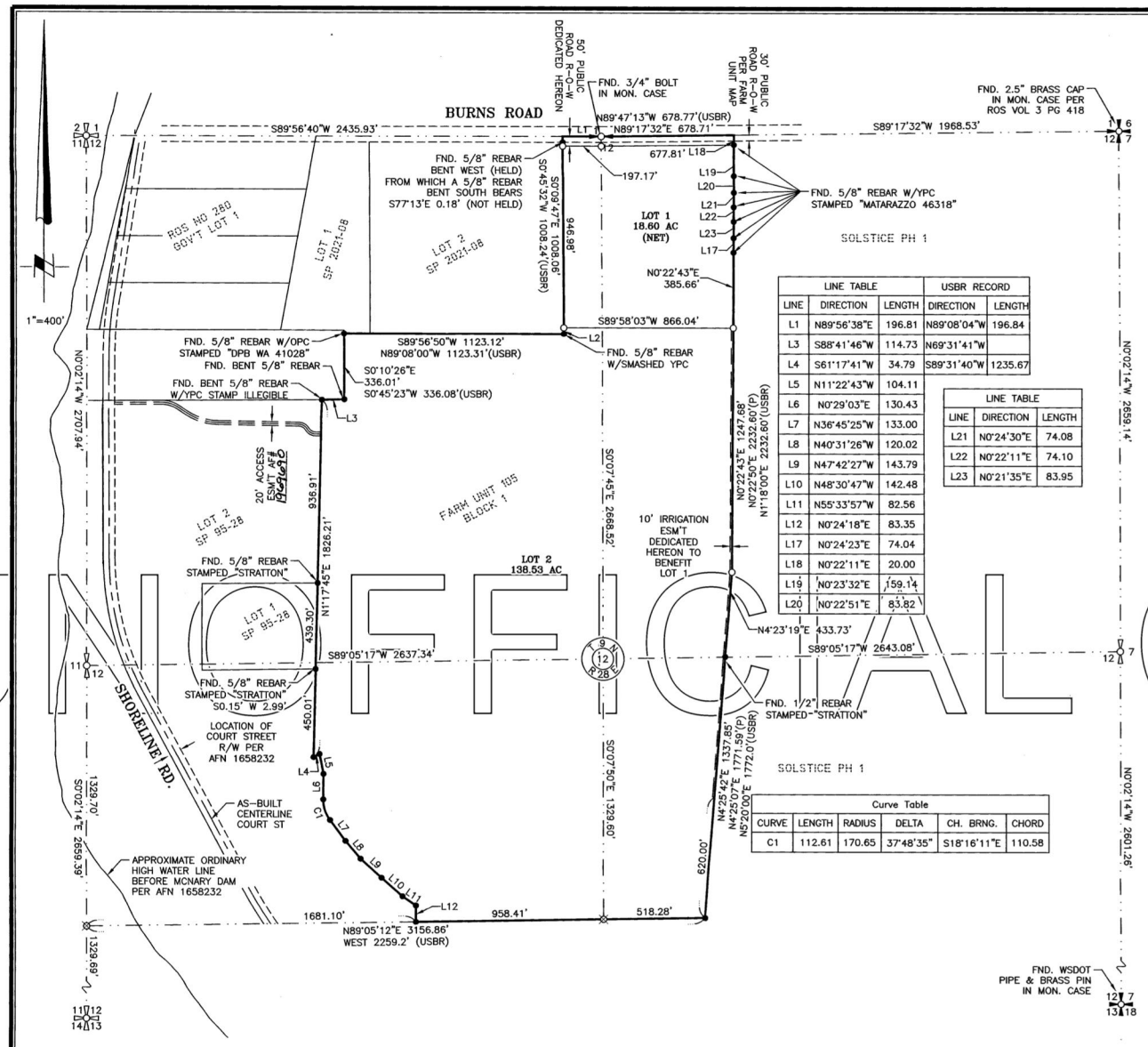
Page 83 of 275

Matt Beaton, Auditor, Franklin County, WA. AFN # 1941262 Recorded 06/18/2021 03:14 PM DocType: SP Page: 3 of 3 Filing Instrument $197.50 RP DEVELOPMENT

AFN # 1969689 SP Recorded 12/19/2022 10:37 AM Page: 1 of 2 Filing Instrument
$292.50 Matt Beaton, Auditor, Franklin County, WA. ROGERS SURVEYING

SHORT PLAT NO. 2022-32

LOCATED IN A SECTION 12, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., FRANKLIN COUNTY, WASHINGTON

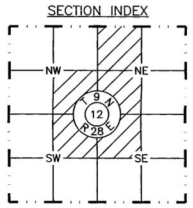


LINE TABLE			USBR RECORD	
LINE	DIRECTION	LENGTH	DIRECTION	LENGTH
L1	N89°56'38"E	196.81	N89°08'04"W	196.84
L3	S88°41'46"W	114.73	N69°31'41"W	
L4	S61°17'41"W	34.79	S89°31'40"W	1235.67
L5	N11°22'43"W	104.11		
L6	N0°29'03"E	130.43		
L7	N36°45'25"W	133.00		
L8	N40°31'26"W	120.02		
L9	N47°42'27"W	143.79		
L10	N48°30'47"W	142.48		
L11	N55°33'57"W	82.56		
L12	N0°24'18"E	83.35		
L17	N0°24'23"E	74.04		
L18	N0°22'11"E	20.00		
L19	N0°23'32"E	159.14		
L20	N0°22'51"E	83.82		

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	N0°24'30"E	74.08
L22	N0°22'11"E	74.10
L23	N0°21'35"E	83.95

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	112.61	170.65	37°48'35"	S18°16'11"E	110.58

SECTION INDEX



SURVEYOR'S NOTES:

1. BASIS OF BEARING IS GRID, WASHINGTON STATE PLANE, NAD 83(2011), SOUTH ZONE BASED ON GNSS OBSERVATIONS. DISTANCES SHOWN HEREON ARE GROUND SCALED FROM GRID USING A COMBINED FACTOR OF 1.000082597 FROM LAT: 46°14'28.8"N LONG: 119°06'39.5"W

2. O = DENOTES SET 5/8"X24" REBAR WITH ORANGE PLASTIC CAP STAMPED "DPB WA 41028"

3. ● = DENOTES FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "JAB WA 21384" OR MONUMENT AS NOTED

4. ⊠ = DENOTES COMPUTED POSITION

5. (M) = MEASURED PER THIS SURVEY (C) = COMPUTED (P) = SOLSTICE PHASE 1 AF#1949302

6. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH DUAL FREQUENCY GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING

7. MONUMENTS WERE VISITED JULY 18, 2022

RECORD LEGAL DESCRIPTION:

(REFERENCE QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 1663188)

FARM UNIT 105, FIRST REVISION OF FARM UNIT PLAT IRRIGATION BLOCK 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME B, PAGE 79, FRANKLIN COUNTY, WASHINGTON, ALL IN SECTION 12, TOWNSHIP 9, NORTH, RANGE 28, EAST, W.M., FRANKLIN COUNTY, WASHINGTON, EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID FARM UNIT 105; THENCE NORTH 89°08'04" WEST ALONG SAID NORTHERLY LINE OF SAID FARM UNIT 105 FOR 196.84 FEET; THENCE SOUTH 00°45'23" WEST CONTINUING ALONG SAID LINE OF FARM UNIT 105 FOR 1008.24 FEET; THENCE NORTH 89°08'00" WEST CONTINUING ALONG SAID LINE FOR 1123.31 FEET; THENCE SOUTH 00°45'23" WEST CONTINUING ALONG SAID LINE FOR 336.08 FEET; THENCE SOUTH 89°31'40" WEST CONTINUING ALONG SAID LINE FOR 114.53 FEET TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 89°31'40" WEST CONTINUING ALONG SAID LINE FOR 1061.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A ROAD KNOWN AS PASCO COLUMBIA RIVER ROAD THENCE SOUTH 00°43'00" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 814.25 FEET TO A POINT ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 89°17'00" EAST 1402.40 FEET; THENCE SOUTHERLY ALONG SAID CURVE 688.61 FEET; THENCE SOUTH 27°25'00" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 1128.40 FEET TO A POINT ON A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 62°35'00" EAST 1879.90 FEET; THENCE SOUTHERLY ALONG SAID CURVE 240.09 FEET TO THE SOUTHERLY LINE OF SAID FARM UNIT 105; THENCE NORTH 89°29'04" EAST ALONG SAID SOUTHERLY LINE FOR 166.58 FEET; THENCE NORTH 02°12'37" EAST 2693.88 FEET TO THE SAID TRUE POINT OF BEGINNING:

AND EXCEPT THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12 TOWNSHIP 9 NORTH RANGE 28 EAST WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON, BEING A PORTION OF FARM UNIT 105, FIRST REVISION OF FARM UNIT PLAT, IRRIGATION BLOCK 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOLUME B, PAGE 79, RECORDS OF FRANKLIN COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, SHORT PLAT NO. 95-28 AS RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 377, RECORDS OF FRANKLIN COUNTY; THENCE SOUTH 01°17'29" WEST, 450.00 FEET ALONG THE EAST LINE OF LOT 2 OF SAID SHORT PLAT NO. 95-28 TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 61°17'41" EAST, 34.78 FEET; THENCE SOUTH 11°22'43" EAST 104.11 FEET; THENCE SOUTH 00°29'03" WEST 130.43 FEET TO A POINT ON THE ARC OF A 170.36 FEET RADIUS NON-TANGENT CURVE(RADIUS POINT BEARS SOUTH 89°20'57" EAST); THENCE SOUTHEASTERLY 112.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°52'36" THENCE LEAVING SAID NON-TANGENT CURVE SOUTH 36°44'35" EAST, 132.99 FEET; THENCE SOUTH 40°31'26" EAST, 120.02 FEET; THENCE SOUTH 47°42'27" EAST, 143.79 FEET; THENCE SOUTH" 48°30'47" EAST, 142.48 FEET; THENCE SOUTH 55°33'57" EAST, 82.56 FEET; THENCE SOUTH 00°24'18" WEST, 83.35 FEET TO A POINT ON THE SOUTH LINE OF SAID FARM UNIT 105; THENCE SOUTH 89°05'12" WEST, 541.99 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 2, SHORT PLAT NO. 95-28; THENCE NORTH 01°17'29" EAST, 848.61 FEET TO THE TRUE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO LOTS. THE BOUNDARY WAS ESTABLISHED PER RECORDS OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 1658232 AND AUDITOR'S FILE NO. 1940482.

PORIOR SURVEYS BY THIS FIRM OF THE SUBJECT PROPERTY INCLUDED AN ERRONEOUS LEGAL DESCRIPTION WHICH INCLUDED A CAPTION OF THE WEST HALF OF SECTION 12. AS THIS DESCRIPTION WAS ONLY FOUND TO BE CONTAINED IN SURVEYS NOT SIGNED BY THE LANDOWNER, SAID ERROR WAS IGNORED FOR THIS SURVEY AND THE CORRECT DESCRIPTION ABOVE IS HEREIN UTILIZIED.

SURVEYOR'S CERTIFICATE

I, DAVID P. BAALMAN, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.

DAVID P. BAALMAN
CERTIFICATE #41028

12-12-2022
DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19th DAY OF December, 2022 AT 10:37AM, IN BOOK 2 OF SHORT PLATS, AT PAGE 549 AT THE REQUEST OF ROGERS SURVEYING.

Matt Beaton dep.
FRANKLIN COUNTY AUDITOR

1969689
AUDITOR'S FILE NUMBER

REV: 12-6-22

400 200 0 400 800 1200
SCALE IN FEET

ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT	HORRIGAN FARMS		JOB 20222
PROJECT	SHORT PLAT PTN SEC 12, T.9N., R.28E.		
DRN. BY DCP	SCALE 1"=400'	F. B. NO. BK 879	SHEET 1
APPROVED DPB	DATE 09/12/2022	ACAD VER – C3D21 FILE: 20222.DWG	OF 2

AFN # 1969689 SP
12/19/2022 10:37 AM
2 Page(s) $292.50
Matt Beaton, Auditor
Franklin Co., WA

SHORT PLAT NO. 2022-32

LOCATED IN A SECTION 12, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., FRANKLIN COUNTY, WASHINGTON

OWNERS CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT I THE UNDERSIGNED AM THE PARTY HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAVE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS-OF-WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC; DO HEREBY WAIVE ON BEHALF OF MYSELF AND MY SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST FRANKLIN COUNTY AND OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS, AND/OR RIGHTS-OF-WAY; AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

Bridget Gallant
BRIDGET GALLANT
AUTHORIZED REPRESENTATIVE
HORRIGAN FARMS INC

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF Benton }
ON THIS 12th DAY OF December, 2022

BEFORE ME PERSONALLY APPEARED Bridget Gallant TO ME KNOWN TO BE THE AUTHORIZED REPRESENTATIVE OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE OR SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Michelle Cuillier — Michelle Cuillier
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON PRINT
RESIDING AT: Franklin Co.
COMMISSION NO: 117282
MY COMMISSION EXPIRES: 11/16/23

IRRIGATION AND OWNER'S CERTIFICATE

THE PROPERTY DESCRIED HEREIN IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE SOUTH COLUMBIA IRRIGATION DISTRICT ("DISTRICT"). THE DISTRICT HEREBY CERTIFIES THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THE PLAT AND OTHER ADJACENT LANDS WHICH ARE ENTITLES TO DISTRICT IRRIGATION WATER. A SEPARATE WRITTEN AGREEMENT FOR COMPLETED IRRIGATION FACILITIES __ HAS BEEN APPROVED; OR ☒ WILL NOT BE REQUIRED. (CHECK ONE)

THE OWNER ACKNOWLEDGES THE USE AND EXISTENCE OF IRRIGATION WATER AND DELIVERY SYSTEMS MUST COMPLY WITH ALL DISTRICT RULES AND REGULATIONS AND MAY CAUSE DAMAGE OR BE A HAZARD TO PROPERTY AND PERSONS. THE OWNER ASSUMES ALL RISK ASSOCIATED WITH THE USE AND DELIVERY OF IRRIGATION WATER AND HOLDS THE DISTRICT HARMLESS AND WAIVES OF ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTERESTS ANY CLAIMS FOR DAMAGES OF ANY KIND AGAINST THE DISTRICT WHICH MAY BE CAUSED BY THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE IRRIGATION FACILITIES; OR FROM THE DELIVERY, LEAKAGE, OR SEEPAGE OF WATER.

Brian M Smith — 13DEC2022
SOUTH COLUMBIA BASIN IRRIGATION DISTRICT — DATE

Bridget Gallant — 12/12/2022
OWNER — DATE

NOTARY STAMP (BLACK INK ONLY)

UNITED STATE DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

RECLAMATION'S CONCURRENCE IS LIMITED TO THE EXTENT OF THE PLAT'S COMPLIANCE WITH THE REQUIREMENTS OF RCW 58.17.310.

DRAIN CONSTRUCTION: RISING GROUND WATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL DRAIN CONSTRUCTION FUNDS ARE NOT AVAILABLE FOR DRAINAGE OF SUBDIVISIONS AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURAL LAND USE, UNLESS SUCH DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMICAL FEASIBILITY REQUIREMENTS.

THIS LAND IS INCLUDED WITHIN THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT, AND IS SUBJECT TO LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT. IT IS ALSO UNDERSTOOD AND AGREED THAT WHEN THIS SHORT PLAT IS SERVED BY COUNTY ROADS, ALL IRRIGABLE LANDS WITHIN THE ROAD RIGHT-OF-WAY OR ISOLATED BY SAID DEDICATION WILL NOT BECOME A CHARGE ASSESSABLE TO FRANKLIN COUNTY AND PAYABLE TO THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROJECT.

Brian M Smith — 13DEC 2022
SOUTH COLUMBIA BASIN IRRIGATION DISTRICT — DATE

IRRIGATION APPROVAL

WATER SUPPLY: RECLAMATION'S CONCURRENCE IN THIS SHORT PLAT DOES NOT ASSURE THE AVAILABILITY OF A WATER SUPPLY, NOR DOES IT BIND THE UNITED STATES TO ISSUE A PERMANENT RIGHT FOR A FEDERAL WATER SUPPLY. A SUPPLY OF FEDERAL PROJECT WATER TO THIS LAND IS ASSURED ONLY UPON FULL COMPLIANCE WITH COROLLARY FEDERAL AND STATE LEGISLATION.

Rebecca Doolittle — 12-14-2022
BUREAU OF RECLAMATION — DATE

USBR NOTE:

INFORMATION ON THIS PLAT PERTAINING TO IRRIGATION BLOCKS, FARM UNITS, RECLAMATION FACILITIES AND THEIR ASSOCIATED RIGHT OF WAYS MAY NOT AGREE WITH THE CORRESPONDING INFORMATION FOUND ON RECLAMATION PREPARED FARM UNIT MAPS. PLEASE REFERENCE THE APPROPRIATE FARM UNIT MAP FOR INFORMATION CONCERNING THESE FEATURES.

FRANKLIN COUNTY NOTES:

1. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE USE, ACCESS AND MAINTENANCE BY THE SHORT PLATTED PROPERTY'S CURRENT UTILITY PROVIDER. SAID UTILITY EASEMENTS ARE FOR THE USE, ACCESS AND MAINTENANCE OF ELECTRIC POWER, TELEPHONE, CABLE AND OTHER DEFINED UTILITIES, TO AND OR THROUGH SAID TRACT.
2. ADDRESSES WILL BE DETERMINED BY COUNTY WHEN BUILDING PERMITS ARE ISSUED. ADDRESS NUMBERS [NOTED IN BRACKETS].
3. APPROACH PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO FRANKLIN COUNTY ROADS
4. LANDS WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO THE SUBDIVISION PROVISIONS OF CHAPTER 16.20 AND 16.24 FRANKLIN COUNTY CODE.
5. FRANKLIN COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE EASEMENTS.
6. DURING CONSTRUCTION ON EACH PROPERTY, ALL CONSTRUCTION DEBRIS SHALL BE MAINTAINED ON-SITE AND PROPERLY DISPOSED OF. DUST CONTROL MEASURES INCLUDING AN ADEQUATE WATER SUPPLY SHALL BE PROVIDED.
7. PARK DEDICATION FEES APPLY TO ALL LOTS WITHIN THIS SHORT PLAT. THIS SHALL BE PAID PRIOR TO BUILDING PERMIT ISSUANCE FOR ANY NEW DWELLING UNIT ON ALL LOTS WITHIN THIS SHORT PLAT
8. PRIVATE ACCESS EASEMENTS SHALL BE CONSTRUCTED AS FIRE APPARATUS ACCESS ROADS AS DESCRIBED IN THE FRANKLIN COUNTY DESIGN STANDARDS.
9. LOT OWNERS SHALL AGREE TO PARTICIPATE IN ANY FUTURE L.I.D./R.I.D.'S FOR ROADS, DRAINAGE, CURB AND GUTTERS, STREETLIGHTS, STORM SEWERS, WATER AND/OR SEWERS.
10. THE FOLLOWING SEPARATION STANDARDS SHALL BE REQUIRED FOR ALL NEW STRUCTURES FOR EACH LOT OR PARCEL. UNLESS THERE IS AN OPERATIONAL FIRE HYDRANT, MEETING FIRE FLOW REQUIREMENTS WITHIN 500 FEET OF THE PROPOSED STRUCTURE(S), THE FOLLOWING SETBACKS SHALL APPLY:

FRONT: TWENTY-FIVE (25) FEET FROM A ROAD RIGHT-OF-WAY AND/OR DEDICATED ROADWAY EASEMENT, AND/OR FIFTY-FIVE (55) FEET FROM THE CENTERLINE OF AN ADJOINING ROAD, WHICHEVER IS GREATER.

REAR: TWENTY-FIVE (25) FEET.

SIDE: TWENTY (20) FEET.

BETWEEN STRUCTURES: FIFTEEN (15) FEET. THE STRUCTURE SEPARATION MAY BE REDUCED WITH AN APPROVED ONE-HOUR INTERVENING FIRE WALL.

11. ANY ON-SITE SEWAGE DISPOSAL SYSTEM INSTALLED ON THIS SHORT PLAT MUST BE SERVED BY AN ALTERNATIVE TYPE OF SEWAGE SYSTEM MEETING TREATMENT LEVEL C IN ACCORDANCE WITH BENTON - FRANKLIN DISTRICT BOARD OF HEALTH RULES AND REGULATION NO. 2.

DAVID P. ROGERS — WASHINGTON — 41028 — REGISTERED PROFESSIONAL LAND SURVEYOR

12-12-2022
DATE

APPROVALS

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED FOR FRANKLIN PUBLIC UTILITY DISTRICT.

FRANKLIN PUBLIC UTILITY DISTRICT — 12/15/2022 DATE

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

Deanna Rhode — 12/12/2022
BENTON FRANKLIN HEALTH DEPARTMENT — DATE

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

Craig Erdman — 12/19/2022
FRANKLIN COUNTY ENGINEER — DATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2022. TAX PARCEL #126-160-172

Kurt Blue for Josie Koelzer — 12/19/2022
FRANKLIN COUNTY TREASURER — DATE

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

David Broadhead — 12/19/2022
DIRECTOR OF PLANNING AND BUILDING — DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19th DAY OF December, 2022 AT 10:37 AM.
IN BOOK 2 OF SHORT PLATS, AT PAGE 549, AT THE REQUEST OF ROGERS SURVEYING.

Matt Beaton dep — 1969689
FRANKLIN COUNTY AUDITOR — AUDITOR'S FILE NUMBER

REV: 12-6-22

ROGERS SURVEYING INC., P.S. 1455 COLUMBIA PARK TRAIL RICHLAND, WA. 99352 PHONE (509) 783-4141 FAX: (509) 783-8994 www.rogerssurveying.com	CLIENT: HORRIGAN FARMS	JOB 20222
	PROJECT: SHORT PLAT PTN SEC 12, T.9N., R.28E.	
	DRN. BY DCP; SCALE 1"=400'; F. B. NO. BK 879 ACAD VER – C3D21	SHEET 2
	APPROVED DPB; DATE 09/12/2022; FILE: 20222.DWG	OF 2

UNOFFICIAL COPY

RESOLUTION NO. 4606

A RESOLUTION OF THE CITY OF PASCO, WASHINGTON, ACCEPTING A NOTICE OF INTENT TO COMMENCE ANNEXATION PROCEEDINGS FOR THE SG LAND MANAGEMENT LLC AND HORRIGAN FARMS LLC ANNEXATION, PROVIDING A DETERMINATION ON THE BOUNDARY TO BE ANNEXED WHICH INCLUDES A PORTION OF THE RIGHT-OF-WAY OF BURNS ROAD, AND WHETHER SIMULTANEOUS ZONING AND THE ASSUMPTION OF BONDED INDEBTEDNESS WILL BE REQUIRED.

WHEREAS, the owners of property of Short Plat 2021-08 Lot 2 have filed a Notice of Intent to Commence Annexation Proceedings to the City of Pasco; and

WHEREAS, on May 19, 2025 the City Council set a June 2, 2025, 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 with 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, **THE CITY COUNCIL OF THE CITY OF PASCO, WASHINGTON DOES RESOLVE AS FOLLOWS:**

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 June, 2025.

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
67D77940F8DF407...

Kerr Ferguson Law, PLLC
City Attorneys

EXHIBIT A

ANNEXATION LEGAL DESCRIPTION

SHORT PLAT 2021-08 LOT 2, AND ALSO

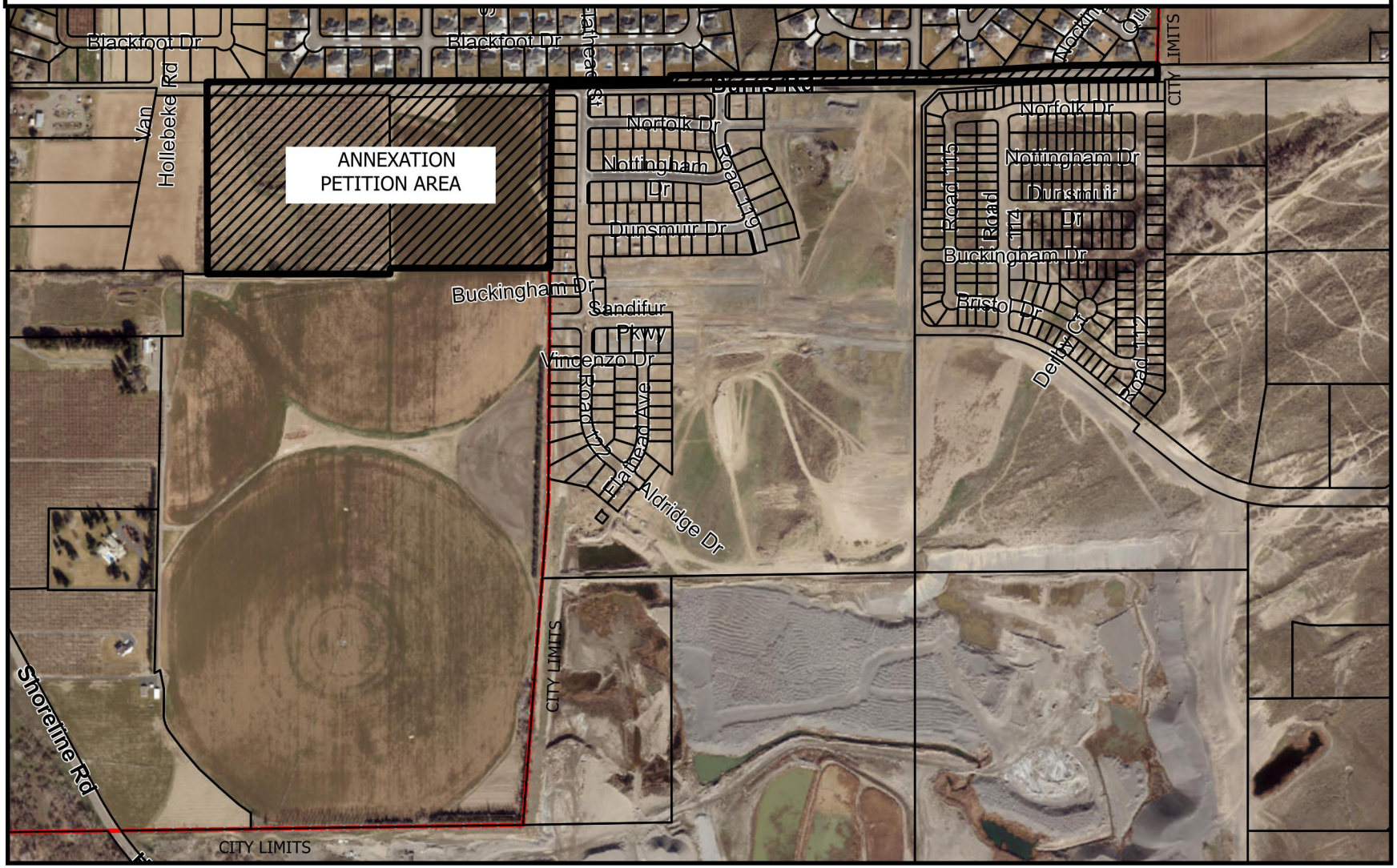
SHORT PLAT 2022-32 LOT 1, AND ALSO

THE RIGHT OF WAY OF BURNS ROAD DESCRIBED AS BEGINNING AT THE NORTHWESTERN MOST CORNER OF SHORT PLAT 2021-08 LOT 2 AND CONTINUING N 0 10’ 15” W TO THE NORTHERN LINE OF THE RIGHT OF WAY OF BURNS ROAD, THEN EAST FOLLOWING THE NORTHERN LINE OF THE RIGHT OF WAY OF BURNS ROAD UNTIL IT INTERSECTS THE MUNICIPAL LIMITS OF THE CITY OF PASCO, THEN SOUTHERLY ALONG THE MUNICIPAL LIMITS OF THE CITY OF PASCO TO THE INTERSECTION WITH THE NORTH LINE OF SECTION 7 TOWNSHIP 9 NORTH RANGE 29 E.W.M., THEN WESTERLY ALONG THE NORTH LINE OF SECTION 7 TO THE NORTHEAST CORNER OF THE NORTH EAST QUARTER OF SECTION 12 TOWNSHIP 9 NORTH RANGE 28 E.W.M., THEN S 89 17’ 32” W 1,968.52 FEET, THEN S 0 22’ 50” W 50 FEET, THEN S 89 17’ 32” W 677.81 FEET ALONG THE NORTH BOUNDARY OF SHORT PLAT 2022-32 LOT 1, THEN N 0 10’ 15” W 10 FEET, THEN S 89 56’ 58” W 990.10 FEET ALONG THE NORTH BOUNDARY OF SHORT PLAT 2021-08 LOT 2 TO THE POINT OF BEGINNING.

Vicinity Map

Item: Intent to Commence 2-Lot Annexation
Applicant(s): SG LAND MANAGEMENT LLC
File #: ANX 2025-001

Exhibit B



REPORT TO HEARING EXAMINER
PUBLIC HEARING
City Hall – 525 North Third Avenue – Council Chambers
July 9, 2025, 6:00 PM

MASTER FILE #:	**ZD2025-002/SG Land Management, LLC**
APPLICANTS:	Trey Tutt 10509 E Wiser Pkwy Kennewick, WA 99338
REQUEST:	**Zoning Determination**: Recommendation of R-3 zoning to City Council for SG Land Management, LLC portion of Annexation (ANX2025-001).

TIMELINE

May 19, 2025	Resolution to set a date to consider the notice of intent to commence annexation.
June 2, 2025	Resolution to accept the notice of intent to commence annexation proceedings, providing a determination on the boundary to be annexed which includes a portion of the right-of-way of Burns Road, whether simultaneous zoning and the assumption of bonded indebtedness will be required.
June 27, 2025	Public Hearing Staff Report Published

BACKGROUND

1. **PROPERTY DESCRIPTION:**

   Legal: SHORT PLAT 2021-08 LOT 2

   Parcel: 126160129

   General Location: The subject area is located south of Burns Road and east of Shoreline Road in Section 12, Township 9N, Range 28 E.W.M.

   Property Size: 22 acres.

2. **ACCESS:** The site will have access from Burns Road.

3. **UTILITIES:** Municipal water is available in Burns Road and sewer is currently approximately 900 feet southeast in Sandifur Parkway.

4. **LAND USE AND ZONING:** The site is currently zoned RS-20 in Franklin County, and the applicant is requesting R-3 (Medium Density Residential District) in the City of Pasco (City) upon annexation. The majority of the site is currently used for agricultural purposes. Surrounding properties are zoned and developed as follows:

North: RS-20	Franklin County Suburban Zone/Single Family Dwelling Units
East: R-T/R-1	Franklin County Residential Transition (Part of this annexation)/Low Density Residential/Agricultural/Single Family Dwelling Units
South: R-T	Franklin County Residential Transition/Agricultural
West: RS-20	Franklin County Suburban Zone/Agricultural/Single Family Dwelling Units

5. **COMPREHENSIVE PLAN:** The City's Comprehensive Plan designates the site as Medium Density Residential, which allows for a variety of housing types at a density of 6 to 20 dwelling units per acre, as outlined in Pasco Municipal Code (PMC) Table 25.215.015. This designation may correspond with the R-2, R-3, R-4, or RP zoning classifications. However, because the site is located within the Broadmoor Overlay District, zoning options are limited to R-2, R-3, and R-4, and the maximum allowable density is increased to 29 dwelling units per acre, per PMC 25.97.055(1)(b). As stated in PMC 25.97.030, the provisions of the Broadmoor Overlay District apply in addition to the underlying zoning regulations and shall take precedence in the event of any conflict.

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 annexation and zoning determination 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 July 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, Comprehensive Plan Designation, and Annexation History

North: Adjacent properties to the north remain unannexed but are within the Urban Growth Area (UGA) and designated as Low Density Residential in the City's Comprehensive Plan. These parcels are primarily developed with single-family homes on half-acre lots.

East: The neighboring property to the east is included in the proposed annexation area and shares the same Medium Density Residential land use designation. Further east, properties were annexed in 1998 via Ordinance No. 3305 and have since been developed with single-family residential housing. These properties are designated as Low Density Residential in the City's Comprehensive Plan.

South: Parcel 126160174, located directly south, remains unannexed and is currently in agricultural use. Further south, however, are annexed properties developed with a concrete batch plant. The Comprehensive Plan designates these southern properties as Mixed Residential/Commercial and Medium Density Residential.

West: Properties west remain unannexed and are designated Mixed Residential/Commercial in the Comprehensive Plan. These properties support a mix of agricultural and single-family residential uses. Additionally, a parcel southwest of the proposed annexation area is designated for Open Space/Parks.

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. 4606 on June 2, 2025.
3) Pursuant to PMC 25.220.020(b), Public notice for this hearing was published in the *Tri-City Herald* on June 22 and July 2, 2025, in compliance with this requirement.
4) Pursuant to PMC 25.220.020(c), public notice was mailed on June 19, 2025, to property owners in the annexation area, Franklin County and all property owners within 300 feet of the proposed annexation area.
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-3 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-3 zoning for the site, which is consistent with the Medium-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. *This portion of the annexed area will be served by City utility services, with critical coordination anticipated between this site and the neighboring property included in the annexation. That neighboring property intends to extend utility infrastructure through a future utility easement, to be established during subsequent development. If implemented, this extension would provide a feasible connection to municipal water and sewer services for the subject site.*

Burns Road, which fronts the annexed area, is already largely improved with a paved roadway.

Additionally, the Broadmoor Master Plan envisions a future north-south neighborhood collector road along the western boundary of the subject property. This planned 80-foot-wide corridor is expected to include sidewalks, a two-way bike path, landscaped buffers, a center turn lane, and other pedestrian-oriented improvements, supporting multimodal transportation and enhancing long-term connectivity throughout the district.

(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 impact on the surrounding area. Annexation and zoning of the property will be compatible with neighboring residential uses, whether located within the city limits or in unincorporated county areas. The request is consistent with the Comprehensive Plan's Medium Density Residential designation, and any future development will be subject to applicable City development standards—including setbacks, buffering, and traffic mitigation measures—to ensure impacts on adjacent properties are minimized.

While not required at this stage, it is worth noting that the petitioner has not specified the anticipated housing type following annexation.

(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-3 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.

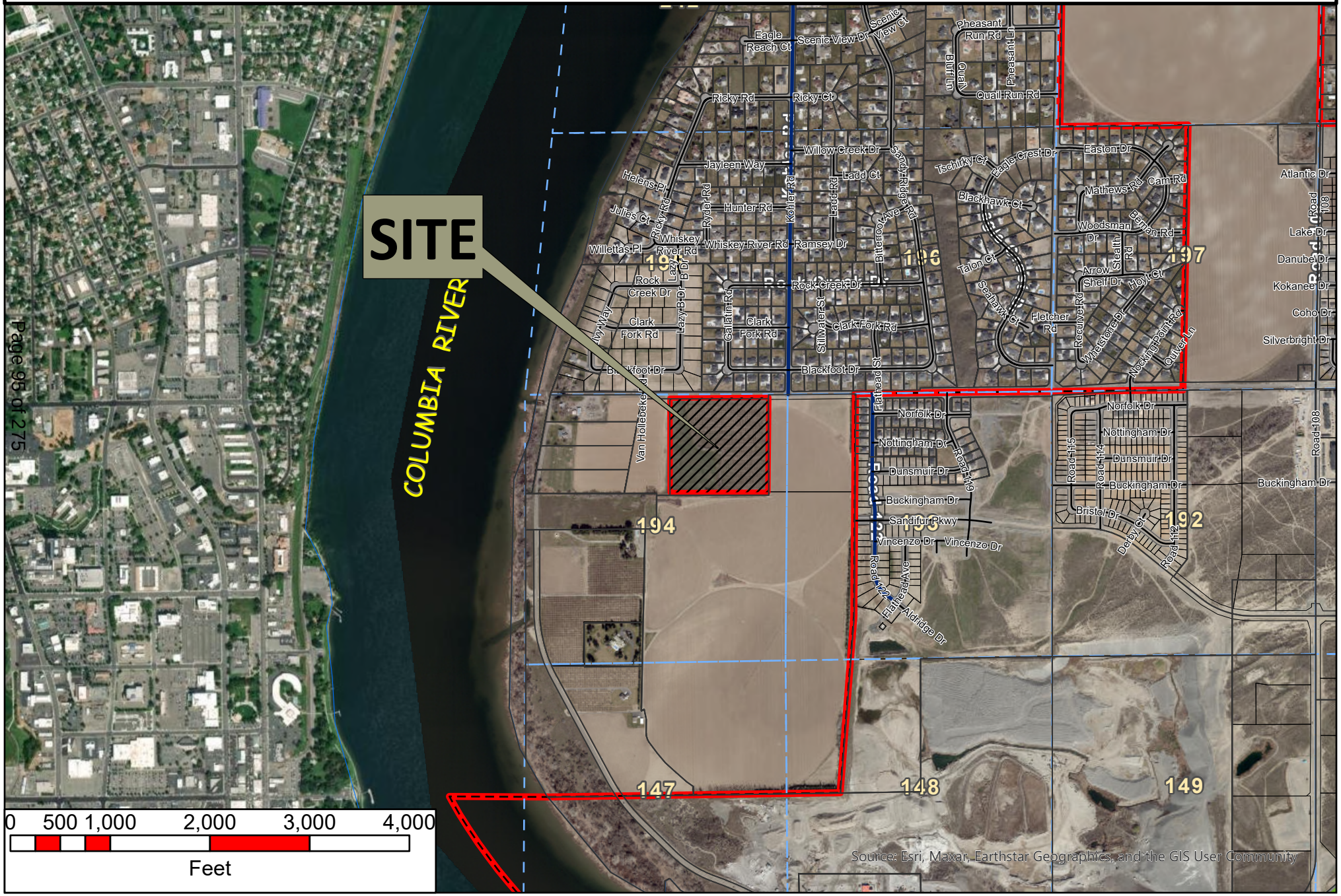
A concomitant agreement is not necessary for this proposal. The project, as presented, meets all applicable City standards and requirements without the need for additional terms or conditions beyond those already outlined in the zoning and development regulations. Furthermore, the planned north–south neighborhood collector road—as referenced earlier—will provide a logical and effective buffer between the Medium Density Residential designation of the subject property and the Mixed Residential/Commercial land use designation to the west. As such, no additional conditions or commitments are recommended through a concomitant agreement.

RECOMMENDATION

Staff recommends that the City Council assign R-3 (Medium Density Residential) zoning to Parcel No. 126160129, owned by SG Land Management, LLC, which comprises approximately 22 acres and is a portion of the proposed annexation area. The parcel is legally described as SHORT PLAT 2021-08, LOT 2, as recorded in the records of Franklin County, Washington.

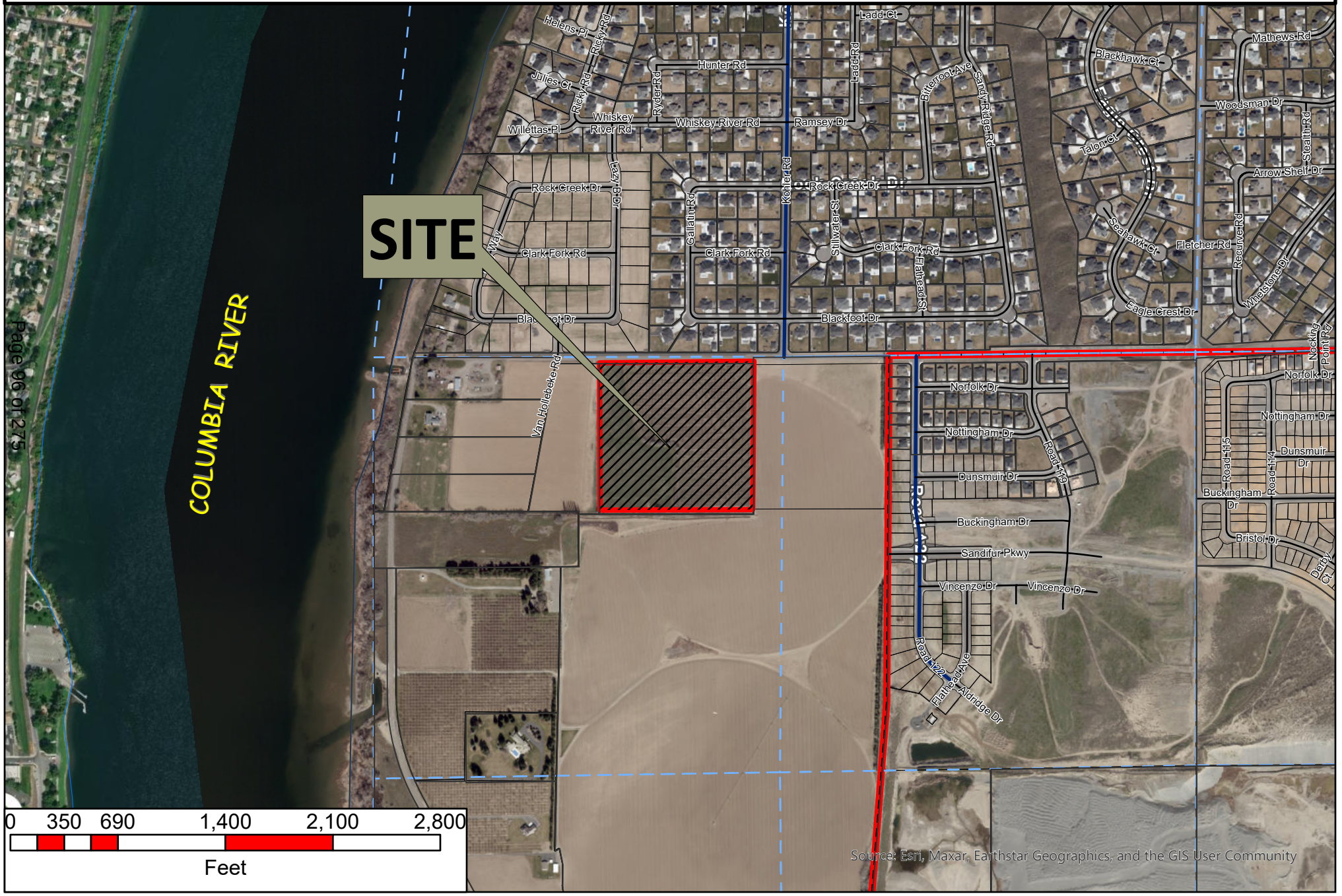
Overview Map

Item: Zoning Determination - SG Land Management, LLC R-3
Applicant(s): Trey Tutt
File #: ZD 2025-002/ANX 2025-001



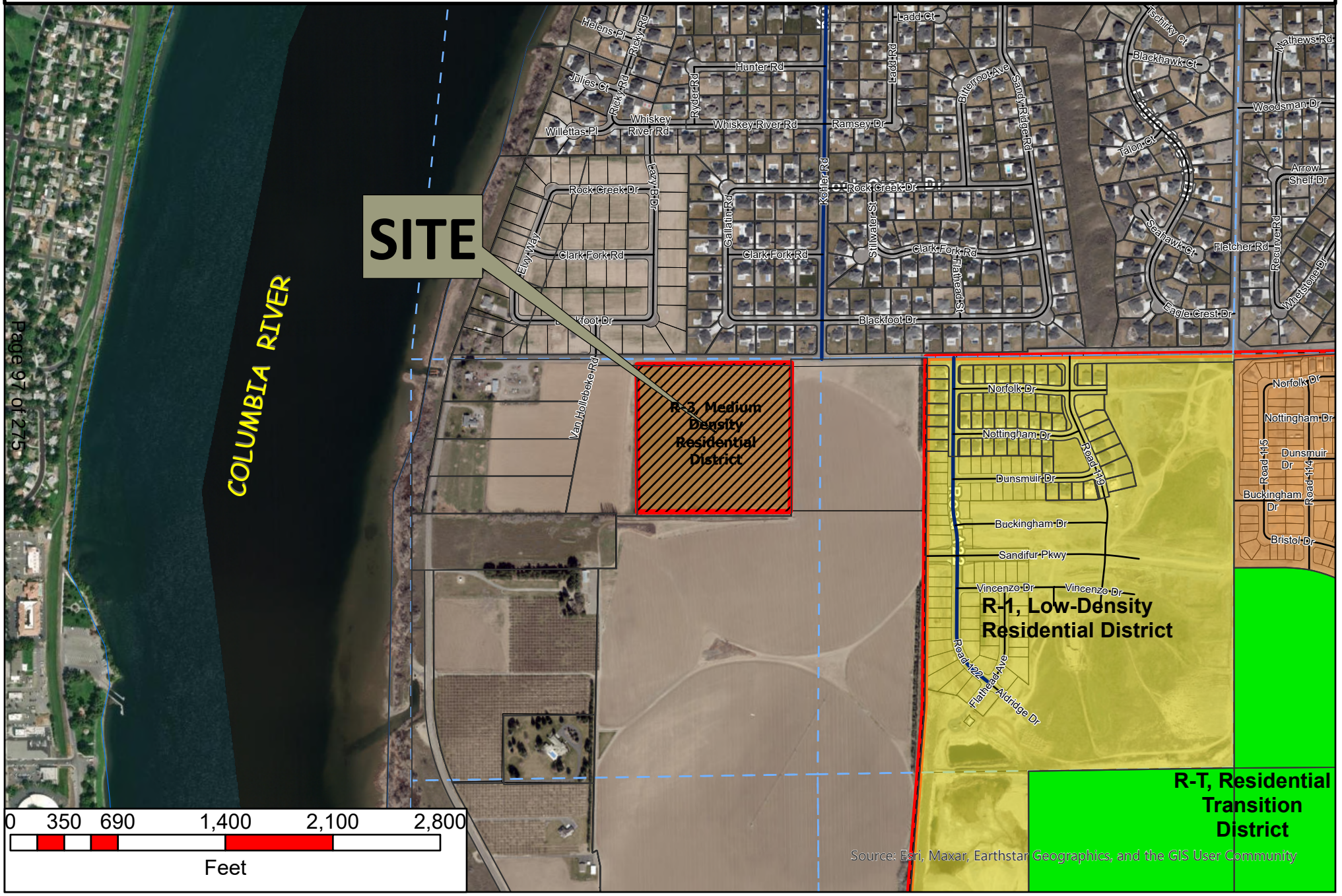
Vicinity Map

Item: Zoning Determination - SG Land Management, LLC R-3
Applicant(s): Trey Tutt
File #: ZD 2025-002/ANX 2025-001



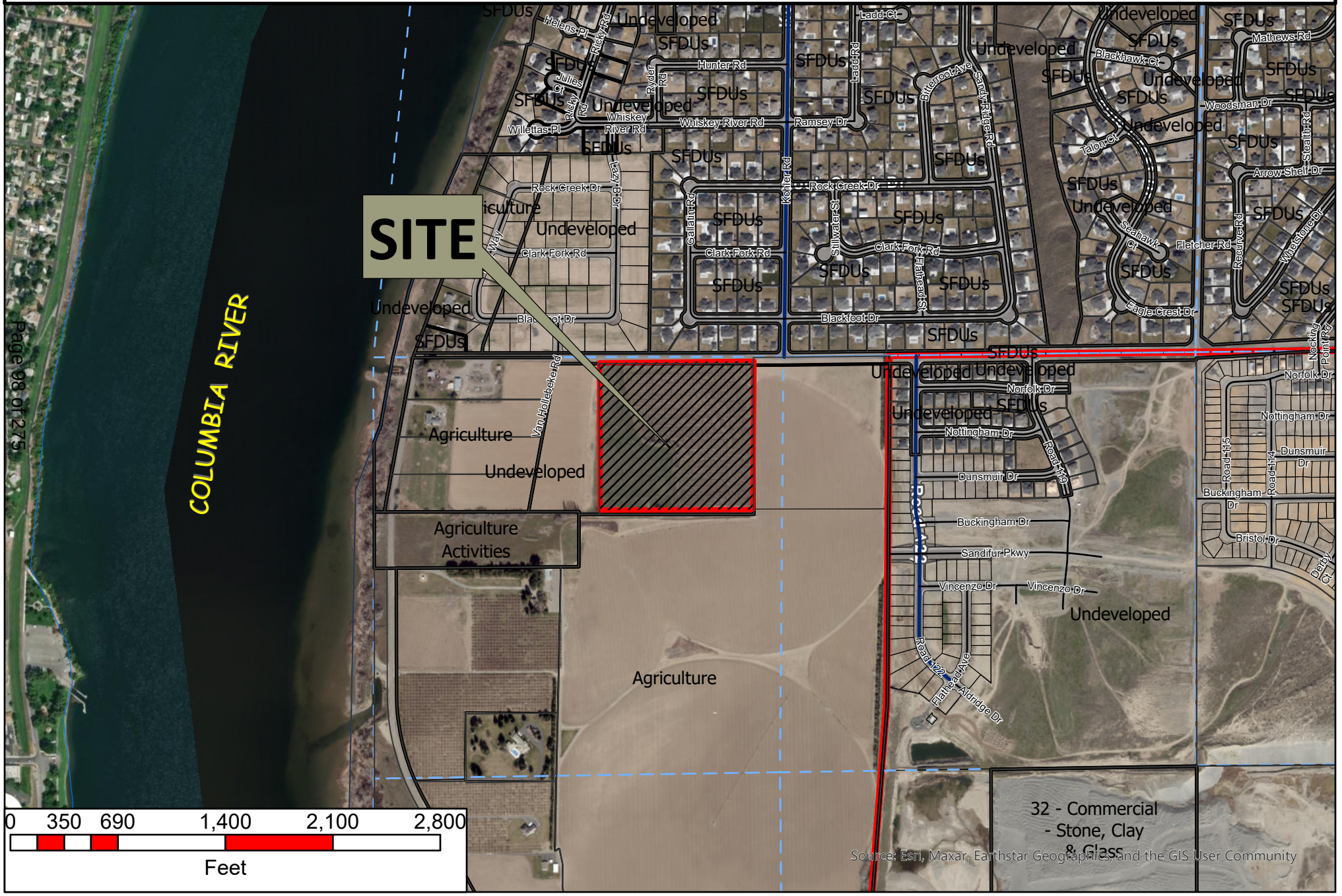
Zoning Map

Item: Zoning Determination - SG Land Management, LLC R-3
Applicant(s): Trey Tutt
File #: ZD 2025-002/ANX 2025-001



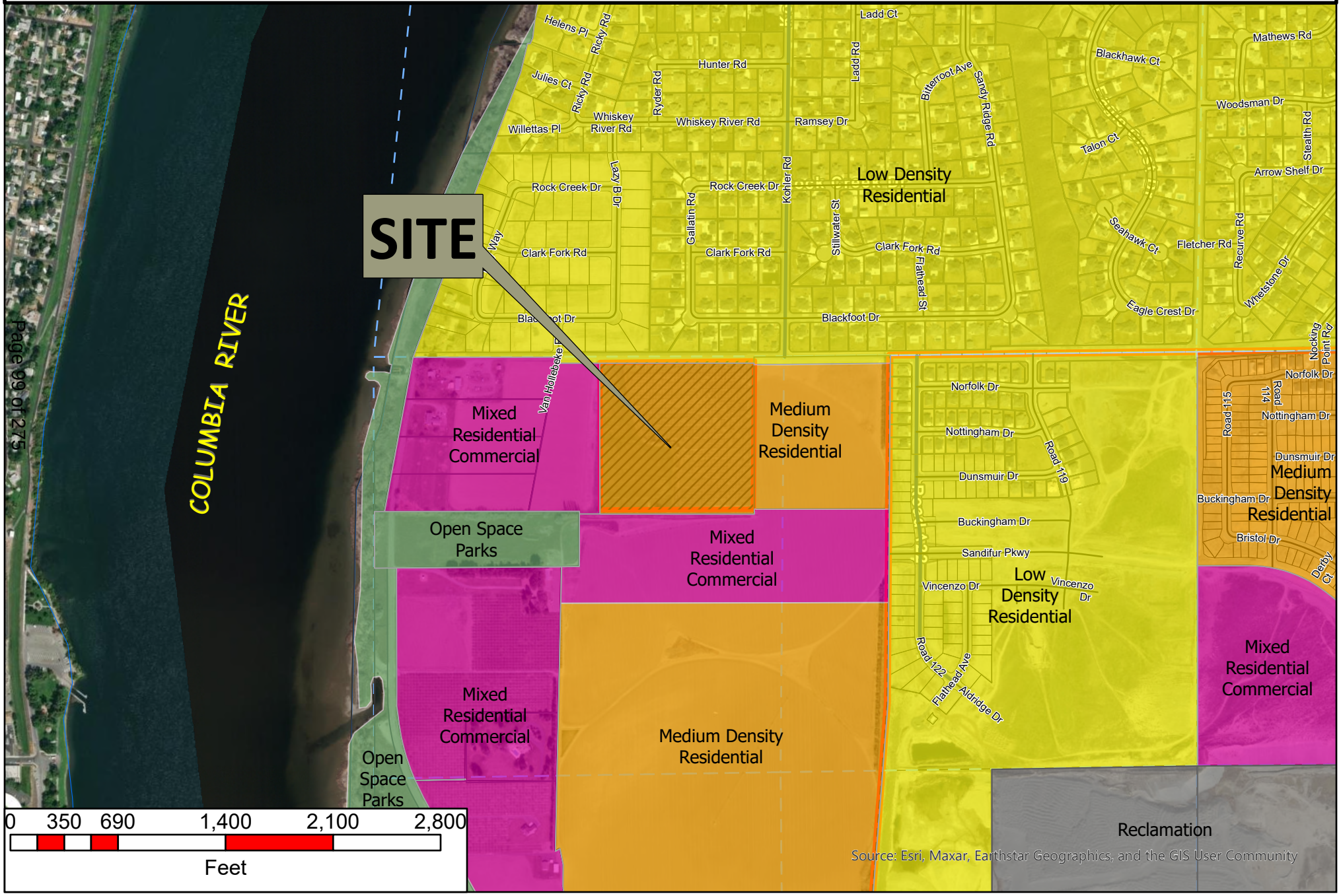
Land Use Map

Item: Zoning Determination - SG Land Management, LLC R-3
Applicant(s): Trey Tutt
File #: ZD 2025-002/ANX 2025-001



Comp Plan Map

Item: Zoning Determination - SG Land Management, LLC R-3
Applicant(s): Trey Tutt
File #: ZD 2025-002/ANX 2025-001



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.

What conditions warrant the proposed rezone? Annexation from the county

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

This proposed rezone change will advance the community with more housing and Improvement to the area

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

It will bring more value property around us.

How does the proposed rezone relate to the City's Comprehensive Plan? The proposed Request is consistent with the city comprehensive plan.

What effect will be realized by the owner(s) if the proposed rezone is not granted? The effect of not being cable to rezone will make the land not developable for us. which will reduce revenue for future homes.

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 17 day of June, 2025, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned an sworn, personally appeared Paul Lawrentier + Peter Strizhak 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 17 day of June, 2025.

JENNIFER PARKER NOTARY PUBLIC STATE OF WASHINGTON Commission Expires 07-23-2028 License Number 20115846

Notary Public in and for the State of Washington
Residing at Richland
My Commission expires 7-23-2028

Updated July 2019

Community & Economic 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 COMPLETE APPLICATION

MASTER FILE #: **ZD2025-002**

APPLICANT: Trey Tutt
105609 E Wiser Pkwy
Kennewick, WA 99338

PROPOSAL: **Parcel No. 126160129 Zoning Determination**

It has been determined that your application for a zoning determination is complete for processing by the City of Pasco. These materials will be dispersed to City departments and affected agencies for review and comment.

Questions can be addressed to the Pasco Community & Economic Development Department at (509) 544-4146 or to barragani@pasco-wa.gov referencing the file # above.

Date Issued: 6/18/2025_____

Ivan Barragan
Planner II
Community and Economic Development

Affidavit of Mailing

In regards to MF# ZD2025-002

I, Carmen Patrick, hereby confirm that notification was sent by mail June 19, 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 19th day, June 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 July 9, 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 ZD2025-002 SG Land Management LLC: A public hearing to consider the establishment of zoning for unincorporated property located at Parcel No. 126160129 in Pasco, WA. In the event said property is annexed to the City of Pasco; R-3 (Medium Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council.

Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m.** on ***July 9, 2025,*** to be included in the written 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 or via postal mail at PO Box 293, Pasco, WA 99301.

General Location: The site is generally located on the south of Burns Road west of Road 122, east of Shoreline Road in Section 12, Township 9N, Range 28 East, W.M., Franklin County, WA.

Legal Description:

SHORT PLAT 2021-08 LOT 2

Approximately 22 acres (958,320 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 June 18, 2025 by: *Ivan Barragan*, Planner II, PO Box 293 Pasco, WA 99301 (509) 544-4146

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.

Vicinity Map

Item: SG Land Management LLC R-3
Applicant(s): Trey Tutt
File #: ZD 2025-002/ANX 2025-001



NAME	ADDRESS	CITY	STATE	ZIP
BIG SKY DEVELOPERS LLC	12406 EAGLE REACH CT	PASCO	WA	99301
TRAVIS R & SHAELYN K URLACHER	12314 BLACKFOOT DR	PASCO	WA	99301
MICHAEL & ASHLEY ROBBINS	12400 BLACKFOOT DR	PASCO	WA	99301
JERRY & TAMMY WUBBEN	12412 BLACKFOOT DR	PASCO	WA	99301
GARY SHINDEHITE	12502 BLACKFOOT DR	PASCO	WA	99301
LAVERN & CAROL BRUCKER	12514 BLACKFOOT DR	PASCO	WA	99301
GABRIEL SANTOS URBANO & RACHEL	12526 BLACKFOOT DR	PASCO	WA	99301
DARRELL & HOLLEY SOWARDS	6500 GALLATIN RD	PASCO	WA	99301
MARSHALL & KARY MATHEWS	6512 GALLATIN RD	PASCO	WA	99301
CHUBBY CHERRIES LLC (ETAL)	4161 BURNS RD	PASCO	WA	99301
SG LAND MANAGEMENT LLC	105609 E WISER PKWY	KENNEWICK	WA	99338
CHUBBY CHERRIES LLC (ETAL)	4161 BURNS RD	PASCO	WA	99301
USA	GOVERNMENT LAND	SEATTLE		98104
FRANKLIN COUNTY COURTHOUSE	1016 N 4TH AVENUE	PASCO	WA	99301

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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General Location: The site is generally located on the south of Burns Road west of Road 122, east of Shoreline Road in Section 12, Township 9N, Range 28 East, W.M., Franklin County, WA.

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Approximately 22 acres (958,320 square feet).

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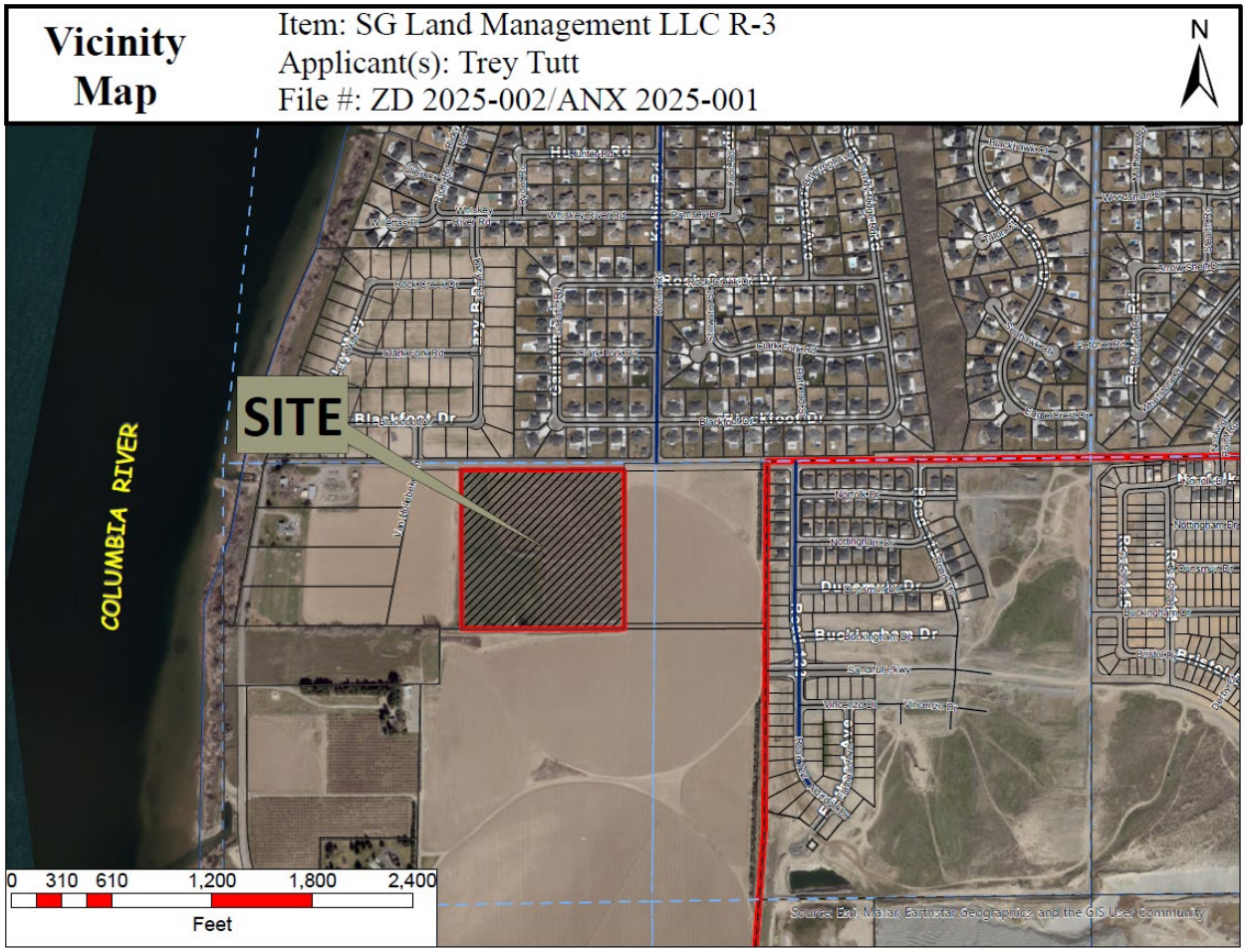
www.pasco-wa.gov/publiccomment

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 June 18, 2025 by: *Ivan Barragan*, Planner II, PO Box 293 Pasco, WA 99301 (509) 544-4146

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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:
IPL0245806
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
TRI - Legal Ads
Site:
tricity
Final Cost:
$490.62
Referral Code:
NOPH 6-22
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
June 18, 2025 7:33:28 PM EDT
Amount:
$490.62

SCHEDULE FOR AD NUMBER IPL02458060

June 22, 2025
Tri-City Herald Print Publication

PREVIEW FOR AD NUMBER IPL02458060

3.22inches 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 July 9, 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:

ZD2025-001 Desert Bloom LLC: A public hearing to consider the establishment of zoning for unincorporated property located at Parcel No. 126160173 in Pasco, WA. In the event said property is annexed to the City of Pasco; R-4 (High Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council. 509-544-4146 / barragani@pasco-wa.gov

ZD2025-002 SG Land Management LLC: A public hearing to consider the establishment of zoning for unincorporated property located at Parcel No. 126160129 in Pasco, WA. In the event said property is annexed to the City of Pasco; R-3 (Medium Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council. 509-544-4146 / barragani@pasco-wa.gov

SP2025-009 Soriano's Daycare Center: Maria Soriano has submitted a Special Permit application for a proposed project involving the conversion of an existing single-family dwelling into a day care center serving school-age children before and after school. The residence will no longer be used for housing purposes and will function solely as a day care facility. The proposed use will accommodate 15 school-age children and 1 employee. The subject property is located at 611 N Cedar Ave, Pasco, WA (Parcel No. 113760090). 509-544-4146 / barragani@pasco-wa.gov

SP2025-008 Goodwill Store/Training Center: Archibald & Company Architects, PS on behalf of Goodwill Industries of the Columbia has submitted a Special Permit Application ***(SP 2025-008)*** to operate a thrift store and employment/support services center, along with offices. The proposal is at 7511 Wrigley Dr. (Parcel # 116150071) in Pasco, WA 99301. The proposal is subject to regulations contained in the Pasco Municipal Code. 509-905-2604 / gundersona@pasco-wa.gov

Z2025-005 Webster Court Zone Change: Shane O'Neill on behalf of Webster Court, LLC has submitted a rezone application ***(Z 2025-005)*** from ***R-S-20 (Suburban)*** to ***R-1 (Low Density Residential)*** for one parcel with a size of approximately 1 acre, located at 2817 Road 84 (Parcel #118402034) in Pasco, WA 99301. The proposal is subject to regulations contained in the Pasco Municipal Code. Future site-specific development applications will be subject to SEPA environmental review and code requirements. 509-905-2604 / gundersona@pasco-wa.gov

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 July 9, 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 notification, or ask questions about the proposals, please contact the Planning Division using the phone numbers or email addresses listed after each project description, or by mail at:
City of Pasco – Planning Division
P.O. 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.
IPL0245806
Jun 22 2025

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

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:
IPL0245809
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
TRI - Legal Ads
Site:
tricity
Final Cost:
$335.17
Referral Code:
NOPH Ivan Barragan
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
June 18, 2025 7:55:36 PM EDT
Amount:
$335.17

SCHEDULE FOR AD NUMBER IPL02458090

July 2, 2025
Tri-City Herald Print Publication

PREVIEW FOR AD NUMBER IPL02458090

3.22inches x 5.51inches

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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509-544-4146 / barragani@pasco-wa.gov

ZD2025-002 SG Land Management LLC: A public hearing to consider the establishment of zoning for unincorporated property located at Parcel No. 126160129 in Pasco, WA. In the event said property is annexed to the City of Pasco; R-3 (Medium Density Residential District) zoning is being considered. This zoning determination is a recommendation to City Council.
509-544-4146 / barragani@pasco-wa.gov

The Above Proposals are all subject to the Pasco Municipal Code.
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City of Pasco – Planning Division
P.O. 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.
IPL0245809
Jul 2 2025

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

RESOLUTION NO. 4601

A RESOLUTION OF THE CITY OF PASCO, WASHINGTON, SETTING 7:00 PM JUNE 2, 2025, AS THE TIME AND DATE FOR A PUBLIC MEETING WITH THE INITIATORS TO CONSIDER THE SG LAND MANAGEMENT LLC AND HORRIGAN FARMS LLC NOTICE OF INTENT TO COMMENCE ANNEXATION OF SHORT PLAT 2021-08 LOT 2 AND SHORT PLAT 2022-32 LOT 1, PROPERTY LOCATED SOUTH OF BURNS ROAD AND EAST OF SHORELINE ROAD IN SECTION 12, TOWNSHIP 9N, RANGE 28 E.W.M.

WHEREAS, from time to time in response to petitions or in cases where it serves the general interest of the City, the 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 a portion of Short Plat 2021-08 Lot 2 and Short Plat 2022-32 Lot 1, 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 Short Plat 2021-08 Lot 2 and Short Plat 2022-32 Lot 1, 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., June 2, 2025.

Be It Further Resolved, that this Resolution shall take effect immediately.

PASSED by the City Council of the City of Pasco, Washington, on this 19th day of May, 2025.

DocuSigned by:
David Milne
C6300...

David Milne
Mayor Pro Tem

ATTEST:

DocuSigned by:
Debby Barham
7A5E219B053A4B0...

Debra Barham, CMC
City Clerk

APPROVED AS TO FORM:

Signed by:
Eric Ferguson
6D27040F8D5497...

Ken Ferguson Law, PLLC
City Attorneys

EXHIBIT A

ANNEXATION LEGAL DESCRIPTION

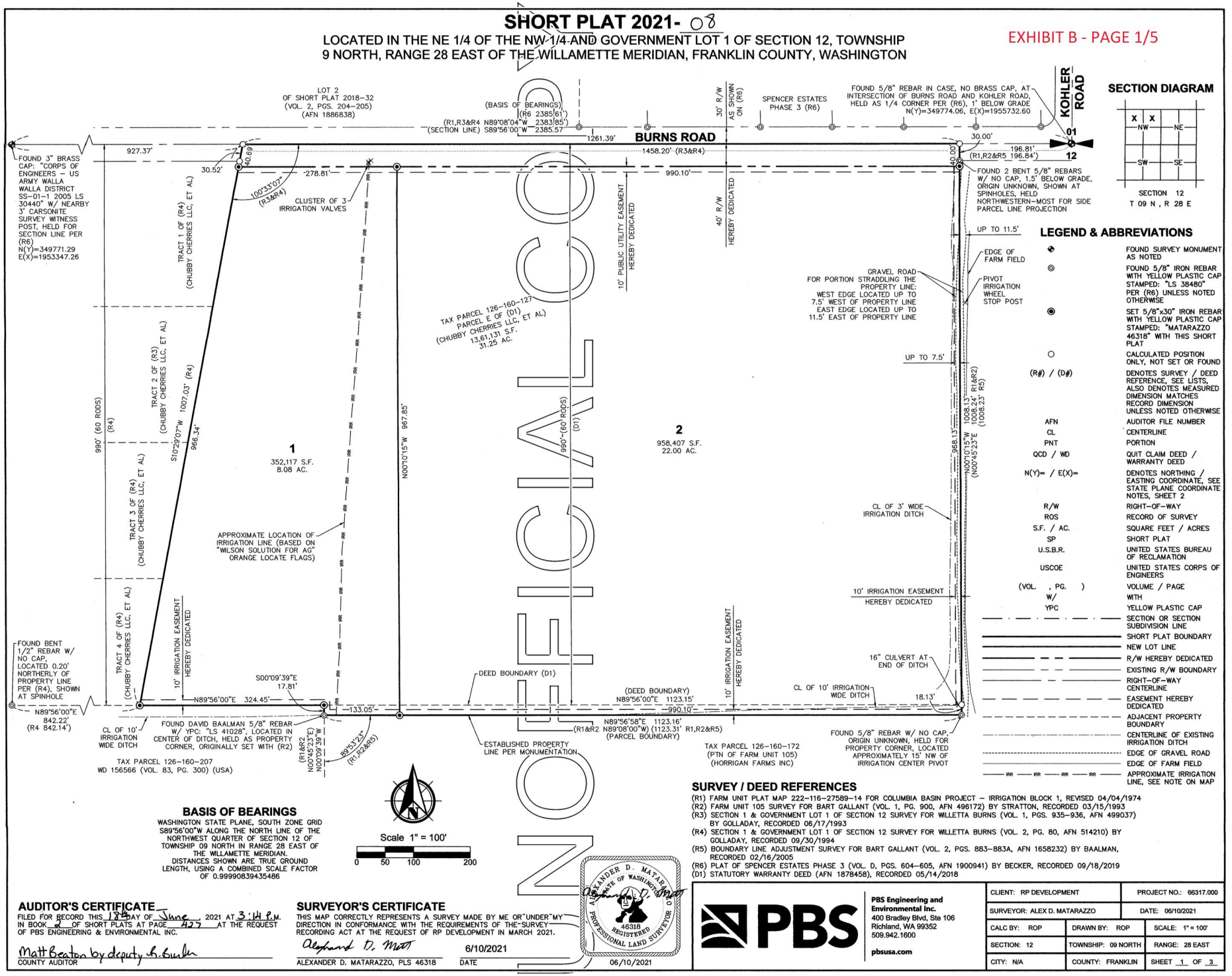
SHORT PLAT 2021-08 LOT 2, AND ALSO

SHORT PLAT 2022-32 LOT 1.

SHORT PLAT 2021- 08

LOCATED IN THE NE 1/4 OF THE NW 1/4 AND GOVERNMENT LOT 1 OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON

EXHIBIT B - PAGE 1/5



SECTION DIAGRAM

SECTION 12
T 09 N , R 28 E

LEGEND & ABBREVIATIONS

✦	FOUND SURVEY MONUMENT AS NOTED
◎	FOUND 5/8" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "LS 38480" PER (R6) UNLESS NOTED OTHERWISE
◉	SET 5/8"x30" IRON REBAR WITH YELLOW PLASTIC CAP STAMPED: "MATARAZZO 46318" WITH THIS SHORT PLAT
○	CALCULATED POSITION ONLY, NOT SET OR FOUND
(R#) / (D#)	DENOTES SURVEY / DEED REFERENCE, SEE LISTS, ALSO DENOTES MEASURED DIMENSION MATCHES RECORD DIMENSION UNLESS NOTED OTHERWISE
AFN	AUDITOR FILE NUMBER
CL	CENTERLINE
PNT	PORTION
QCD / WD	QUIT CLAIM DEED / WARRANTY DEED
N(Y)= / E(X)=	DENOTES NORTHING / EASTING COORDINATE, SEE STATE PLANE COORDINATE NOTES, SHEET 2
R/W	RIGHT-OF-WAY
ROS	RECORD OF SURVEY
S.F. / AC.	SQUARE FEET / ACRES
SP	SHORT PLAT
U.S.B.R.	UNITED STATES BUREAU OF RECLAMATION
USCOE	UNITED STATES CORPS OF ENGINEERS
(VOL. , PG.)	VOLUME / PAGE
W/	WITH
YPC	YELLOW PLASTIC CAP
	SECTION OR SECTION SUBDIVISION LINE
	SHORT PLAT BOUNDARY
	NEW LOT LINE
	R/W HEREBY DEDICATED
	EXISTING R/W BOUNDARY
	RIGHT-OF-WAY CENTERLINE
	EASEMENT HEREBY DEDICATED
	ADJACENT PROPERTY BOUNDARY
	CENTERLINE OF EXISTING IRRIGATION DITCH
	EDGE OF GRAVEL ROAD
	EDGE OF FARM FIELD
IRR IRR IRR IRR	APPROXIMATE IRRIGATION LINE, SEE NOTE ON MAP

BASIS OF BEARINGS

WASHINGTON STATE PLANE, SOUTH ZONE GRID S89°56'00"W ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12 OF TOWNSHIP 09 NORTH IN RANGE 28 EAST OF THE WILLAMETTE MERIDIAN. DISTANCES SHOWN ARE TRUE GROUND LENGTH, USING A COMBINED SCALE FACTOR OF 0.99990839435486

SURVEY / DEED REFERENCES

(R1) FARM UNIT PLAT MAP 222-116-27589-14 FOR COLUMBIA BASIN PROJECT - IRRIGATION BLOCK 1, REVISED 04/04/1974
(R2) FARM UNIT 105 SURVEY FOR BART GALLANT (VOL. 1, PG. 900, AFN 496172) BY STRATTON, RECORDED 03/15/1993
(R3) SECTION 1 & GOVERNMENT LOT 1 OF SECTION 12 SURVEY FOR WILLETTA BURNS (VOL. 1, PGS. 935-936, AFN 499037) BY GOLLADAY, RECORDED 06/17/1993
(R4) SECTION 1 & GOVERNMENT LOT 1 OF SECTION 12 SURVEY FOR WILLETTA BURNS (VOL. 2, PG. 80, AFN 514210) BY GOLLADAY, RECORDED 09/30/1994
(R5) BOUNDARY LINE ADJUSTMENT SURVEY FOR BART GALLANT (VOL. 2, PGS. 883-883A, AFN 1658232) BY BAALMAN, RECORDED 02/16/2005
(R6) PLAT OF SPENCER ESTATES PHASE 3 (VOL. D, PGS. 604-605, AFN 1900941) BY BECKER, RECORDED 09/18/2019
(D1) STATUTORY WARRANTY DEED (AFN 1878458), RECORDED 05/14/2018

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF June 2021 AT 3:14 P.M. IN BOOK 2 OF SHORT PLATS AT PAGE 427 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Matt Beaton by deputy A. Gunder
COUNTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF RP DEVELOPMENT IN MARCH 2021.

Alexander D. Matt
ALEXANDER D. MATARAZZO, PLS 46318 — DATE 6/10/2021

ALEXANDER D. MATARAZZO — STATE OF WASHINGTON — 46318 — REGISTERED PROFESSIONAL LAND SURVEYOR — 06/10/2021

PBS

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: RP DEVELOPMENT		PROJECT NO.: 66317.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 06/10/2021
CALC BY: ROP	DRAWN BY: ROP	SCALE: 1" = 100'
SECTION: 12	TOWNSHIP: 09 NORTH	RANGE: 28 EAST
CITY: N/A	COUNTY: FRANKLIN	SHEET 1 OF 3

AFN # 1941262 SP
06/18/2021 03:14 PM
3 Page(s) $197.50
Matt Beaton, Auditor
Franklin Co., WA

Page 117 of 275

AFN # 1941262 SP Recorded 06/18/2021 03:14 PM Page: 1 of 3 Filing Instrument
$197.50 Matt Beaton, Auditor, Franklin County, WA. RP DEVELOPMENT

SHORT PLAT 2021- 08

LOCATED IN THE NE 1/4 OF THE NW 1/4 AND GOVERNMENT LOT 1 OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON

NARRATIVE

THIS SURVEY WAS PERFORMED AT THE REQUEST OF RP DEVELOPMENT TO DIVIDE THOSE LANDS DESCRIBED AS "PARCEL E" IN QUIT CLAIM DEED RECORDED UNDER FRANKLIN COUNTY AUDITOR'S FILE NUMBER 1878458, INTO 2 LOTS AS SHOWN HEREIN FOR THE PURPOSE OF LAND ACQUISITION BY RP DEVELOPMENT. DURING BOUNDARY RETRACEMENT OF THIS PARCEL IT WAS DISCOVERED THAT A PORTION OF THE SOUTHERLY BOUNDARY, PER SAID DEED, WAS LOCATED APPROXIMATELY 18 FEET TO THE NORTH OF THE MONUMENTED PROPERTY LINE. BASED ON ADJACENT SURVEY RECORDS, AS REFERENCED HEREIN, WE HAVE HELD THE MONUMENTS FOR SAID PORTION OF THE SOUTHERLY PROPERTY LINE.

THIS SURVEY WAS PERFORMED AS A REAL TIME KINEMATIC SURVEY USING DUAL FREQUENCY TRIMBLE R8 GPS RECEIVERS HAVING AN ACCURACY OF ONE CENTIMETER +/- 1 PPM. THE CONTROLLING MONUMENTS SHOWN HEREUPON WERE VISITED BETWEEN DECEMBER 2020 AND MARCH 2021. PROPERTY CORNER PINS ARE SET AS INDICATED ON THIS SHORT PLAT.

TITLE REPORT REFERENCE

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM INFORMATION CONTAINED IN TICOR TITLE COMPANY, GUARANTEE No. 472115873, EFFECTIVE DATE: MARCH 15, 2021 AT 12:00 AM. IN PREPARING THIS SHORT PLAT, PBS ENGINEERING AND ENVIRONMENTAL, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH, NOR IS PBS ENGINEERING AND ENVIRONMENTAL, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THE SHORT PLAT AND DISCLOSED BY THE REFERENCED TICOR TITLE COMPANY TITLE REPORT. PBS ENGINEERING AND ENVIRONMENTAL, INC. HAS RELIED WHOLLY ON TICOR TITLE COMPANY'S REPRESENTATION OF THE TITLE'S CONDITION TO PREPARE THIS MAP AND THEREFORE PBS ENGINEERING AND ENVIRONMENTAL, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

EXISTING LEGAL DESCRIPTION (PER TITLE REPORT)

THE WEST 55 ACRES OF THE NORTH 60 RODS OF THE NORTH HALF OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., FRANKLIN COUNTY, WASHINGTON;

EXCEPT THAT CERTAIN PARCEL CONVEYED TO THE UNITED STATES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 161482;

AND EXCEPT TRACT 2 SHOWN ON THE RECORD SURVEY RECORDED UNDER AUDITOR'S FILE NO. 499037;

AND EXCEPT TRACTS 1, 3 AND 4 SHOWN ON THE RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 514210.

AND EXCEPT COUNTY ROADS.

BOUNDARY CLOSURE REPORT

BEARING	DISTANCE
N 10°29'07" E	1007.03'
N 89°56'00" E	1261.39'
S 00°10'15" E	1008.13'
S 89°56'58" W	1123.16'
N 00°09'39" W	17.81'
S 89°56'00" W	324.45'

CLOSURE ERROR DISTANCE> 0.0030' ERROR BEARING> N 45°07'41" E
CLOSURE PRECISION> 1 IN 1,570,148.1 TOTAL DISTANCE> 4,741.96'
1,361,131 S.F., 31.25 AC.

STATE PLANE COORDINATE NOTES

THE STATE PLANE COORDINATES FOR THE TWO CONTROL MONUMENTS LISTED HEREIN ARE FROM A GPS NETWORK ESTABLISHED FROM AN NGS OPUS SOLUTION PERFORMED ON 02/05/2020, BASED ON A STATIC GPS OBSERVATION MADE ON A RANDOM CONTROL POINT LOCATED NORTHEAST OF THE SITE ON 12/12/2019.

BASE STATIONS (CORS) USED IN THE THE NGS OPUS SOLUTION ARE:
DH4096 P451 WSUOTHELO_WA2004 CORS ARP
DG7408 P020 DRYLNDRSH_WA2004 CORS ARP
AF9664 GOBS GOBS_PNGA_WA1997 CORS ARP

METADATA VALUES ARE PROVIDED IN U.S. FEET, WASHINGTON STATE PLANE, SOUTH ZONE NAD_83(2011)(EPOCH:2010.0000). COMBINED SCALE FACTOR USED IS 0.99990839435486

DEDICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREON; HAVE WITH MY FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES CAUSED THE SAID TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE STREETS AND/OR ROAD RIGHTS-OF-WAY SHOWN HEREON TO THE USE OF THE PUBLIC; AND DO HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

Deena Stallings — 6-15-21
DEENA STALLINGS — DATE

Virgil Burns — 6-15-21
VIRGIL BURNS — DATE

Rodney L Burns — 6-15-21
RODNEY BURNS — DATE

Cami Johnson PR of estate — 6-15-21
THE HEIRS AND DEVISEES OF GARY R. BURNS (DECEASED) PURSUANT TO FRANKLIN COUNTY PROBATE CASE NO. 20-4-50036-11 — DATE

Lila Champoux — 6/15/21
LILA CHAMPOUX — DATE

Holly Hamilton — 6/15/21
HOLLY HAMILTON — DATE

Douglas Burns — 6/15/21
DOUGLAS BURNS — DATE

Rodney L Burns — member — 6-15-21
FOR CHUBBY CHERRIES, L.L.C. — TITLE — DATE

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DEENA STALLINGS HAS SIGNED THIS SHORT PLAT, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT VIRGIL BURNS HAS SIGNED THIS SHORT PLAT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT RODNEY BURNS HAS SIGNED THIS SHORT PLAT, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

ALEXANDER D. MATARAZZO STATE OF WASHINGTON 46318 REGISTERED PROFESSIONAL LAND SURVEYOR

06/10/2021

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Cami Johnson HAS SIGNED THIS SHORT PLAT, ON BEHALF OF THE HEIRS AND DEVISEES OF GARY R. BURNS (DECEASED) PURSUANT TO FRANKLIN COUNTY PROBATE CASE NO. 20-4-50036-11, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LILA CHAMPOUX, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT HOLY HAMILTON, ON OATH STATED THAT SHE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DOUGLAS BURNS, ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

ACKNOWLEDGEMENT

STATE OF Washington
COUNTY OF Franklin

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Rodney BURNS HAS SIGNED THIS SHORT PLAT, ON BEHALF OF CHUBBY CHERRIES, L.L.C., ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THIS SHORT PLAT AND ACKNOWLEDGED IT AS THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED ON THIS SHORT PLAT.

Linda Jensen — 6/15/21
NOTARY PUBLIC — DATE

MY APPOINTMENT EXPIRES 10/15/23 RESIDING Kennewick

LINDA JENSEN NOTARY PUBLIC STATE OF WASHINGTON MY COMM. EXP. 10-15-23 COMM. NO. 117779

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF June, 2021 AT 3:14 P.M.
IN VOLUME 2 OF SHORT PLATS AT PAGE 128 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Matt Beaton by deputy R. Burks
COUNTY AUDITOR

AFN # 1941262 SP
06/18/2021 03:14 PM
3 Page(s) $197.50
Matt Beaton, Auditor
Franklin Co., WA

PBS

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: RP DEVELOPMENT		PROJECT NO.: 66317.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 06/10/2021
CALC BY: ROP	DRAWN BY: ROP	SCALE: N/A
SECTION: 12	TOWNSHIP: 09 NORTH	RANGE: 28 EAST
CITY: N/A	COUNTY: FRANKLIN	SHEET 2 OF 3

Matt Beaton, Auditor, Franklin County, WA. AFN # 1941262 Recorded 06/18/2021 03:14 PM DocType: SP Page: 2 of 3 Filing Instrument $197.50 RP DEVELOPMENT

SHORT PLAT 2021-08

LOCATED IN THE NE 1/4 OF THE NW 1/4 AND GOVERNMENT LOT 1 OF SECTION 12, TOWNSHIP 9 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON

FRANKLIN COUNTY REQUIRED NOTES

1.) APPROACH PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO FRANKLIN COUNTY ROADS.
2.) DURING CONSTRUCTION ON EACH PROPERTY, ALL CONSTRUCTION DEBRIS SHALL BE MAINTAINED ON-SITE AND PROPERLY DISPOSED OF. DUST CONTROL MEASURES INCLUDING AN ADEQUATE WATER SUPPLY SHALL BE PROVIDED.
3.) LANDS WITHIN THIS SHORT PLAT SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO THE SUBDIVISION PROVISIONS OF CHAPTER 16.20 AND 16.24 FRANKLIN COUNTY CODE.
4.) PARK DEDICATION FEES SHALL APPLY TO LOT 1 AND LOT 2 OF THIS SHORT PLAT. THIS SHALL BE PAID PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR DWELLING UNIT.
5.) LOT OWNERS SHALL AGREE TO PARTICIPATE IN ANY FUTURE LIDS/RIDS FOR ROADS, DRAINAGE, CURB AND GUTTERS, STREETLIGHTS, STORM SEWERS, WATER AND/OR SEWER.
6.) STREET ADDRESSES WILL BE ASSIGNED AT THE TIME BUILDING PERMITS ARE ISSUED.
7.) THIS SHORT PLAT IS FOR THE PURPOSE OF A LAND TRANSFER TO ANOTHER PARTY. BENTON-FRANKLIN HEALTH DEPARTMENT (BFHD) SITE INVESTIGATION AND APPROVAL REGARDING ONSITE SANITARY SEWER SYSTEMS, OR THE APPROVAL BY A PUBLIC WATER AND/OR SEWER SYSTEM PROVIDER SERVING THE PROPERTIES, SHALL BE REQUIRED BEFORE ANY BUILDING PERMITS SHALL BE ISSUES FOR LOT 1 AND/OR LOT2.

ZONING DEVELOPMENT STANDARDS

THE ZONING FOR THIS PARCEL IS RS-20 PER FRANKLIN COUNTY ARCGIS WEB MAP, VISITED ON 03/31/2021, THE FOLLOWING IS AN EXCERPT FROM THE FRANKLIN COUNTY CODE, CHAPTER 17.28 - RS-20 SUBURBAN ZONE SECTION:

17.28.050 - DEVELOPMENT STANDARDS.

A. MINIMUM LOT AREA: TWENTY THOUSAND (20,000) SQUARE FEET.
B. DENSITY: ONE DWELLING UNIT PER LOT.
C. MAXIMUM LOT COVERAGE: FORTY (40) PERCENT.
D. MINIMUM YARD SETBACKS (PRIMARY).
   1. FRONT: TWENTY-FIVE (25) FEET.
   2. SIDE: TEN (10) FEET.
   3. REAR: PRINCIPAL BUILDING: TWENTY-FIVE (25) FEET.
E. MINIMUM YARD SETBACKS (ACCESSORY).
   1. SIDE: TEN (10) FEET (SEE CHAPTER 17.72, SITE DESIGN STANDARDS, FOR CORNER LOT SETBACK REQUIREMENTS.)
   2. REAR: TEN (10) FEET.
F. MAXIMUM BUILDING HEIGHT.
   1. PRINCIPAL BUILDING: THIRTY-FIVE (35) FEET.
   2. ACCESSORY BUILDINGS: EIGHTEEN (18) FEET AVERAGE ROOF HEIGHT. HEIGHTS CAN EXCEED THE MAXIMUM ALLOWED HEIGHT UPON APPROVAL OF A CONDITIONAL/SPECIAL USE PERMIT.

(ORD. 7-2005 § 14.5.0, 2005)

SEE FRANKLIN COUNTY CODE FOR FULL TERMS AND CONDITIONS.

SOUTH COLUMBIA BASIN IRRIGATION DISTRICT APPROVAL

BUREAU OF RECLAMATION CONCURRENCE FOR THIS SHORT PLAT IS LIMITED TO THE EXTENT OF THE SHORT-PLAT'S COMPLIANCE WITH THE REQUIREMENTS OF RCW 58.17.310

DRAIN CONSTRUCTION: RISING GROUND WATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL DRAIN CONSTRUCTION FUNDS ARE NOT AVAILABLE FOR DRAINAGE OF SUBDIVISIONS AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURAL LAND USE UNLESS SUCH DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMICAL FEASIBILITY REQUIREMENTS.

THIS LAND IS INCLUDED WITHIN THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT AND IS SUBJECT TO THE LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT. IT IS ALSO UNDERSTOOD AND AGREED THAT WHEN SAID SHORT PLAT IS SERVED BY COUNTY ROADS, IRRIGABLE LAND WITHIN THE ROAD RIGHT-OF-WAY OR ISOLATED BY SAID DEDICATION WILL NOT BECOME A CHARGE ASSESSABLE TO FRANKLIN COUNTY AND PAYABLE TO THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROJECT.

SOUTH COLUMBIA BASIN IRRIGATION DISTRICT — DATE 6/10/2021

IRRIGATION APPROVAL

WATER SUPPLY: CONCURRENCE BY THE BUREAU OF RECLAMATION FOR THIS SHORT PLAT DOES NOT ASSURE THE AVAILABILITY OF A WATER SUPPLY, NOR DOES IT BIND THE UNITED STATES TO ISSUE A PERMANENT RIGHT FOR A FEDERAL WATER SUPPLY. A SUPPLY OF FEDERAL PROJECT WATER TO THIS LAND IS ASSURED ONLY UPON FULL COMPLIANCE WITH COROLLARY FEDERAL AND STATE LEGISLATION.

BUREAU OF RECLAMATION — DATE 6/11/2021

IRRIGATION AND OWNER'S CERTIFICATE

THE PROPERTY DESCRIBED HEREIN IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT ("DISTRICT"). THE DISTRICT HEREBY CERTIFIES THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN ON THE SHORT-PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THE SHORT PLAT AND OTHER ADJACENT LANDS WHICH ARE ENTITLED TO DISTRICT IRRIGATION WATER. A SEPARATE WRITTEN AGREEMENT FOR COMPLETED IRRIGATION FACILITIES __ HAS BEEN APPROVED; OR X WILL NOT BE REQUIRED. (CHECK ONE)

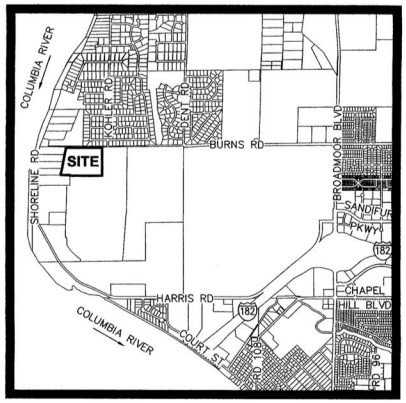
THE OWNER ACKNOWLEDGES THE USE AND EXISTENCE OF IRRIGATION WATER AND DELIVERY SYSTEMS MUST COMPLY WITH ALL DISTRICT RULES AND REGULATIONS AND MAY CAUSE DAMAGE OR BE A HAZARD TO PROPERTY AND PERSONS. THE OWNER ASSUMES ALL RISK ASSOCIATED WITH THE USE AND DELIVERY OF IRRIGATION WATER AND HOLDS THE DISTRICT HARMLESS AND WAIVES ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTERESTS ANY CLAIMS FOR DAMAGES OF ANY KIND AGAINST THE DISTRICT WHICH MAY BE CAUSED BY THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE IRRIGATION FACILITIES; OR FROM THE DELIVERY, LEAKAGE, OR SEEPAGE OF WATER.

SOUTH COLUMBIA BASIN IRRIGATION DISTRICT — DATE 6/10/2021

OWNERS:

DEENA STALLINGS — DATE 6-15-21
VIRGIL BURNS — DATE 6-15-21
RODNEY BURNS — DATE 6-15-21
THE HEIRS AND DEVISEES OF GARY R. BURNS (DECEASED) PURSUANT TO FRANKLIN COUNTY PROBATE CASE NO. 20-4-50036-11 — Pr of estate — DATE 6-15-21
LILA CHAMPOUX — DATE 6-15-21
HOLY HAMILTON — DATE 6-15-2021
DOUGLAS BURNS — DATE 6-15-21
FOR CHUBBY CHERRIES, L.L.C. — member — DATE 6-15-21

ALEXANDER D. MATARAZZO, STATE OF WASHINGTON, 46318, REGISTERED PROFESSIONAL LAND SURVEYOR
06/10/2021



VICINITY MAP

NOT TO SCALE

FRANKLIN COUNTY PUBLIC UTILITY DISTRICT NOTE

THE INDIVIDUAL OR COMPANY MAKING IMPROVEMENTS ON A LOT OR LOTS OF THIS SHORT PLAT IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL TRENCH, CONDUIT, PRIMARY VAULTS, SECONDARY JUNCTION BOXES , AND BACKFILL FOR THE PUD'S PRIMARY AND SECONDARY DISTRIBUTION SYSTEM IN ACCORDANCE WITH PUD SPECIFICATIONS; SAID INDIVIDUAL OR COMPANY WILL MAKE FULL ADVANCE PAYMENT OF LINE EXTENSION FEES AND WILL PROVIDE ALL NECESSARY UTILITY EASEMENTS PRIOR TO PUD CONSTRUCTION AND/OR CONNECTION OF ANY ELECTRICAL SERVICE TO OR WITHIN THE SHORT PLAT.

FRANKLIN COUNTY PUBLIC UTILITY DISTRICT APPROVAL

THE UTILITY EASEMENTS SHOWN HEREON ARE ADEQUATE AND HEREBY APPROVED.

FRANKLIN COUNTY P.U.D. — P. E. — DATE 6-18-21

FRANKLIN COUNTY APPROVALS

THE ANNEXED SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

For FRANKLIN COUNTY ENGINEER — County Surveyor — DATE 6/18/2021

FRANKLIN COUNTY DIRECTOR OF PLANNING AND BUILDING — DATE 6/18/21

FRANKLIN COUNTY TREASURER APPROVAL

I HEREBY CERTIFY THAT THE TAXES AND ASSESSMENTS ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2021 A.D., FOR TAX PARCEL No. 126-160-127

FRANKLIN COUNTY TREASURER — by Dawn Hems — DATE 6/18/21

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18th DAY OF June, 2021 AT 3:14 P.M. IN VOLUME 2 OF SHORT PLATS AT PAGE 129 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

Matt Beaton by deputy B. Butler
COUNTY AUDITOR

AFN # 1941262 SP
06/18/2021 03:14 PM
3 Page(s) $197.50
Matt Beaton, Auditor
Franklin Co., WA

PBS Engineering and Environmental Inc.
400 Bradley Blvd, Ste 106
Richland, WA 99352
509.942.1600
pbsusa.com

CLIENT: RP DEVELOPMENT		PROJECT NO.: 66317.000
SURVEYOR: ALEX D. MATARAZZO		DATE: 06/10/2021
CALC BY: ROP	DRAWN BY: ROP	SCALE: N/A
SECTION: 12	TOWNSHIP: 09 NORTH	RANGE: 28 EAST
CITY: N/A	COUNTY: FRANKLIN	SHEET 3 OF 3

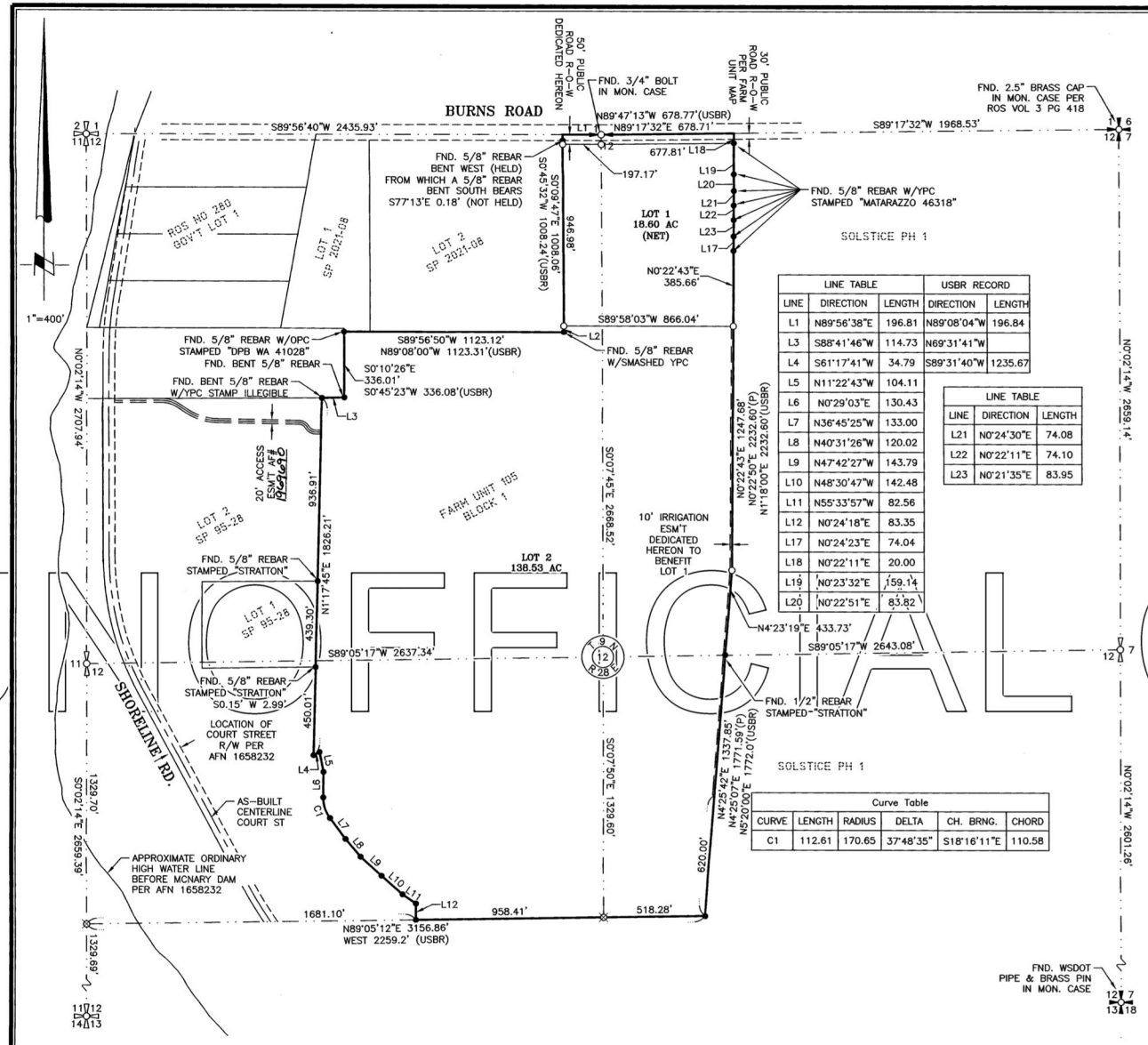
Matt Beaton, Auditor, Franklin County, WA. AFN # 1941262 Recorded 06/18/2021 03:14 PM DocType: SP Page: 3 of 3 Filing Instrument $197.50 RP DEVELOPMENT

AFN # 1969689 SP Recorded 12/19/2022 10:37 AM Page: 1 of 2 Filing Instrument
$292.50 Matt Beaton, Auditor, Franklin County, WA. ROGERS SURVEYING

Page 120 of 275

SHORT PLAT NO. 2022-32

LOCATED IN A SECTION 12, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., FRANKLIN COUNTY, WASHINGTON

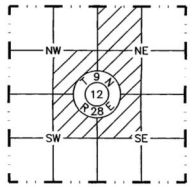


LINE TABLE			USBR RECORD	
LINE	DIRECTION	LENGTH	DIRECTION	LENGTH
L1	N89°56'38"E	196.81	N89°08'04"W	196.84
L3	S88°41'46"W	114.73	N69°31'41"W	
L4	S61°17'41"W	34.79	S89°31'40"W	1235.67
L5	N11°22'43"W	104.11		
L6	N0°29'03"E	130.43		
L7	N36°45'25"W	133.00		
L8	N40°31'26"W	120.02		
L9	N47°42'27"W	143.79		
L10	N48°30'47"W	142.48		
L11	N55°33'57"W	82.56		
L12	N0°24'18"E	83.35		
L17	N0°24'23"E	74.04		
L18	N0°22'11"E	20.00		
L19	N0°23'32"E	159.14		
L20	N0°22'51"E	83.82		

LINE TABLE		
LINE	DIRECTION	LENGTH
L21	N0°24'30"E	74.08
L22	N0°22'11"E	74.10
L23	N0°21'35"E	83.95

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	112.61	170.65	37°48'35"	S18°16'11"E	110.58

SECTION INDEX



SURVEYOR'S NOTES:

1. BASIS OF BEARING IS GRID, WASHINGTON STATE PLANE, NAD 83(2011), SOUTH ZONE BASED ON GNSS OBSERVATIONS. DISTANCES SHOWN HEREON ARE GROUND SCALED FROM GRID USING A COMBINED FACTOR OF 1.000082597 FROM LAT: 46°14'28.8"N LONG: 119°06'39.5"W

2. O = DENOTES SET 5/8"X24" REBAR WITH ORANGE PLASTIC CAP STAMPED "DPB WA 41028"

3. ● = DENOTES FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "JAB WA 21384" OR MONUMENT AS NOTED

4. ⊠ = DENOTES COMPUTED POSITION

5. (M) = MEASURED PER THIS SURVEY (C) = COMPUTED (P) = SOLSTICE PHASE 1 AF#1949302

6. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH DUAL FREQUENCY GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING

7. MONUMENTS WERE VISITED JULY 18, 2022

RECORD LEGAL DESCRIPTION:

(REFERENCE QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 1663188)

FARM UNIT 105, FIRST REVISION OF FARM UNIT PLAT IRRIGATION BLOCK 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME B, PAGE 79, FRANKLIN COUNTY, WASHINGTON, ALL IN SECTION 12, TOWNSHIP 9, NORTH, RANGE 28, EAST, W.M., FRANKLIN COUNTY, WASHINGTON, EXCEPT THE FOLLOWING DESCRIBED PORTION THEREOF:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID FARM UNIT 105: THENCE NORTH 89°08'04" WEST ALONG SAID NORTHERLY LINE OF SAID FARM UNIT 105 FOR 196.84 FEET; THENCE SOUTH 00°45'23" WEST CONTINUING ALONG SAID LINE OF FARM UNIT 105 FOR 1008.24 FEET; THENCE NORTH 89°08'00" WEST CONTINUING ALONG SAID LINE FOR 1123.31 FEET; THENCE SOUTH 00°45'23" WEST CONTINUING ALONG SAID LINE FOR 336.08 FEET; THENCE SOUTH 89°31'40" WEST CONTINUING ALONG SAID LINE FOR 114.53 FEET TO THE TRUE POINT OF BEGINNING:

THENCE SOUTH 89°31'40" WEST CONTINUING ALONG SAID LINE FOR 1061.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF A ROAD KNOWN AS PASCO COLUMBIA RIVER ROAD THENCE SOUTH 00°43'00" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 814.25 FEET TO A POINT ON A CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 89°17'00" EAST 1402.40 FEET; THENCE SOUTHERLY ALONG SAID CURVE 688.61 FEET; THENCE SOUTH 27°25'00" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 1128.40 FEET TO A POINT ON A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 62°35'00" EAST 1879.90 FEET; THENCE SOUTHERLY ALONG SAID CURVE 240.09 FEET TO THE SOUTHERLY LINE OF SAID FARM UNIT 105; THENCE NORTH 89°29'04" EAST ALONG SAID SOUTHERLY LINE FOR 166.58 FEET; THENCE NORTH 02°12'37" EAST 2693.88 FEET TO THE SAID TRUE POINT OF BEGINNING:

AND EXCEPT THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12 TOWNSHIP 9 NORTH RANGE 28 EAST WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON, BEING A PORTION OF FARM UNIT 105, FIRST REVISION OF FARM UNIT PLAT, IRRIGATION BLOCK 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOLUME B, PAGE 79, RECORDS OF FRANKLIN COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, SHORT PLAT NO. 95-28 AS RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 377, RECORDS OF FRANKLIN COUNTY; THENCE SOUTH 01°17'29" WEST, 450.00 FEET ALONG THE EAST LINE OF LOT 2 OF SAID SHORT PLAT NO. 95-28 TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 61°17'41" EAST, 34.78 FEET; THENCE SOUTH 11°22'43" EAST 104.11 FEET; THENCE SOUTH 00°29'03" WEST 130.43 FEET TO A POINT ON THE ARC OF A 170.36 FEET RADIUS NON-TANGENT CURVE(RADIUS POINT BEARS SOUTH 89°20'57" EAST); THENCE SOUTHEASTERLY 112.62 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°52'36" THENCE LEAVING SAID NON-TANGENT CURVE SOUTH 36°44'35" EAST, 132.99 FEET; THENCE SOUTH 40°31'26" EAST, 120.02 FEET; THENCE SOUTH 47°42'27" EAST, 143.79 FEET; THENCE SOUTH" 48°30'47" EAST, 142.48 FEET; THENCE SOUTH 55°33'57" EAST, 82.56 FEET; THENCE SOUTH 00°24'18" WEST, 83.35 FEET TO A POINT ON THE SOUTH LINE OF SAID FARM UNIT 105; THENCE SOUTH 89°05'12" WEST, 541.99 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF SAID LOT 2, SHORT PLAT NO. 95-28; THENCE NORTH 01°17'29" EAST, 848.61 FEET TO THE TRUE POINT OF BEGINNING.

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT PROPERTY INTO TWO LOTS. THE BOUNDARY WAS ESTABLISHED PER RECORDS OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 1658232 AND AUDITOR'S FILE NO. 1940482.

PORIOR SURVEYS BY THIS FIRM OF THE SUBJECT PROPERTY INCLUDED AN ERRONEOUS LEGAL DESCRIPTION WHICH INCLUDED A CAPTION OF THE WEST HALF OF SECTION 12. AS THIS DESCRIPTION WAS ONLY FOUND TO BE CONTAINED IN SURVEYS NOT SIGNED BY THE LANDOWNER, SAID ERROR WAS IGNORED FOR THIS SURVEY AND THE CORRECT DESCRIPTION ABOVE IS HEREIN UTILIZIED.

SURVEYOR'S CERTIFICATE

I, DAVID P. BAALMAN, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE SHORT PLAT AS SHOWN IS BASED UPON ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE HEREON CORRECTLY SHOWN AND THAT THE LOT CORNERS HAVE BEEN STAKED ON THE GROUND AS SHOWN ON THE MAP.

DAVID P. BAALMAN
CERTIFICATE #41028

12-12-2022
DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19th DAY OF December, 2022 AT 10:37AM, IN BOOK 2 OF SHORT PLATS, AT PAGE 549 AT THE REQUEST OF ROGERS SURVEYING.

Matt Beaton dep.
FRANKLIN COUNTY AUDITOR

1969689
AUDITOR'S FILE NUMBER

REV: 12-6-22

400 200 0 400 800 1200
SCALE IN FEET

ROGERS SURVEYING INC., P.S.
1455 COLUMBIA PARK TRAIL
RICHLAND, WA. 99352
PHONE (509) 783-4141
FAX: (509) 783-8994
www.rogerssurveying.com

CLIENT	HORRIGAN FARMS		JOB 20222
PROJECT	SHORT PLAT PTN SEC 12, T.9N., R.28E.		
DRN. BY DCP	SCALE 1"=400'	F. B. NO. BK 879	SHEET 1
APPROVED DPB	DATE 09/12/2022	ACAD VER – C3D21 FILE: 20222.DWG	OF 2

AFN # 1969689 SP
12/19/2022 10:37 AM
2 Page(s) $292.50
Matt Beaton, Auditor
Franklin Co., WA

SHORT PLAT NO. 2022-32

LOCATED IN A SECTION 12, TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M., FRANKLIN COUNTY, WASHINGTON

OWNERS CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT I THE UNDERSIGNED AM THE PARTY HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAVE WITH MY FREE CONSENT AND IN ACCORDANCE WITH MY DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON; DO HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS-OF-WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC; DO HEREBY WAIVE ON BEHALF OF MYSELF AND MY SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST FRANKLIN COUNTY AND OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS, AND/OR RIGHTS-OF-WAY; AND DO HEREBY GRANT AND RESERVE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

Bridget Gallant
BRIDGET GALLANT
AUTHORIZED REPRESENTATIVE
HORRIGAN FARMS INC

ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF Benton }
ON THIS 12th DAY OF December, 2022

BEFORE ME PERSONALLY APPEARED Bridget Gallant TO ME KNOWN TO BE THE AUTHORIZED REPRESENTATIVE OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE OR SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Michelle Cuillier — Michelle Cuillier
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON — PRINT
RESIDING AT: Franklin Co.
COMMISSION NO: 117282
MY COMMISSION EXPIRES: 11/16/23

IRRIGATION AND OWNER'S CERTIFICATE

THE PROPERTY DESCRIED HEREIN IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE SOUTH COLUMBIA IRRIGATION DISTRICT ("DISTRICT"). THE DISTRICT HEREBY CERTIFIES THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN ON THE PLAT ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THE PLAT AND OTHER ADJACENT LANDS WHICH ARE ENTITLES TO DISTRICT IRRIGATION WATER. A SEPARATE WRITTEN AGREEMENT FOR COMPLETED IRRIGATION FACILITIES __ HAS BEEN APPROVED; OR ☒ WILL NOT BE REQUIRED. (CHECK ONE)

THE OWNER ACKNOWLEDGES THE USE AND EXISTENCE OF IRRIGATION WATER AND DELIVERY SYSTEMS MUST COMPLY WITH ALL DISTRICT RULES AND REGULATIONS AND MAY CAUSE DAMAGE OR BE A HAZARD TO PROPERTY AND PERSONS. THE OWNER ASSUMES ALL RISK ASSOCIATED WITH THE USE AND DELIVERY OF IRRIGATION WATER AND HOLDS THE DISTRICT HARMLESS AND WAIVES OF ON BEHALF OF THEMSELVES AND THEIR SUCCESSORS IN INTERESTS ANY CLAIMS FOR DAMAGES OF ANY KIND AGAINST THE DISTRICT WHICH MAY BE CAUSED BY THE CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE IRRIGATION FACILITIES; OR FROM THE DELIVERY, LEAKAGE, OR SEEPAGE OF WATER.

Brian M Smith — 13DEC2022
SOUTH COLUMBIA BASIN IRRIGATION DISTRICT — DATE

Bridget Gallant — 12/12/2022
OWNER — DATE

MICHELLE CUILLIER NOTARY PUBLIC STATE OF WASHINGTON COMMISSION # 117282 MY APPOINTMENT EXPIRES NOVEMBER 16, 2023

NOTARY STAMP (BLACK INK ONLY)

UNITED STATE DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

RECLAMATION'S CONCURRENCE IS LIMITED TO THE EXTENT OF THE PLAT'S COMPLIANCE WITH THE REQUIREMENTS OF RCW 58.17.310.

DRAIN CONSTRUCTION: RISING GROUND WATER TABLES ARE COMMON IN IRRIGATION PROJECTS. FEDERAL DRAIN CONSTRUCTION FUNDS ARE NOT AVAILABLE FOR DRAINAGE OF SUBDIVISIONS AND OTHER AREAS NOT IN A COMMERCIAL AGRICULTURAL LAND USE, UNLESS SUCH DRAINAGE IS INCIDENTAL TO THE REQUIRED DRAINAGE OF ADJACENT AGRICULTURAL LAND AND MEETS FEDERAL TECHNICAL AND ECONOMICAL FEASIBILITY REQUIREMENTS.

THIS LAND IS INCLUDED WITHIN THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT, AND IS SUBJECT TO LAWS OF THE UNITED STATES AND THE STATE OF WASHINGTON RELATIVE TO THE COLUMBIA BASIN PROJECT AND IS LIABLE FOR FURTHER ASSESSMENTS, IF ANY, LEVIED BY SAID DISTRICT. IT IS ALSO UNDERSTOOD AND AGREED THAT WHEN THIS SHORT PLAT IS SERVED BY COUNTY ROADS, ALL IRRIGABLE LANDS WITHIN THE ROAD RIGHT-OF-WAY OR ISOLATED BY SAID DEDICATION WILL NOT BECOME A CHARGE ASSESSABLE TO FRANKLIN COUNTY AND PAYABLE TO THE SOUTH COLUMBIA BASIN IRRIGATION DISTRICT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF THE PROJECT.

Brian M Smith — 13DEC 2022
SOUTH COLUMBIA BASIN IRRIGATION DISTRICT — DATE

IRRIGATION APPROVAL

WATER SUPPLY: RECLAMATION'S CONCURRENCE IN THIS SHORT PLAT DOES NOT ASSURE THE AVAILABILITY OF A WATER SUPPLY, NOR DOES IT BIND THE UNITED STATES TO ISSUE A PERMANENT RIGHT FOR A FEDERAL WATER SUPPLY. A SUPPLY OF FEDERAL PROJECT WATER TO THIS LAND IS ASSURED ONLY UPON FULL COMPLIANCE WITH COROLLARY FEDERAL AND STATE LEGISLATION.

Rebecca Doolittle — 12-14-2022
BUREAU OF RECLAMATION — DATE

USBR NOTE:

INFORMATION ON THIS PLAT PERTAINING TO IRRIGATION BLOCKS, FARM UNITS, RECLAMATION FACILITIES AND THEIR ASSOCIATED RIGHT OF WAYS MAY NOT AGREE WITH THE CORRESPONDING INFORMATION FOUND ON RECLAMATION PREPARED FARM UNIT MAPS. PLEASE REFERENCE THE APPROPRIATE FARM UNIT MAP FOR INFORMATION CONCERNING THESE FEATURES.

FRANKLIN COUNTY NOTES:

1. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED FOR THE USE, ACCESS AND MAINTENANCE BY THE SHORT PLATTED PROPERTY'S CURRENT UTILITY PROVIDER. SAID UTILITY EASEMENTS ARE FOR THE USE, ACCESS AND MAINTENANCE OF ELECTRIC POWER, TELEPHONE, CABLE AND OTHER DEFINED UTILITIES, TO AND OR THROUGH SAID TRACT.
2. ADDRESSES WILL BE DETERMINED BY COUNTY WHEN BUILDING PERMITS ARE ISSUED. ADDRESS NUMBERS [NOTED IN BRACKETS].
3. APPROACH PERMITS ARE REQUIRED FOR ANY NEW APPROACHES ONTO FRANKLIN COUNTY ROADS
4. LANDS WITHIN THIS SHORT SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED FOR A PERIOD OF FIVE YEARS UNLESS A FINAL PLAT IS FILED PURSUANT TO THE SUBDIVISION PROVISIONS OF CHAPTER 16.20 AND 16.24 FRANKLIN COUNTY CODE.
5. FRANKLIN COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE EASEMENTS.
6. DURING CONSTRUCTION ON EACH PROPERTY, ALL CONSTRUCTION DEBRIS SHALL BE MAINTAINED ON-SITE AND PROPERLY DISPOSED OF. DUST CONTROL MEASURES INCLUDING AN ADEQUATE WATER SUPPLY SHALL BE PROVIDED.
7. PARK DEDICATION FEES APPLY TO ALL LOTS WITHIN THIS SHORT PLAT. THIS SHALL BE PAID PRIOR TO BUILDING PERMIT ISSUANCE FOR ANY NEW DWELLING UNIT ON ALL LOTS WITHIN THIS SHORT PLAT
8. PRIVATE ACCESS EASEMENTS SHALL BE CONSTRUCTED AS FIRE APPARATUS ACCESS ROADS AS DESCRIBED IN THE FRANKLIN COUNTY DESIGN STANDARDS.
9. LOT OWNERS SHALL AGREE TO PARTICIPATE IN ANY FUTURE L.I.D./R.I.D.'S FOR ROADS, DRAINAGE, CURB AND GUTTERS, STREETLIGHTS, STORM SEWERS, WATER AND/OR SEWERS.
10. THE FOLLOWING SEPARATION STANDARDS SHALL BE REQUIRED FOR ALL NEW STRUCTURES FOR EACH LOT OR PARCEL. UNLESS THERE IS AN OPERATIONAL FIRE HYDRANT, MEETING FIRE FLOW REQUIREMENTS WITHIN 500 FEET OF THE PROPOSED STRUCTURE(S), THE FOLLOWING SETBACKS SHALL APPLY:

FRONT: TWENTY-FIVE (25) FEET FROM A ROAD RIGHT-OF-WAY AND/OR DEDICATED ROADWAY EASEMENT, AND/OR FIFTY-FIVE (55) FEET FROM THE CENTERLINE OF AN ADJOINING ROAD, WHICHEVER IS GREATER.

REAR: TWENTY-FIVE (25) FEET.

SIDE: TWENTY (20) FEET.

BETWEEN STRUCTURES: FIFTEEN (15) FEET. THE STRUCTURE SEPARATION MAY BE REDUCED WITH AN APPROVED ONE-HOUR INTERVENING FIRE WALL.

11. ANY ON-SITE SEWAGE DISPOSAL SYSTEM INSTALLED ON THIS SHORT PLAT MUST BE SERVED BY AN ALTERNATIVE TYPE OF SEWAGE SYSTEM MEETING TREATMENT LEVEL C IN ACCORDANCE WITH BENTON - FRANKLIN DISTRICT BOARD OF HEALTH RULES AND REGULATION NO. 2.

DAVID P. ROGERS WASHINGTON 41028 REGISTERED PROFESSIONAL LAND SURVEYOR

12-12-2022
DATE

APPROVALS

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY APPROVED FOR FRANKLIN PUBLIC UTILITY DISTRICT.

FRANKLIN PUBLIC UTILITY DISTRICT — 12/15/2022 DATE

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

BENTON FRANKLIN HEALTH DEPARTMENT — 12/12/2022 DATE

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

FRANKLIN COUNTY ENGINEER — 12/19/2022 DATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 2022. TAX PARCEL #126-160-172

Kim Blu for Josie Koelzer — 12/19/2022
FRANKLIN COUNTY TREASURER — DATE

THIS SHORT PLAT IS HEREBY APPROVED BY AND FOR THE COUNTY OF FRANKLIN, STATE OF WASHINGTON.

DIRECTOR OF PLANNING AND BUILDING — 12/19/2022 DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 19th DAY OF December, 2022 AT 10:37 AM.
IN BOOK 2 OF SHORT PLATS, AT PAGE 549, AT THE REQUEST OF ROGERS SURVEYING.

Matt Beaton dep — 1969689
FRANKLIN COUNTY AUDITOR — AUDITOR'S FILE NUMBER

REV: 12-6-22

ROGERS SURVEYING INC., P.S. 1455 COLUMBIA PARK TRAIL RICHLAND, WA. 99352 PHONE (509) 783-4141 FAX: (509) 783-8994 www.rogerssurveying.com	CLIENT: HORRIGAN FARMS	JOB 20222
	PROJECT: SHORT PLAT PTN SEC 12, T.9N., R.28E.	
	DRN. BY DCP; SCALE 1"=400'; F. B. NO. BK 879; ACAD VER – C3D21; SHEET 2	
	APPROVED DPB; DATE 09/12/2022; FILE: 20222.DWG	OF 2

UNOFFICIAL COPY

RESOLUTION NO. 4606

A RESOLUTION OF THE CITY OF PASCO, WASHINGTON, ACCEPTING A NOTICE OF INTENT TO COMMENCE ANNEXATION PROCEEDINGS FOR THE SG LAND MANAGEMENT LLC AND HORRIGAN FARMS LLC ANNEXATION, PROVIDING A DETERMINATION ON THE BOUNDARY TO BE ANNEXED WHICH INCLUDES A PORTION OF THE RIGHT-OF-WAY OF BURNS ROAD, AND WHETHER SIMULTANEOUS ZONING AND THE ASSUMPTION OF BONDED INDEBTEDNESS WILL BE REQUIRED.

WHEREAS, the owners of property of Short Plat 2021-08 Lot 2 have filed a Notice of Intent to Commence Annexation Proceedings to the City of Pasco; and

WHEREAS, on May 19, 2025 the City Council set a June 2, 2025, 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 with 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, **THE CITY COUNCIL OF THE CITY OF PASCO, WASHINGTON DOES RESOLVE AS FOLLOWS:**

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 June, 2025.

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
67D77940F8DF407...

Kerr Ferguson Law, PLLC
City Attorneys

EXHIBIT A

ANNEXATION LEGAL DESCRIPTION

SHORT PLAT 2021-08 LOT 2, AND ALSO

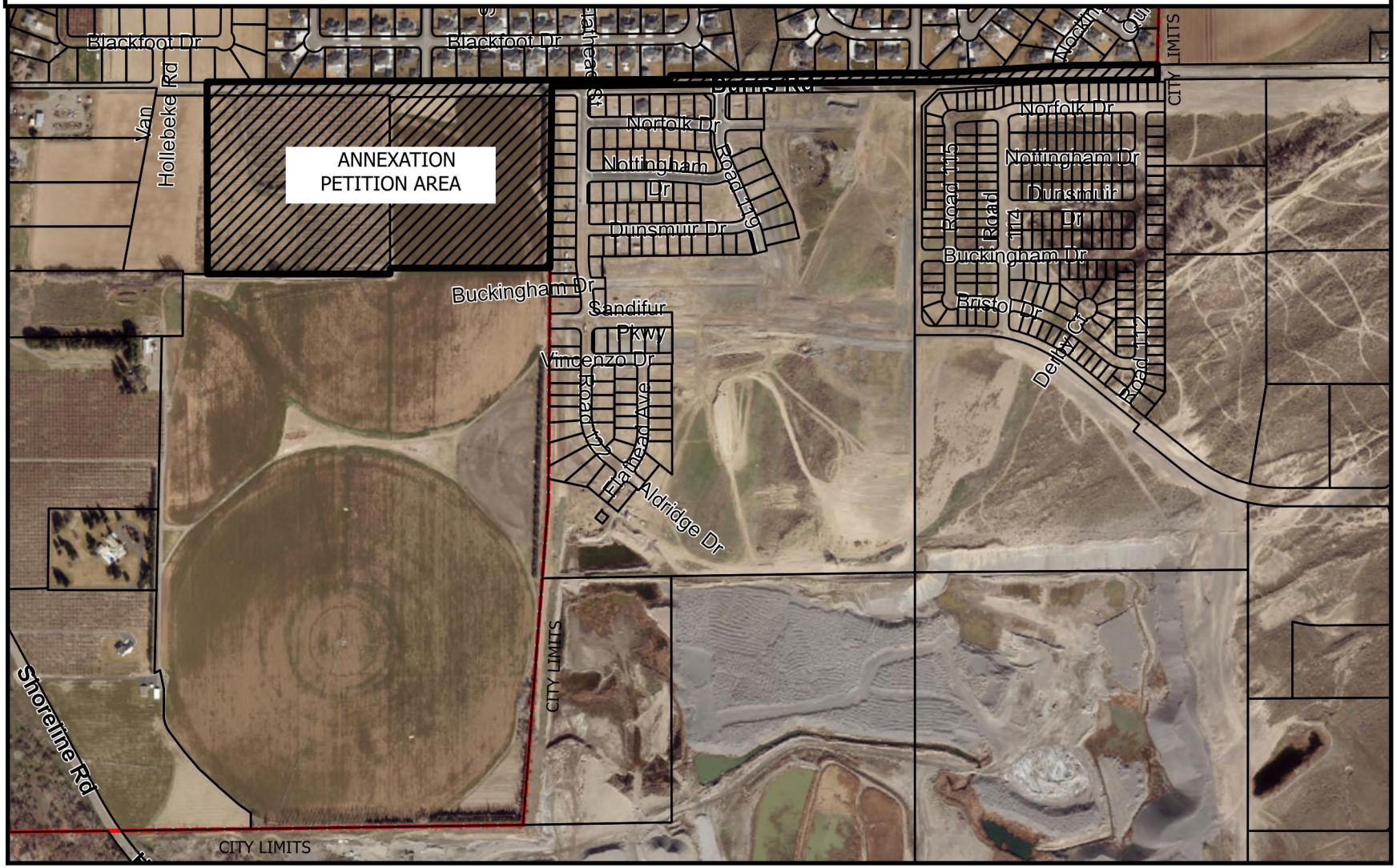
SHORT PLAT 2022-32 LOT 1, AND ALSO

THE RIGHT OF WAY OF BURNS ROAD DESCRIBED AS BEGINNING AT THE NORTHWESTERN MOST CORNER OF SHORT PLAT 2021-08 LOT 2 AND CONTINUING N 0 10’ 15” W TO THE NORTHERN LINE OF THE RIGHT OF WAY OF BURNS ROAD, THEN EAST FOLLOWING THE NORTHERN LINE OF THE RIGHT OF WAY OF BURNS ROAD UNTIL IT INTERSECTS THE MUNICIPAL LIMITS OF THE CITY OF PASCO, THEN SOUTHERLY ALONG THE MUNICIPAL LIMITS OF THE CITY OF PASCO TO THE INTERSECTION WITH THE NORTH LINE OF SECTION 7 TOWNSHIP 9 NORTH RANGE 29 E.W.M., THEN WESTERLY ALONG THE NORTH LINE OF SECTION 7 TO THE NORTHEAST CORNER OF THE NORTH EAST QUARTER OF SECTION 12 TOWNSHIP 9 NORTH RANGE 28 E.W.M., THEN S 89 17’ 32” W 1,968.52 FEET, THEN S 0 22’ 50” W 50 FEET, THEN S 89 17’ 32” W 677.81 FEET ALONG THE NORTH BOUNDARY OF SHORT PLAT 2022-32 LOT 1, THEN N 0 10’ 15” W 10 FEET, THEN S 89 56’ 58” W 990.10 FEET ALONG THE NORTH BOUNDARY OF SHORT PLAT 2021-08 LOT 2 TO THE POINT OF BEGINNING.

Vicinity Map

Item: Intent to Commence 2-Lot Annexation
Applicant(s): SG LAND MANAGEMENT LLC
File #: ANX 2025-001

Exhibit B



REPORT TO THE HEARING EXAMINER
City Hall – 525 North Third Avenue – Council Chambers
WEDNESDAY, JULY 09, 2025
6:00 PM

MASTER FILE #: **SP 2025-008**

APPLICANT: Archibald & Company Architects, PS
660 Symons St.
Richland, WA 99354

REQUEST: **Special Permit**: Goodwill donation-based retail thrift store, warehousing and donations site, employment center, and central Goodwill Corporate offices

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TIMELINE

14 April 2025	Application Submitted
12 June 2025	Application Deemed Complete
20 June 2025	Notice of Public Hearing for SP2025-003 scheduled for May 14, 2025, was posted on the City of Pasco website, published in the Tri-City Herald Newspaper, and mailed to properties within 300 feet of proposed rezone.
02 July 2025	Public Hearing Staff Report Published

BACKGROUND

1) **PROPERTY DESCRIPTION:**

Abbreviated Legal: That parcel of land being a portion of Lot 1 of that certain 2004-06 Binding Site Plan…
General Location: The southeast corner of Road 76 and Wrigley Drive, 7511 Wrigley Dr. (Parcel #116150071).
Property Size: Approximately 4.96 acres (215,974.89 square feet)

2) **ACCESS:** The property has access from both Road 76 and Wrigley Dr.

3) **UTILITIES:** Water and sewer service are available from both Road 76 and Wrigley Drive, and water service is also available in an existing right-of-way easement along the south property line.

4) **LAND USE AND ZONING:** The property is zoned C-1 (Retail Business) and is currently vacant. Surrounding properties are zoned and developed as follows:

North: C-1 Retail Business
East: C-1 Retail Business
South: C-1 Retail Business
West: R-1 Low-Density Residential

5) **COMPREHENSIVE PLAN:** The comprehensive plan land use designation for the property is "Commercial." Comprehensive plan land use density table [Pasco Municipal Code (PMC) 25.215.015] states that Commercial is to provide a "Neighborhood, community and regional shopping and specialty centers, business parks, service and office uses."

6) **ENVIRONMENTAL DETERMINATION:** A SEPA checklist was filed in 2020 for the project as part of the original special permit application. Based on the SEPA checklist, the adopted City Comprehensive Plan, City development regulations, and other information, a threshold determination resulting in a Mitigated Determination of Non-Significance (MDNS) was issued for this project on March 10, 2020 (SEPA2020-010), under WAC 197-11-158. Mitigations were the requirements for a Traffic Impact Analysis (TIA) and an Inadvertent Discovery Protocol (IDP). Both TIA and IDP have since been submitted and are included as part of the packet.

Request

Applicant proposes to operate a operate a thrift store and employment/support services center, along with future corporate offices.

Site

Approximately 41,960 sq. ft. of the 116,553 sq. ft. site will be occupied by the retail store and employment/support services center. Connected to the retail store there is a loading dock with approximately 4 loading bays. The rest of the site consists of parking and landscaping. The off-street parking proposed meets the general retail and office building requirements as provided in the required off-street parking table located in PMC 25.185.170. In the future, there will be the construction of a Goodwill corporate office consisting of approximately 10,500 sq. ft. within the southeast corner of the property.

History

The site was added to the City of Pasco as part of an annexation completed in 1981 (Ord. #2388). The zoning for the property was designated as C-1-D Light Designated Shopping Center as part of said annexation (Res. #1396). In 1995 the zoning was changed to the current zoning of C-1 Retail Business (Ord. #3084).

In 2020, a special permit (SP2020-002) was filed for a Goodwill thrift store, warehousing and donations site, employment center, and central Goodwill Corporate offices, along with a SEPA checklist. The special permit was approved by the Hearing Examiner on June 1, 2020. However, condition of approval #17 for the special permit required building permits to be obtained within one year of special permit approval or said special permit will be null and void. Building permits were not filed within the year timeframe and hence the special permit expired.

In January 2025, a building permit was submitted and flagged due to the expired special permit. On April 14, 2025, a new special permit application was submitted to our office and was deemed complete on June 12, 2025. Staff as part of the review process, deemed the approved MDNS as applicable due to the minimal changes between what was submitted in 2020 and what has been submitted for this application.

Land Use Regulations

Per PMC 25.165.170(1) thrift shops may operate upon issuance of a special permit within the C-1 Retail Business District. Additionally, PMC 25.165.170(3) requires "all business activities of thrift shops in the C-1

(retail business district) …shall be conducted entirely within an enclosed structure."

Per PMC 25.195.020(6) the Hearing Examiner has the authority to make decisions on Land Use Decisions described in PMC 2.50.080, such as special permits.

Code Requirements

According to PMC 25.165.170(1), Thrift shops . . . may operate in the C-1 (retail business district . . . upon issuance of a special permit, as per the requirements found in Chapter 25.200 PMC; however, no new thrift shop may locate closer than 1,000 feet from an existing consignment store, thrift store, or pawn shop."

As per Pasco Municipal Code (PMC) 25.15.220, "Thrift shop" means a retail establishment having any portion of its stock-in-trade in secondhand personal property . . . which has been donated by the public, and at least 80 percent of its total floor space devoted to retail sales." Goodwill intends to build and operate a donation-based retail thrift shop, warehousing and donations site. As such, they would qualify as a "thrift Shop" as defined in the PMC.

PMC 25.165.170(3) specifies that "All business activities of thrift shops in the C-1 (retail business district), C-2 (central business district), and C-3 (general business district) zones shall be conducted entirely within an enclosed structure. However, there are business aspects of a thrift shop, such as, donation drop-offs that often take place outside and could constitute conducting business outdoors. That aspect of the code is in reference to the tendency for people to conduct "midnight drop-offs" resulting in the drop-off area to be a visual blight and nuisance.

Nonetheless, the design of the loading dock/donation drop-off area will help to mediate said impacts by having 8 foot high screening walls located to the north and east as required by PMC 25.175.100(1). Also, the I-182 Corridor Overlay requires "All equipment, material or goods not housed or stored within the primary structure shall be within a 100 percent sight-obscuring fence, wall or structure [PMC 25.130.090(1)]. In addition, there will be features such as lighting to enhance security [per PMC 25.175.100(5)].

STAFF FINDINGS OF FACT

1) Special Permit Application (SP 2025-008) for Goodwill retail thrift store site was submitted on April 14, 2025
2) The Application was determined to be complete on June 12, 2025.
3) Notice of the public hearing was mailed to property owners within 300 feet of the subject property and published in the Tri-City Herald newspaper on June 20, 2025.
4) Applicant proposes to construct a Goodwill donation-based retail thrift store, warehousing and donations site, employment center, and future central Goodwill Corporate offices.
5) Approximately 41,960 sq. ft. of the 116,553 square-foot site will be covered by the retail store and employment/support services center.
6) Connected to the retail store is a loading dock with approximately 4 loading bays, along with a donation drop-off area. Loading bays and donation drop-off area are shielded from view by an 8 Foot high screening wall along the north and east.
7) Proposed off-street parking meets general retail and office requirements as provided in the table located in PMC 25.185.170.
8) In the future there will be construction of a Goodwill corporate office comprising of approximately 10,500 sq. ft.
9) The subject property was added to the City of Pasco as part of an annexation back in 1981 (Ord. #2388).
10) The site was assigned the C-1-D Light Designated zoning designation in 1981 when it was annexed (Res. #1396).
11) Zoning on the site was changed from C-1-D to the C-1 zoning in 1995 (Ord. #3084).

12) Per PMC 25.165.170(1) thrift shops may operate upon issuance of a special permit within the C-1 Retail Business District. Additionally, PMC 25.165.170(3) requires "all business activities of thrift shops in the C-1 (retail business district) …shall be conducted entirely within an enclosed structure."
13) Per PMC 25.195.020(6) the Hearing Examiner has the authority to make decisions on Land Use Decisions described in PMC 2.50.080, such as special permits.
14) A Special Permit was originally filed and approved on June 1, 2020. However, condition of approval (#17) required building permits to be filed within one year of the Special Permit approval. This condition was not achieved, and the permit expired.
15) A Mitigated Determination of Non-Significance (MDNS) for the project was issued on March 10, 2020. With mitigation requirements for a Traffic Impact Analysis (TIA) and Inadvertent Discovery Protocol (IDP) to be completed. Those requirements have since been completed and are included as part of the staff report. Staff determined during review, that the MDNS is still applicable due to the minimal changes between the original submission in 2020 and what was submitted for this application.

TENTATIVE CONCLUSIONS BASED ON FINDINGS OF FACT

As per Pasco Municipal Code (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;

Economic Development Goal 1: Maintain economic development as an important and ongoing city initiative.

> *Policy 1-A: Promote an environment which supports the development and expansion of business opportunities.*
>
> *Constructing both a retail thrift store and employment/support services center will work to support development and expansion of business opportunities. Thrift store will provide additional commercial activity to the area. Employment/support services center will help employees with training and resources, with employers gaining a bigger workforce pool to drawn from in building their businesses.*

Economic Development Goal 2: Assure appropriate location and design of commercial and industrial facilities.

> *Policy 2-B: Encourage development of a wide range of commercial and industrial uses strategically located near major transportation corridors or facilities and in close proximity to existing or proposed utility infrastructure while supporting local and regional needs.*
>
> *Proposed site of Goodwill retail thrift store/employment/support services center is located approximately .12 miles from Road 68, which is a minor arterial road. Road 68 also has Ben Franklin Transit routes servicing that road.*

(2) The proposal will not adversely affect public infrastructure;

A TIA was completed as part of the requirements for the project and transportation impact fees have been assessed. Road 76 will need to be developed by the applicant to City standards as specified in Public Works' construction design standards. The Proposal will generate little demand for public utilities such as water and sewer.

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

The Proposed commercial use is similar to the properties surrounding the site to the north, south, and east. The Building design will be required to meet the Pasco Municipal Code, including the I-182 Corridor Overlay requirements.

(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 C-1 zoning district allows for building heights of up to 35 feet. The maximum height of the structure is just below 35 feet. The site design is not anticipated to have a negative impact on surrounding properties.

(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 operations of a retail thrift store/employment/support services center will not likely 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.

(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 is required to adhere to the PMC including provisions such as the outdoor lighting and noise ordinances. Per PMC 25.200.160, "Any special permit may be revoked by the Hearing Examiner if, after a public hearing, notice of which shall be given in accordance with PMC 25.210.040, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature or intensity so as to become a detriment to the surrounding area."

APPROVAL CONDITIONS

1) The Special Permit shall apply to Parcel #116150071, and any subsequent subdivision(s) thereof.
2) The site plan shall be developed in substantial conformity to the site plan and building plans submitted.
3) The ADA ramp crossing the driveway on Wrigley Drive shall meet current City of Pasco/ADA requirements. If the receiving ramp on the east side does not match, it shall be retrofitted as part of the project.
4) The ADA ramp at the corner of Road 76 and Wrigley must be retrofit to meet current City of Pasco/ADA requirements.
5) Road 76 shall be developed to City standards by the applicant as specified in Public Works' construction design standards.
6) Separated sidewalk consistent with surrounding development will be required on Road 76.
7) Signage warning against after hour deposits shall be posted on the main building and in the donation area.
8) Project will need to comply with the standards contained in PMC Ch. 25.175, Site and Building Design Standards and PMC Ch. 25.130, I-182 Corridor Overlay District.
9) No outside storage of equipment or materials shall be allowed outside of enclosed/screened areas.
10) Applicant shall adhere to all Federal, State and City building, fire, and safety codes.

RECOMMENDATION

Staff recommends approval of a Special Permit for located at 7511 Wrigley Dr. (parcel # 116150071) as a Goodwill retail thrift store/employment/support services center with conditions as herein proposed.

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

GENERAL PROVISIONS: Unclassified uses enumerated in Section 25.86.020 (listed below), conditional uses listed within each zoning district, and any other uses specifically referred to this chapter shall be subject to the regulations contained in this chapter, in addition to all applicable requirements of this Title.

UNCLASSIFIED USES:

1. High schools, colleges, universities, vocational schools, business colleges and other similar academic or skills training facilities or institutions not heretofore permitted within any district;
2. Cemeteries, crematories, mausoleums, and other places of burial or interment of remains;
3. Churches;
4. Community service facilities, as defined in Sections 25.12.155 and 25.12.156;
5. Airports, heliports, or any other landing or maneuvering space for aircraft, together with terminals and other customary facilities accessory to the unclassified use;
6. Golf courses, pitch and putt courses, miniature golf courses, water parks, sports complexes, riding stables, and similar facilities for public, private or membership use;
7. Monasteries, convents or other functionally similar facilities;
8. Landfills, garbage dumps, and resource recovery facilities;
9. Off-site parking lots, except those required for a residential use, provided such parking area is not more than five hundred feet from the building;
10. Electrical substations and load transfer stations, natural gas booster stations, and other similar utility facilities;
11. Park and ride lots, off-street transfer stations or other similar facility involving the storage, start-up, idling and movement of public or private operated carrier, charter or transit buses, vans, and similar vehicles; and
12. Agricultural use (commercial) except in areas 1,000 feet from a residential zoning district, subdivision, or dwelling unit.
13. Cannabis retail Facilities, as defined in sections 9.90.040 and but not limited to 25.10.025

REQUIREMENTS:

1. Fee of **$625** ($500 application fee + $75 SEPA fee + $50 radius notification)
2. Completed SEPA form
3. A site map or plan drawn neatly and to scale, showing the following:
    a. Exterior property lines and any adjacent public street or alley rights-of-way
    b. Existing and proposed buildings and other structures.
    c. Existing and proposed points of ingress and egress, drives and driveways and circulation pattern.

d. The location of existing and proposed parking areas with each parking space shown.
e. Existing and proposed open spaces and landscape areas.

4. The property owner's notarized signature acknowledging the application

PUBLIC HEARING: Upon the filing of a complete application for a special permit, the application shall be scheduled for an open record hearing before the Hearing Examiner. Notice of such open record hearing shall be given as provided for in PMC 25.210.040, except that in the case of commercial agricultural uses, the notification distance shall be increased to 1,000 feet. The open record hearing may be continued as deemed necessary by the Hearing Examiner, provided the applicant consents to any such continuance. In the event the applicant does not consent to a continuance, the Hearing Examiner shall close the public hearing and render a decision in accordance with the provisions of PMC 25.200.080 and 25.200.100.

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;
2. The proposal will adversely affect public infrastructure;
3. The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;
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;
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; and
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.

SHOPS / GARAGES: The Hearing Examiner shall consider the following for special permits dealing with increased heights and/or floor area for detached shops and garages:

1. Will the shop/garage match the principle structure in design and exterior treatments such as roofing materials, siding, color, window and door openings, eave overhangs, fenestrations and other architectural features?
2. Will the existing topography and elevation of the site and surrounding property exacerbate or attenuate the height of the proposed shop/garage?
3. Will the proposal include landscaping features or berms to ameliorate the height and/or floor area of the shop/garage?
4. Will the shop/garage be erected on the property utilizing minimum setbacks?
5. Is the site larger than the minimum lot size requirement for the zoning district?

REVOCATION OF PERMIT: Any special permit may be revoked by the Hearing Examiner if, after a public hearing, notice of which shall be given in accordance with PMC 25.210.040, it is found that the conditions upon which the special permit was authorized have not been fulfilled or if the use authorized has changed in size, scope, nature or intensity so as to become a detriment to the surrounding area.

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: 04/14/2025

Applicant Info	**Owner Info** (if different than applicant)
Name: Archibald & Company Architects, PS	Name: Goodwill Industries of the Columbia
Address: 660 Symons Street Richland, WA 99354	Address: 815 N Kellogg Street, Suite A Kennewick, WA 99336
Phone: (509) 946-4189	Phone: (509) 735-7238
Email: jason@archibald.design	Email: jmaddison@goodwillotc.org

Project Address: 7511 Wrigley Drive

Project Parcel Number: 116-150-071

Current Zoning: C-1 Retail Business District

Source of domestic water: City of Pasco

Method of sewage disposal: City of Pasco

Present use of the land and structure(s) if any: Vacant Land - No existing structures.

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

No violations exist.

Give a detailed description of the proposed use that requires a special permit (attach separate sheet if more space is necessary): Goodwill Industries of the Columbia intends to construct a thrift store which requires issuance of a special permit to operate in the C-1 (retail business district) zone per Pasco Municipal Code Section 25.165.170 Thrift shops. **Please reference attached sheet for specifics.**

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

GOODWILL INDUSTRIES OF THE COLUMBIA – 7511 WRIGLEY DRIVE

Facility Overview:

The site will house a Goodwill Retail Store and an integrated Employment Connection Center. This dual-purpose facility will serve as a community resource hub, offering employment and support services while also generating revenue through the retail store to help sustain our mission-based programs.

Employment and Support Services:

The Employment Connection Center will provide a wide array of services designed to support individuals in securing and maintaining employment. Services include:

- Employment Services
- Job Placement Assistance
- Job Readiness Training
- Mock Interviews
- Resume Development and Assistance
- Job Fairs and Hiring Events
- Digital Literacy Classes
- Short-Term Certificate Classes
- Life Skills and Job Readiness Courses
- Work Experience Placements and On-the-Job Training

Specialized Services for Individuals with Disabilities:

In collaboration with the Division of Vocational Rehabilitation (DVR) and the Developmental Disabilities Administration (DDA), we will provide:

- Individualized Case Management
- Employment Preparation and Placement Services
- Ongoing Job Support and Coaching
- All standard Employment Services listed above

Housing Support Services (Contingent on County Funding):

- Rental Assistance
- Eviction Prevention Services
- Case Management (including Employment Services)

WorkFirst – Department of Commerce Program Support:

- Comprehensive Case Management
- Integration of Employment Services to Support TANF Participants

Goodwill's goal is to provide a holistic approach to employment and self-sufficiency, empowering individuals through skill development, job placement, and critical support services. Goodwill is committed to serving the diverse needs and look forward to collaborating with local agencies to maximize our impact.

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)

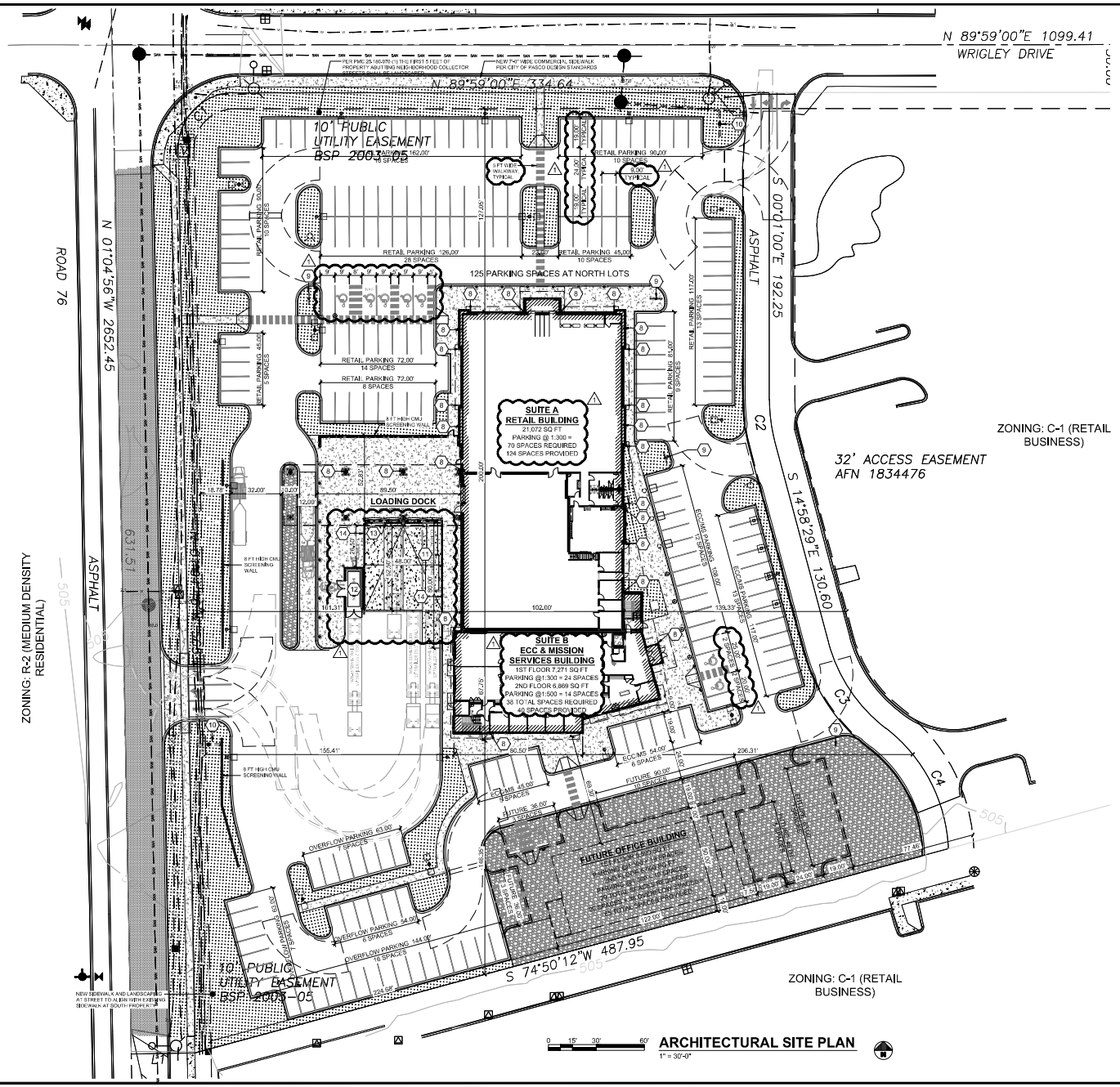
On this 14 day of April, 2025, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned an sworn, personally appeared Jeffrey Maddison being duly sworn on his/her oath that he/she has prepared and read the foregoing statements and has acknowledged to me that the 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.

Asusena Arroyos
Notary Public in and for the State of Washington
Residing at 2115 N 9th Ave Pasco WA
My Commission expires 05/03/2026

Asusena Arroyos
MY COMM. EXP. 05/03/2026
NOTARY
PUBLIC
COMM. #22018974
STATE OF WASHINGTON

Updated June 2023



GENERAL SITE INFORMATION

PROPERTY AREA:	215,635 SQ FT (4.95 ACRES)
ASPHALT:	96,433 SQ FT (44.7% OF SITE)
CONCRETE:	39,363 SQ FT (18.2% OF SITE)
LANDSCAPING:	38,079 SQ FT (17.6% OF SITE)
BUILDING FOOTPRINT (INCLUDING COVERED AREAS):	41,960 SQ FT (19.4% OF SITE)

SITE LEGEND

- GRAVEL AREA
- ASPHALT PAVING
- PEDESTRIAN CONCRETE WALKWAY PAVING, 5'-0" WIDTH MINIMUM WITH CONTROL JOINTS EVERY 5'-0" AND EXPANSION JOINTS EVERY 15'-0".
- LANDSCAPED AREA INCLUDING SCREENING SHRUBS & DECORATIVE GRASSES PER CITY OF PASCO REQUIREMENTS
- 25'-0" LIGHT POLE WITH SHIELDING LENS, SEE EXTERIOR LIGHTING NOTE UNDER SITE INFORMATION
- FIRE HYDRANT
- ARROWS SHOWN ARE FOR DIRECTIONAL REFERENCE ONLY, ACTUAL ARROW SIZES, TYPES, AND LOCATIONS SHALL FOLLOW CITY OF PASCO STANDARDS
- DUAL PORT ELECTRIC VEHICLE (EV) CHARGING STATION, INSTALLED
- DUAL PORT ELECTRIC VEHICLE (EV) READY CHARGING STATION GROUND BOX
- DUAL PORT ELECTRIC VEHICLE (EV) CHARGING STATION GROUND BOX FOR FUTURE INSTALLATION OF CHARGER

KEY NOTES

1. SOLID WASTE RECEPTACLE SCREENED FROM VIEW BY SIGHT-OBSCURING WALL SIX FEET IN HEIGHT, WITH A COMPARABLE GATE. ENCLOSURE TO COMPLY WITH CITY STANDARDS. ENCLOSURE MATERIALS SHALL CONSIST OF CMU BLOCK WALLS TO MATCH THE PARENT STRUCTURE.
2. CONCRETE CURB AND ACCESSIBLE PARKING SIGN PER REQUIREMENTS OF WAC 51-50 AND THE MOST CURRENT INTERNATIONAL BUILDING CODE.
3. CONCRETE PARKING BUMPER AND HANDICAP PARKING SIGN PER REQUIREMENTS OF WAC 51-50 AND MOST RECENT INTERNATIONAL BUILDING CODE.
4. DELINEATE 5'-0" MINIMUM WIDTH ADA COMPLIANT PEDESTRIAN WALKWAY, PROVIDE CONTINUOUS WHITE STRIPING.
5. LOCATION OF ELECTRICAL AND GAS METERS. METERS ARE TO BE SCREENED FROM VIEW WITH LANDSCAPING ELEMENTS.
6. VISION CLEARANCE TRIANGLE/SITELINE SETBACK, NO OBSTRUCTIONS WITHIN 2' AND 8' ABOVE CURB GRADE.
7. FIRE APPARATUS TURNING RADIUS AT 44' OUTSIDE AND 24' INSIDE.
8. RAIN WATER LEADER, ROUTE BELOW GRADE PER CIVIL.
9. ILLUMINATED WAY-FINDING SIGN.
10. LOCATION OF ILLUMINATED POLE SIGN AT ENTRANCE DRIVEWAY. SIGN SHALL BE DESIGN-BUILD BY SIGN SUPPLIER AND PERMITTED SEPARATELY.
11. TRASH COMPACTOR (FURNISHED AND INSTALLED BY OWNER).
12. METAL BIN ENCLOSURE.
13. TRENCH DRAINS CONNECTED TO EACH SIDE OF CATCH BASIN. REFERENCE CIVIL DRAWINGS.
14. 42" HIGH GUARD RAIL AT LOADING DOCK, REFERENCE ARCHITECTURAL SITE DETAIL //A0.2.

ARCHIBALD & CO ARCHITECTS, PS
660 Symons Street
Richland WA 99354
p: 509.946.4189
www.archibald.design

8765 REGISTERED ARCHITECT
JASON M. ARCHIBALD
STATE OF WASHINGTON

10516 REGISTERED ARCHITECT
KRYSTAL A. SHOCKEY
STATE OF WASHINGTON

GOODWILL INDUSTRIES
RETAIL AND OFFICE FACILITY
7511 WRIGLEY DRIVE | PASCO, WA

ARCHITECTURAL SITE PLAN

DESIGNED:	JMA/KAS
DRAWN:	KAS
CHECKED:	JMA
DATE:	2024.Dec.30
REVISION: 1	2025.Mar.06

DRAWING: **A0.1**

P:\2019 Projects\65-19\65-19A\001_SP.dwg Layout: A0.1 Printed by: Krystal Shockey Date: 2025-Mar-06, 3:58 PM

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

MITIGATED DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: Construction of a new Goodwill retail thrift store and associated administration offices on 4.9 acres.

Mitigation: A traffic impact analysis to determine the impacts of the additional vehicle trips and the need for traffic mitigation measures will be required. The City shall produce the traffic impact analysis and the developer is to pay the cost.

An inadvertent discovery protocol must be established for the potential discovery of cultural or historical artifacts before or during improvements/construction.

Proponent: Archibald & Co. Architects, PS
660 Symons Street
Richland, WA 99354

Location of Proposal: One parcel located at the southeast corner of the intersection of Wrigley Drive and Road 76 (Parcel #116-150-071) in Pasco, WA.

Lead Agency: City of Pasco

The 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 must be filed within 14 days of this determination.

Responsible Official: Rick White

Position/Title: Community & Economic Development Director

Address: PO Box 293, Pasco, WA 99301-0293

Phone: (509) 545-3441

Date: 3/10/2020

Signature: Rick White

ED Number: SEPA2020-010

Master File Number: SP2020-002

COMMUNITY DEVELOPMENT DEPARTMENT
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
P: 509.545.3441 / F: 509.545.3499

Fee: $75

SEPA
ENVIRONMENTAL CHECKLIST
State Environmental Policy Act

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 Non-Project 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

1. Name of proposed project, if applicable:
   Goodwill Industries of the Columbia
2. Name of applicant:
   Archibald & Co. Architects, PS
3. Address and phone number of applicant and contact person:
   Archibald & Co. Architects, PS - Jason M. Archibald
   660 Symons Street - Richland, WA 99354 - (509) 946-4189
4. Date checklist prepared:
   January 29, 2020
5. Agency requesting checklist:
   City of Pasco
6. Proposed timing or schedule (including phasing, if applicable):
   Construction of the retail store is expected to occur starting Fall of 2020 and finishing in the Summer of 2021.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Yes, secondary phasing of the anticipated administration offices and Employment Connections Annex may occur with the retail store or be completed within the next five years depending on budget limitations. All work on site is planned to be finished by 2026.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **A Phase I Environmental Site Assessment Report by BMEC, Inc. Geotechnical engineering studies have been conducted by Baer Testing, Inc. for grading and earthwork considerations.**
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 are known.
10. List any government approvals or permits that will be needed for your proposal, if known.
    City of Pasco Site Plan Approval, Building/Development permits and Utility permits.
11. Give 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.)
    Construction of a 23,150 sq ft retail thrift store for Goodwill Industries of the Columbia including requisite parking, site grading, drainage, utilities and landscaping. Future phase includes a 30,000 sq ft administration offices and Employment Connections Annex utilizing shared parking, utilities and landscaping elements completed with the thrift store.
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 property is identified as Parcel 116150071 in Pasco, Washington, on the east side of Road 76, on the corner of Road 76 and Wrigley Dr. The site is in the southwest quarter of the southwest quarter in Section 9, Township 9 N. and Range 29 E. W. M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?
Approximately 5 percent slope toward the south.

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.
The subsurface profile generally consists of loose to dense, dry to moist, silty sand overlying medium dense, medium to coarse black sand with few gravels. The coarse black sand extends to the test pit termination depth 7 to 9 feet below the existing grade.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None are 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. **Project will include grading in areas slated for building slab, loading dock, walkways, parking areas. Total cut to be estimated at 1400 cy. Total fill estimated at 1600 cy. from locally sourced suppliers using earthen soil devoid of spoils.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **The project is not expected to increase erosion or sedimentation at the site. This is due to the relatively flat nature of the site. Any sloped areas disturbed during construction would be stabilized immediately to reduce erosion and/or sedimentation.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 75 percent of the overall site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Water sprinklers and/or water truck will be used throughout construction to provide dust control.

2. Air

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.
Dust and emissions from construction equipment could be generated during construction.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
A dust control plan will be defined by the general contractor to mitigate airborne dust during the construction period. Project will be in compliance with Clean Air authority requirements.

3. Water

a. Surface Water:

i. 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.

The nearest major body of water is Columbia River, approximately 2.69 miles south of the site. There are no flood zones or wetlands associated with the site.

ii. 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.

iii. 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.

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

No.

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

No.

vi. 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:

i. 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 general description, purpose, and approximate quantities if known.

No.

ii. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: 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.

Not applicable. The site is served by the city sewerage system.

c. Water Runoff (including stormwater):

i. 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.

Stormwater will be collected and disposed of through catch basins, drainage swales and infiltration galleries.

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

No waste materials are expected to enter the ground or surface water as part of the project.

iii. 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:

Stormwater will be collected and discharged into an approved on-site stormwater collection and disposal system. Stormwater disposal system will be designed by a Washington State licensed civil engineer and submitted for review and approval with City of Pasco.

4. Plants

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

____ deciduous tree: alder, maple, aspen, other
____ evergreen tree: fir, cedar, pine, other
__x__ shrubs
__x__ 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?
Grasses will be removed to facilitate construction.

c. List threatened and endangered species known to be on or near the site.
None are known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
New indigenous grasses, trees and shrubs shall be provided.

e. List all noxious weeds and invasive species known to be on or near the site.
None are known.

5. Animals

a. List any birds and other animals which 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: **Quail**
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.
Yes, Pasco is within the Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any:
None.

e. List any invasive animal species known to be on or near the site.
None are known.

6. Energy and Natural Resources

a. 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.

A mix of natural gas and electricity will service the project's energy needs.

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

No.

c. 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:

Property developers will be encouraged to use best practices of sustainable design for the structure. All structures will be designed in compliance with the current State of Washington energy codes.

7. Environmental Health

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

No.

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

Based upon the findings of BMEC, Inc.'s Phase I Site Assessment dated November 2019, no recognized environmental conditions are associated with the property except the following. The historical use of the property has been farmland and the use of pesticides and herbicides is assumed. As the intended use of the property is commercial, then no further investigation is required.

ii. 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 are known.

iii. 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.

iv. Describe special emergency services that might be required.

A fire alarm system and automatic fire sprinkler system may be required for the building as determined by City of Pasco Fire Department.

v. Proposed measures to reduce or control environmental health hazards, if any:

None required.

b. Noise

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

Local residential and vehicular traffic.

ii. 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.

On a short term basis, there will be some construction noise generally on weekdays from 7:00 a.m. to 5:00 p.m.

iii. Proposed measures to reduce or control noise impacts, if any:

Construction activities will be limited to daylight hours.

8. Land and Shoreline Use

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 subject property is currently undeveloped land. Adjacent properties include residential and commercial 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 as a result 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?

The site was part of an irrigated crop circle during the 1990's and is currently undeveloped. Prior to 1991, the site had never been developed.

i. 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.

None.

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

Not applicable.

e. What is the current zoning classification of the site?
The site is zoned C-1 Retail Business.

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

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.

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

None are known.

i. Approximately how many people would reside or work in the completed project?
Approximately 60 employees will work on site when all phases of development have been completed.

j. Approximately how many people would the completed project displace?
None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None are needed.

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

The project will be compatible with surrounding structures, and the use fits with the comprehensive zoning plan.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None are needed.

9. Housing

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.
Not applicable.

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

None needed.

10. Aesthetics

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

The tallest building portion will be approximately 35 feet in overall height. Exterior materials will be a mix of stucco and concrete masonry with ample glazing.

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

Potentially, views to the east by residences at west could be altered.

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

None.

11. Light and Glare

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

Potential glare may be experienced by building glazing during daylight hours, and light from outdoor fixtures during non-daylight hours.

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

No, all lighting will include glare shields to cut off light dispersion.

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:

Adherence to City of Pasco's lighting requirements per municipal code.

12. Recreation

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

The site is located near the HAPO Event Center, Gesa Baseball Stadium, Pasco Sporting Complex, and Fairchild Cinemas.

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:

Not applicable.

13. Historic and Cultural Preservation

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 located on or near the site? If so, specifically describe.

No.

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 are known.

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.

If any artifacts are found, cultural resources and City of Pasco Community & Economic Development Department will be notified.

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.

Stop work and notify appropriate cultural resource agencies. No specific permits are required due to the property's location in an established commercial district.

14. Transportation

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 property can be accessed from the north via entrance from Wrigley Drive east via a private shared access roadway, and from the west via an entrance from Road 76.**

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. Approximately 0.2 miles to the nearest transit stop to the north.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The completed project will add 216 parking spaces to the site, including 9 accessible spaces. No parking space will be eliminated.

d. 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).

No.

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

No.

f. 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?

The proposed development is anticipated to generate 563 vehicle trips during a typical weekday, including 102 during the AM peak hour and 62 duirng the PM peak hour. The development is anticipated to generate 453 vehicle trips on a Saturday, which is the higher volume weekend day.

g. 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.

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

None.

15. Public Services

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.

The project, by itself, will not necessarily require expansion of existing public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.
None.

16. Utilities

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. **City of Pasco water supply, sewage system, and stormwater; Franklin Couty PUD electrical utility; Cascade Natural Gas; Basin Disposal solid waste/garbage; Spectrum Cable Television; Frontier Telephone.**

C. SIGNATURE

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.

Signature: _____

Name of signee: **Jason M. Archibald**

Position and Agency/Organization: **Principal Architect-Archibald & Co. Architects, PS**

Date Submitted: _____

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.

_____

Reviewer Signature Date

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(It is not necessary to use this sheet 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 how 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 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, producting of noise, or production, storage, or release of toxic/hazardous substances?

   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 (i.e. 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.

MEMORANDUM

Date:	April 7, 2025	**TG:**	1.23220.24
To:	Craig Raymond & Kurtis Schliebe – City of Pasco		
From:	Jon Pascal PE & Brandon Alvarado TE, PTP – Transpo Group		
Subject:	Goodwill and Office Tier 1 Traffic Impact Analysis		

The following Tier 1 traffic impact analysis (TIA) outlines project information and traffic impacts for the proposed Goodwill and Office development on the southeast corner of Road 76 and Wrigley Drive in Pasco, WA. A discussion of nearby vehicular and pedestrian facilities is also provided, along with an evaluation of parking and sight distance at the project accesses.

The scope of this TIA was determined via discussions with City of Pasco staff. Although the estimated trip generation for the project would typically require a Tier 2 analysis per the City of Pasco code, a Tier 1 analysis was found to be sufficient to determine and address project traffic impacts and calculate traffic impact fees. The surrounding intersections in the site vicinity have been studied in various other TIAs, and transportation improvement plan (TIP) projects have previously been determined along Road 76.

Project Description

The proposed project is located on the southeast corner of Road 76 and Wrigley Drive in Pasco, WA. Figure 1 illustrates the site vicinity and surrounding streets. The proposed development would construct a 20,500 square foot Goodwill retail store with an additional 14,700 square foot office and services area. On the same site, a separate future office building of 10,500 square feet is proposed. For the purposes of this TIA, it is assumed that both developments will be completed. The project would also provide 229 parking stalls. The preliminary site plan is included in Figure 2.

Trip Generation

Trip generation for the proposed project was calculated based on trip rates using the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th Edition, 2021). Per discussions with City of Pasco staff, ITEs Strip Retail Plaza (LU #822) and General Office Building (LU #710) land uses were found to best reflect the proposed land uses. As such, rates for these land uses were utilized to determine trip generation for the proposed project.

The proposed project trip generation was adjusted for pass-by trips. Pass-by trips reflect traffic already on streets in the vicinity of the project site that would visit the commercial components of the project while driving by the site on the way to its final destination. Based on ITE *Trip Generation Manual* (11th Edition, 2021), the pass-by rate for retail is 40 percent. It is anticipated that pass-by traffic would primarily come from existing traffic on Road 68; therefore, pass-by trip adjustments have been made at the Road 68/Wrigley Drive intersection in addition to the project access on Wrigley Drive.

Table 1 below shows the weekday net new vehicle trips generated by the proposed project. The proposed project is estimated to generate 1,494 net new daily trips with 106 occurring in the AM peak hour and 143 occurring in the PM peak hour. The detailed trip generation calculations are attached for reference.

Table 1. Project Trip Generation

Land Use[1]	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Goodwill (LU #822)	20,500 sf	1,096	29	19	48	68	67	135
Pass-By (40% PM)		*0*	*0*	*0*	*0*	*-27*	*-27*	*-54*
Goodwill Subtotal		*1,096*	*29*	*19*	*48*	*41*	*40*	*81*
Goodwill Services Building (LU #710)	14,700 sf	220	28	4	32	6	28	34
Future Office Building (LU #710)	11,500 sf	178	23	3	26	5	23	28
Net New Total		**1,494**	**80**	**26**	**106**	**52**	**91**	**143**

Note: sf = square feet
1. Trip generation based on rates and equations in the ITE *Trip Generation Manual*, 11th Edition (2021).

Trip Distribution and Assignment

Trip distribution patterns for the proposed uses to and from the site were based on trip distributions in the TIA for the nearby JLS Commercial Building project, located on the north side of Wrigley Drive directly across from the proposed project site. The trip distribution for the proposed project is shown in Figure 3.

The net new peak hour project trips were assigned within the study area based on distribution for the proposed project. The AM peak hour assignment is shown in Figure 4, and the PM peak hour assignment is shown in Figure 5.

Site Access

The existing access on Wrigley Drive to the BioLife Plasma Services building east of the project site would be utilized to provide full project access. Additionally, new access is proposed on Road 76 that would also provide full access.

The proposed site plan shows 2 outbound lanes and 1 inbound lane at each access; however, the existing access on Wrigley Drive currently has a curb-to-curb width of 30 feet and may not be able to accommodate 3 lanes. It is recommended that the proposed access widths and lane striping on site be reviewed by the City of Pasco as part of the permitting process. Should the access channelization be modified to/remain as 1 inbound and 1 outbound lane, no site circulation impacts are anticipated.

It is anticipated that the Wrigley Drive access would be utilized by 90% of traffic to and from the project site, with the remaining 10% utilizing the Road 76 access. The City of Pasco plans to provide a Road 76/I-182 overpass in the future which would allow traffic to bypass Road 68. Upon completion of the overpass, the access utilization split would likely change to a more even 50-50 split. In both cases, the site circulation would be adequate for passenger car circulation.

Pedestrian and Bicycle Facilities

Sidewalks are proposed along the project frontages on Road 76 and Wrigley Drive. In the project site vicinity, sidewalks are currently provided on the west side of Road 76, a majority of the north side of Wrigley Drive, and on the south side of Wrigley Drive.

There are currently no bicycle facilities in the vicinity of the project site. The nearest bike pathway proposed in the City of Pasco Bike-Ped Master Plan is on Road 68 south of Burden Boulevard. This pathway would provide safe bicycle travel along the north side of I-182.

Parking Evaluation

The City of Pasco Municipal Code 25.185.170 provides the minimum off-street parking requirements by land use. For retail uses, one space for each 300 square feet of floor area is required. Similarly, offices require one space for each 300 square feet on the ground floor; however, if any floors other than the ground floor are proposed, those floors require one space for 500 square feet of floor space.

Table 2 provides the calculation of total requirements for the proposed project. As shown in Table 2, the project is required to provide 138 total parking stalls.

Table 2. City of Pasco Parking Code Requirements

Land Use	Rate[1]	Quantity	Required Spaces
Goodwill	1 space / 300 square feet	20,500 square feet	69
Goodwill Services Building			
First Floor	1 space / 300 square feet	7,700 square feet	26
Second Floor	1 space / 500 square feet	7,000 square feet	14
Goodwill Services Subtotal			40
Future Office Building			
First Floor	1 space / 300 square feet	5,500 square feet	19
Second Floor	1 space / 500 square feet	5,000 square feet	10
Future Office Subtotal			29
Total			**138**

1. City of Pasco Municipal Code 25.185.170 – required off-street parking.

The project proposes to provide 124 parking stalls near the Goodwill, 40 parking stalls near the Goodwill services, and 65 parking stalls near the future office for a total of 229 parking stalls. As such, the project would provide 91 parking stalls more than required.

Sight Distance

The City of Pasco Design and Construction Standards (May 2022) states: “The sight distance triangle clearview shall remain clear of anything erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between the heights of 2.5' and 10' above the intersection centerline elevation. At the discretion of the City Engineer, City infrastructure may be located within the clearview including but not limited to regulatory signage, illumination, and utility poles.”

The Wrigley Drive access currently exists, and the project is not proposing any changes that would affect sight distance or circulation. There are currently no objects that impact the triangle clearview of the Wrigley Drive centerline.

The Road 76 access does not currently exist; however, the existing terrain along Road 76 is flat and the access would be oriented to be perpendicular to Road 76. No objects, trees, power poles, etc. are planned to be installed that would affect the triangle clearview of the Road 76 centerline. Based on the American Association of State Highway and Transportation Officials (AASHTO) policy, accesses on roadways with a 25 miles per hour design speed must provide 280 feet of clear sight distance to make a left turn and 240 feet of clear sight distance to make a right turn. Both distances are anticipated to be met for the Road 76 access. It is recommended that the proposed access point be designed per the City of Pasco Design and Construction Standards (May 2022), which are illustrated below.

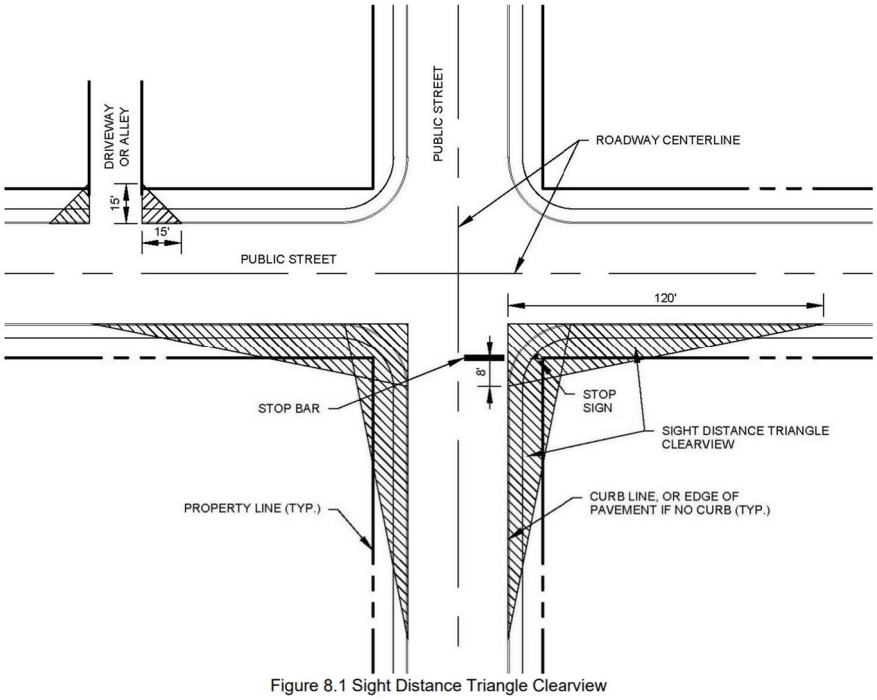


Figure 8.1 Sight Distance Triangle Clearview

Impact Fee

The City of Pasco transportation impact fees are outlined in City of Pasco Municipal Code 3.35.230, which lists a rate of $43 per daily vehicle trip for commercial/non-residential uses. Based on the project trip generation of 1,494 net new daily trips, the project is anticipated to require a transportation impact fee payment of $64,242 ($43 per daily trip * 1,494 daily trips = $64,242).

Conclusion

The proposed development would construct a 20,500 square foot Goodwill retail store, 14,700 square foot office and services area, and a separate future office building of 10,500 square feet.

The proposed project is estimated to generate 1,494 net new daily trips with 106 occurring in the AM peak hour and 143 occurring in the PM peak hour. The project would provide 229 parking stalls, which is 91 parking stalls more than required by the City of Pasco.

It is recommended that the proposed access widths and lane striping on site be reviewed by the City of Pasco as part of the permitting process.

Site access and sight distance are anticipated to be adequate for passenger car circulation. Sidewalks will be provided along the project frontages to provide pedestrian access, with these sidewalks connecting to existing sidewalks on Road 76 and Wrigley Drive. No bicycle facilities currently exist and none are proposed.

Based on the project trip generation of 1,494 net new daily trips, the project is anticipated to require a transportation impact fee payment of $64,242 ($43 per daily trip * 1,494 daily trips = $64,242).



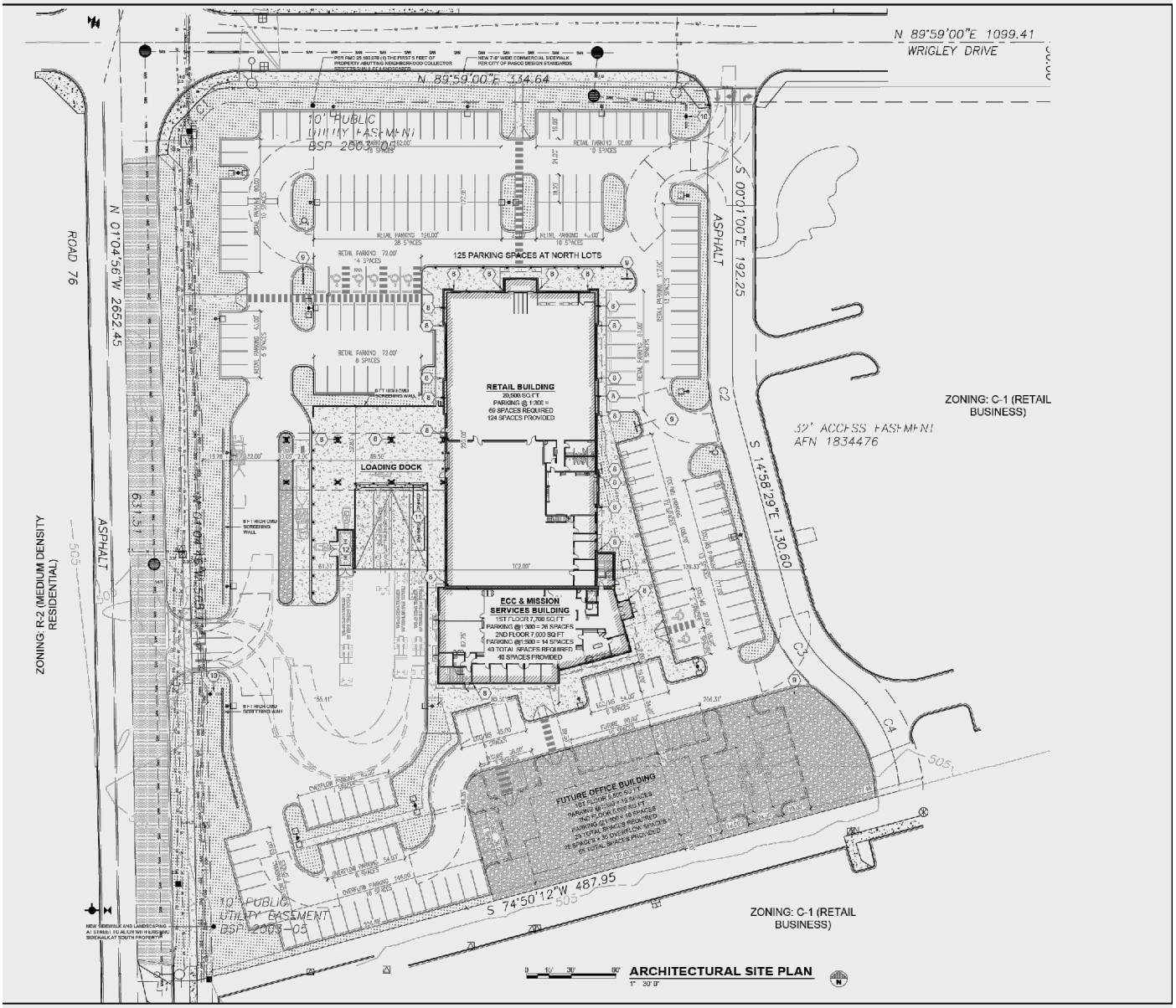
Project Site Vicinity and Study Intersections

FIGURE 1

Pasco Goodwill

transpogroup

Mar 25, 2025 - 2:07pm jeffreyc M:\23\1.23220.00 - Pasco OnCall Transportation Engineering\Task 24 - Goodwill\Graphics\DWG\Pasco Goodwill Graphics.dwg Layout: Site Vicinity

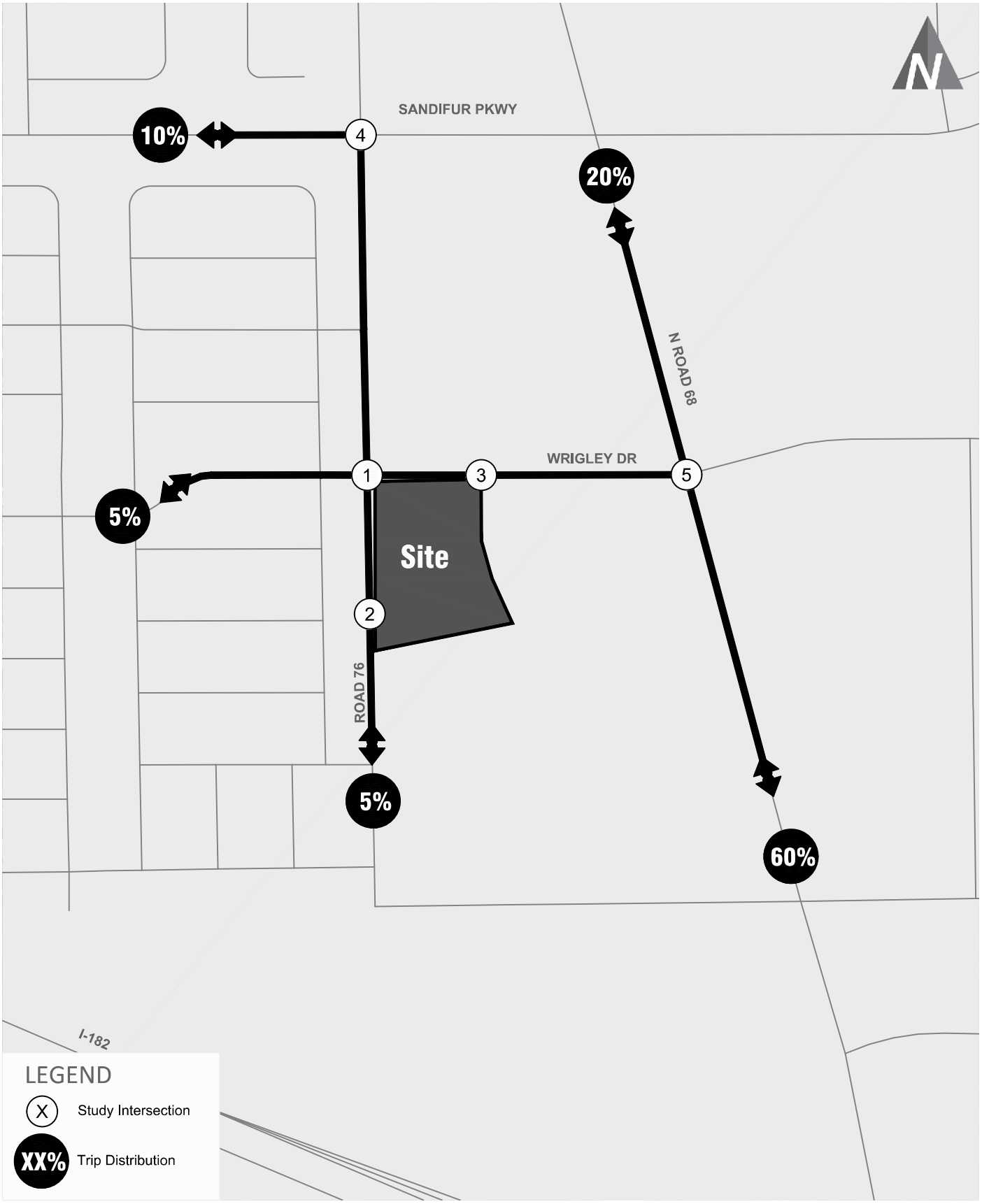


Project Site Plan

Pasco Goodwill

FIGURE
2

transpogroup



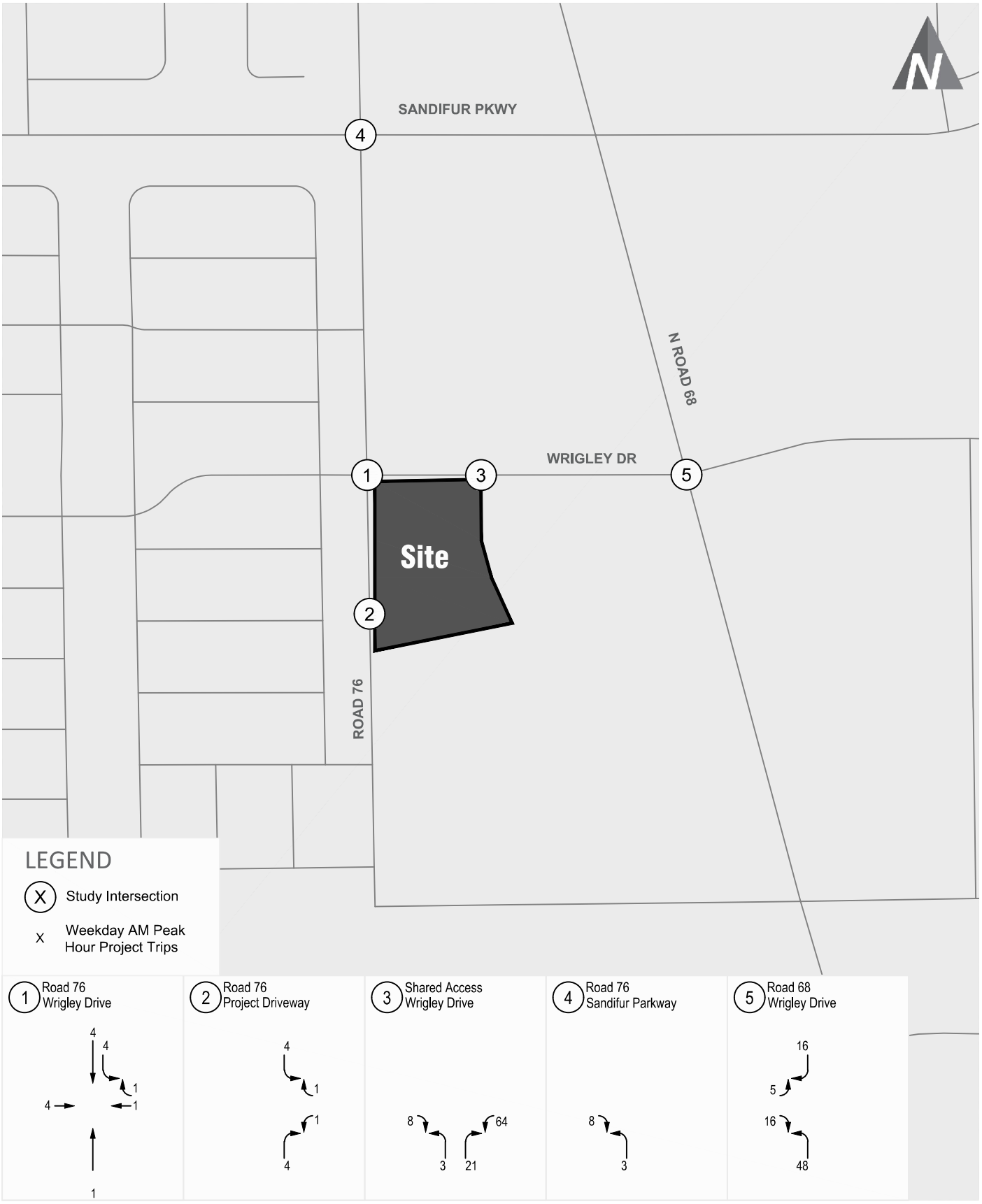
Project Trip Distribution

FIGURE 3

Pasco Goodwill

transpogroup

Mar 25, 2025 - 2:56pm jeffreyc M:\23\1.23220.00 - Pasco OnCall Transportation Engineering\Task 24 - Goodwill\Graphics\DWG\Pasco Goodwill Graphics.dwg Layout: Trip Distribution

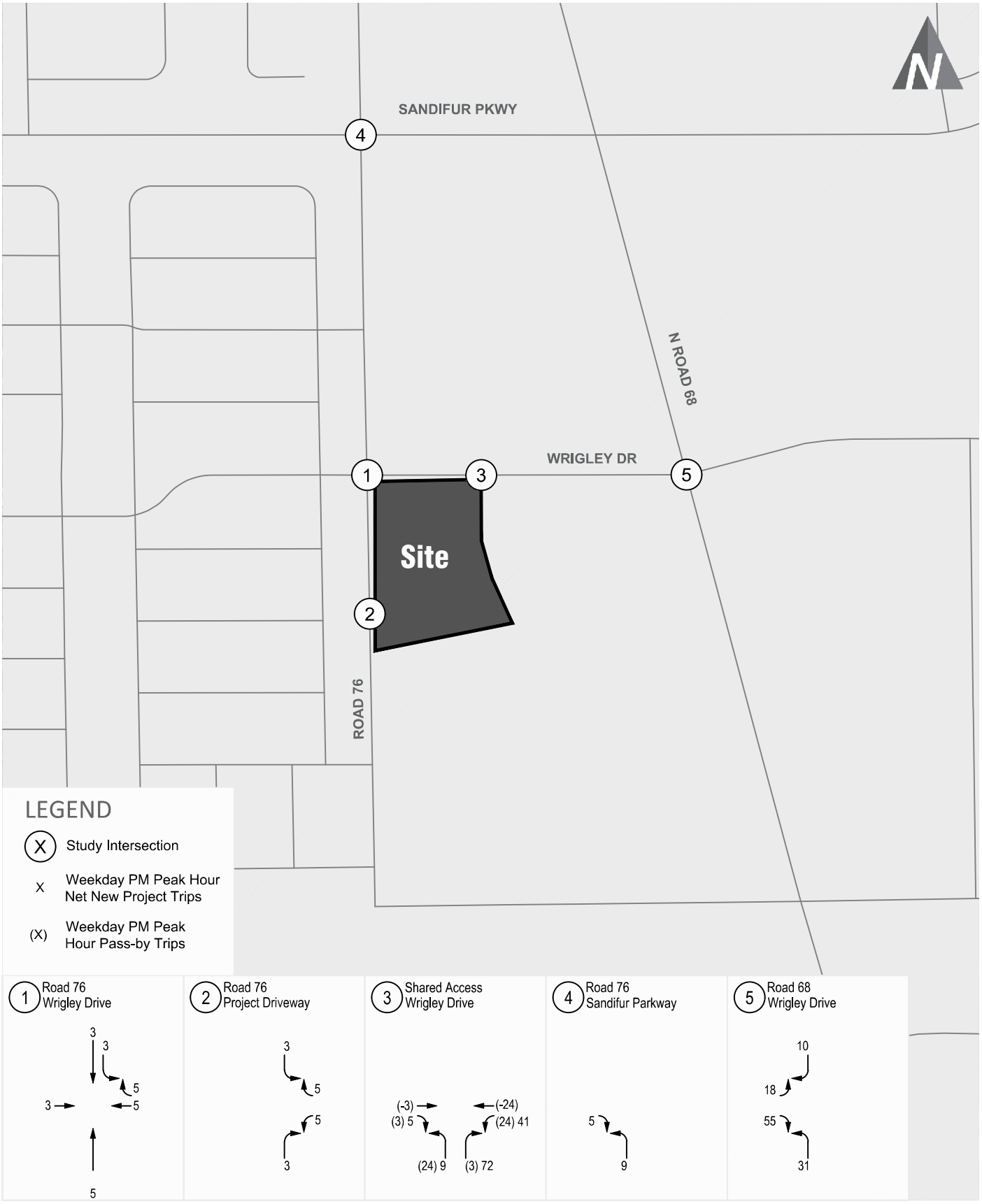


AM Peak Hour Project Trip Assignment

FIGURE 4

Pasco Goodwill

transpogroup



PM Peak Hour Project Trip Assignment

FIGURE 5

Pasco Goodwill

transpogroup

1.23220.24 Goodwill

Proposed Use

								Gross Trips			Pass-By Trips				Primary Trips		
Land Use	**Setting**	**Size**	**Units**	**Model**	**Equation**	**Rate**	**Inbound %**	**Inbound**	**Outbound**	**Subtotal**	**%**	**In**	**Out**	**Total**	**Inbound**	**Outbound**	**Total**
Goodwill (LU 822)		**20,500**	sf														
Daily	General Urban/Suburban			Equation (lin)	T = 42.20(X) + 229.68	-	50%	548	548	1,096		-	-	-	548	548	1,096
AM Peak Hour	General Urban/Suburban			Rate	-	2.36	60%	29	19	48		-	-	-	29	19	48
PM Peak Hour	General Urban/Suburban			Rate	-	6.59	50%	68	67	135	40%	27	27	54	41	40	81
Goodwill Services Building (LU 710)		**14,700**	sf														
Daily	General Urban/Suburban			Equation (log)	Ln(T) = 0.87 Ln(X) + 3.05	-	50%	110	110	220		-	-	-	110	110	220
AM Peak Hour	General Urban/Suburban			Equation (log)	Ln(T) = 0.86 Ln(X) + 1.16	-	88%	28	4	32		-	-	-	28	4	32
PM Peak Hour	General Urban/Suburban			Equation (log)	Ln(T) = 0.83 Ln(X) + 1.29	-	17%	6	28	34		-	-	-	6	28	34
Future Office Building (LU 710)		**11,500**	sf														
Daily	General Urban/Suburban			Equation (log)	Ln(T) = 0.87 Ln(X) + 3.05	-	50%	89	89	178		-	-	-	89	89	178
AM Peak Hour	General Urban/Suburban			Equation (log)	Ln(T) = 0.86 Ln(X) + 1.16	-	88%	23	3	26		-	-	-	23	3	26
PM Peak Hour	General Urban/Suburban			Equation (log)	Ln(T) = 0.83 Ln(X) + 1.29	-	17%	5	23	28		-	-	-	5	23	28
Subtotal																	
Daily								747	747	1,494		0	0	0	747	747	1,494
AM Peak Hour								80	26	106		0	0	0	80	26	106
PM Peak Hour								79	118	197		27	27	54	52	91	143

Notes:

1. Trip rates based on Institute of Transportation Engineers' (ITE) *Trip Generation Manual* (11th Edition) equation and average trip rates as shown above. Pass-by rates based on ITE Trip Genration Manual (11th Edition) pass-by rates.

INADVERTENT DISCOVERY PLAN

PLAN AND PROCEDURES FOR THE DISCOVERY OF CULTURAL RESOURCES AND HUMAN SKELETAL REMAINS

To request ADA accommodation, including materials in a format for the visually impaired, call Ecology at 360-407-6000 or visit https://ecology.wa.gov/accessibility. People with impaired hearing may call Washington Relay Service at 711. People with a speech disability may call TTY at 877-833-6341.

Site Name(s): 7511 Wrigley Drive Location: Pasco, Washington

Project Lead/Organization: Goodwill Industries of the Columbia County: Franklin

If this Inadvertent Discovery Plan (IDP) is for multiple (batched) projects, ensure the location information covers all project areas.

1. INTRODUCTION

The IDP outlines procedures to perform in the event of a discovery of archaeological materials or human remains, in accordance with applicable state and federal laws. An IDP is required, as part of Agency Terms and Conditions for all grants and loans, for any project that creates disturbance above or below the ground. An IDP is not a substitute for a formal cultural resource review (Executive 21-02 or Section 106).

Once completed, **the IDP should always be kept at the project site** during all project activities. All staff, contractors, and volunteers should be familiar with its contents and know where to find it.

2. CULTURAL RESOURCE DISCOVERIES

A cultural resource discovery could be prehistoric or historic. Examples include (see images for further examples):

- An accumulation of shell, burned rocks, or other food related materials.
- Bones, intact or in small pieces.
- An area of charcoal or very dark stained soil with artifacts.
- Stone tools or waste flakes (for example, an arrowhead or stone chips).
- Modified or stripped trees, often cedar or aspen, or other modified natural features, such as rock drawings.
- Agricultural or logging materials that appear older than 50 years. These could include equipment, fencing, canals, spillways, chutes, derelict sawmills, tools, and many other items.
- Clusters of tin cans or bottles, or other debris that appear older than 50 years.
- Old munitions casings. ***Always assume these are live and never touch or move.***
- Buried railroad tracks, decking, foundations, or other industrial materials.
- Remnants of homesteading. These could include bricks, nails, household items, toys, food containers, and other items associated with homes or farming sites.

The above list does not cover every possible cultural resource. When in doubt, assume the material is a cultural resource.

3. ON-SITE RESPONSIBILITIES

If any employee, contractor, or subcontractor believes that they have uncovered cultural resources or human remains at any point in the project, take the following steps to ***Stop-Protect-Notify***. **If you suspect that the discovery includes human remains, also follow Sections 5 and 6.**

STEP A: Stop Work.

All work must stop immediately in the vicinity of the discovery.

STEP B: Protect the Discovery.

Leave the discovery and the surrounding area untouched and create a clear, identifiable, and wide boundary (30 feet or larger) with temporary fencing, flagging, stakes, or other clear markings. Provide protection and ensure integrity of the discovery until cleared by the Department of Archaeological and Historical Preservation (DAHP) or a licensed, professional archaeologist.

Do not permit vehicles, equipment, or unauthorized personnel to traverse the discovery site. Do not allow work to resume within the boundary until the requirements of this IDP are met.

STEP C: Notify Project Archaeologist (if applicable).

If the project has an archaeologist, notify that person. If there is a monitoring plan in place, the archaeologist will follow the outlined procedure.

STEP D: Notify Project and Washington Department of Ecology (Ecology) contacts.

Project Lead Contacts

Primary Contact		Alternate Contact	
Name:	Brandon Mayfield	Name:	Macoy Goulet
Organization:	Chervenell Construction C	Organization:	Chervenell Construction Co
Phone:	(509) 735-3377	Phone:	(509) 873-2730
Email:	bmayfield@chervenell.com	Email:	mgoulet@chervenell.com

Ecology Contacts (completed by Ecology Project Manager)

City of Pasco Contact:		Alternate or Cultural Resource Contact	
Name:	Erik Watkins	Name:	Rob Whitlam
Program:	Planning Department	Program:	Washington State Archaeologist
Phone:	(509) 544-4143	Phone:	(360) 890-2615
Email:	watkinse@pasco-wa.gov	Email:	rob.whitlam@dahp.wa.gov

STEP E: Ecology will notify DAHP.

Once notified, the Ecology Cultural Resource Contact or the Ecology Project Manager will contact DAHP to report and confirm the discovery. To avoid delay, the Project Lead/Organization will contact DAHP if they are not able to reach Ecology.

DAHP will provide the steps to assist with identification. DAHP, Ecology, and Tribal representatives may coordinate a site visit following any necessary safety protocols. DAHP may also inform the Project Lead/Organization and Ecology of additional steps to further protect the site.

Do not continue work until DAHP has issued an approval for work to proceed in the area of, or near, the discovery.

DAHP Contacts:

Name: Rob Whitlam, PhD
Title: State Archaeologist
Cell: 360-890-2615
Email: Rob.Whitlam@dahp.wa.gov
Main Office: 360-586-3065

Human Remains/Bones:

Name: Guy Tasa, PhD
Title: State Anthropologist
Cell: 360-790-1633 (24/7)
Email: Guy.Tasa@dahp.wa.gov

4. TRIBAL CONTACTS

In the event cultural resources are discovered, the following tribes will be contacted. See Section 10 for Additional Resources.

Tribe:	Nez Perce Tribe	Tribe:	Confederated Tribes of the Colville Reservation
Name:	Aaron Miles, Sr.	Name:	Guy Moura
Title:	Sr. Acting Director Cultural Resources Program	Title:	THPO
Phone:	(208) 621-3847	Phone:	(509) 634-2695
Email:	2moon@nezperce.org	Email:	guy.moura@colvilletribes.com
Tribe:	Confederated Tribes and Bands of the Yakama Nation	Tribe:	Wanapum Tribe
Name:	Casey Barney	Name:	Alyssa Buck
Title:	Program Manager Cultural Resources	Title:	Wanapum Interface Office
Phone:	(509) 865-5121	Phone:	(509) 766-3461
Email:	Casey_Barney@yakama.com	Email:	Abuck1@gcpud.org

Please provide contact information for additional tribes within your project area, if needed, in Section 11.

5. FURTHER CONTACTS (if applicable)

If the discovery is confirmed by DAHP as a cultural or archaeological resource, or as human remains, and there is a partnering federal or state agency, Ecology or the Project Lead/Organization will ensure the partnering agency is immediately notified.

Federal Agency:		State Agency:	
Agency:	Not Applicable	Agency:	Not Applicable
Name:		Name:	
Title:		Title:	
Phone:		Phone:	
Email:		Email:	

6. SPECIAL PROCEDURES FOR THE DISCOVERY OF HUMAN SKELETAL MATERIAL

Any human skeletal remains, regardless of antiquity or ethnic origin, will at all times be treated with dignity and respect. Follow the steps under ***Stop-Protect-Notify.*** For specific instructions on how to handle a human remains discovery, see: *RCW 68.50.645: Skeletal human remains—Duty to notify—Ground disturbing activities—Coroner determination—Definitions*.

Suggestion: If you are unsure whether the discovery is human bone or not, contact Guy Tasa with DAHP, for identification and next steps. Do not pick up the discovery.

Guy Tasa, PhD State Physical Anthropologist
Guy.Tasa@dahp.wa.gov
(360) 790-1633 (Cell/Office)

For discoveries that are confirmed or suspected human remains, follow these steps:

1. Notify law enforcement and the Medical Examiner/Coroner using the contacts below. **Do not call 911** unless it is the only number available to you.

   Enter contact information below (required):
   - Local Medical Examiner or Coroner name and phone: Curtis McGary (509) 546-5885
   - Local Law Enforcement main name and phone: Franklin County Sheriff (509) 545-3501
   - Local Non-Emergency phone number (911 if without a non-emergency number): (509) 545-3421
2. The Medical Examiner/Coroner (with assistance of law enforcement personnel) will determine if the remains are human or if the discovery site constitutes a crime scene and will notify DAHP.
3. **DO NOT speak with the media, allow photography or disturbance of the remains, or release any information about the discovery on social media.**
4. If the remains are determined to be non-forensic, Cover the remains with a tarp or other materials (not soil or rocks) for temporary protection and to shield them from being photographed by others or disturbed.

Further activities:

- Per RCW 27.44.055, RCW 68.50, and RCW 68.60, DAHP will have jurisdiction over non-forensic human remains. Ecology staff will participate in consultation. Organizations may also participate in consultation.
- Documentation of human skeletal remains and funerary objects will be agreed upon through the consultation process described in RCW 27.44.055, RCW 68.50, and RCW 68.60.
- When consultation and documentation activities are complete, work in the discovery area may resume as described in Section 8.

If the project occurs on federal lands (such as a national forest or park or a military reservation) the provisions of the Native American Graves Protection and Repatriation Act of 1990 (NAGPRA) apply and the responsible federal agency will follow its provisions. Note that state highways that cross federal lands are on an easement and are not owned by the state.

If the project occurs on non-federal lands, the Project Lead/Organization will comply with applicable state and federal laws, and the above protocol.

7. DOCUMENTATION OF ARCHAEOLOGICAL MATERIALS

Archaeological resources discovered during construction are protected by state law RCW 27.53 and assumed eligible for inclusion in the National Register of Historic Places under Criterion D until a formal Determination of Eligibility is made.

The Project Lead/Organization must ensure that proper documentation and field assessment are made of all discovered cultural resources in cooperation with all parties: the federal agencies (if any), DAHP, Ecology, affected tribes, and the archaeologist.

The archaeologist will record all prehistoric and historic cultural material discovered during project construction on a standard DAHP archaeological site or isolate inventory form. They will photograph site overviews, features, and artifacts and prepare stratigraphic profiles and soil/sediment descriptions for minimal subsurface exposures. They will document discovery locations on scaled site plans and site location maps.

Cultural features, horizons, and artifacts detected in buried sediments may require the archaeologist to conduct further evaluation using hand-dug test units. They will excavate units in a controlled fashion to expose features, collect samples from undisturbed contexts, or to interpret complex stratigraphy. They may also use a test unit or trench excavation to determine if an intact occupation surface is present. They will only use test units when necessary to gather information on the nature, extent, and integrity of subsurface cultural deposits to evaluate the site's significance. They will conduct excavations using standard archaeological techniques to precisely document the location of cultural deposits, artifacts, and features.

The archaeologist will record spatial information, depth of excavation levels, natural and cultural stratigraphy, presence or absence of cultural material, and depth to sterile soil, regolith, or bedrock for each unit on a standard form. They will complete test excavation unit level forms, which will include plan maps for each excavation level and artifact counts and material types, number, and vertical provenience (depth below

surface and stratum association where applicable) for all recovered artifacts. They will draw a stratigraphic profile for at least one wall of each test excavation unit.

The archaeologist will screen sediments excavated for purposes of cultural resources investigation through 1/8-inch mesh, unless soil conditions warrant 1/4-inch mesh.

The archaeologist will analyze, catalogue, and temporarily curate all prehistoric and historic artifacts collected from the surface and from probes and excavation units. The ultimate disposition of cultural materials will be determined in consultation with the federal agencies (if any), DAHP, Ecology, and the affected tribe(s).

Within 90 days of concluding fieldwork, the archaeologist will provide a technical report describing any and all monitoring and resultant archaeological excavations to the Project Lead/Organization, who will forward the report to Ecology, the federal agencies (if any), DAHP, and the affected tribe(s) for review and comment.

If assessment activities expose human remains (burials, isolated teeth, or bones), the archaeologist and Project Lead/Organization will follow the process described in **Section 6**.

8. PROCEEDING WITH WORK

The Project Lead/Organization shall work with the archaeologist, DAHP, and affected tribe(s) to determine the appropriate discovery boundary and where work can continue.

Work may continue at the discovery location only after the process outlined in this plan is followed and the Project Lead/Organization, DAHP, any affected tribe(s), Ecology, and the federal agencies (if any) determine that compliance with state and federal laws is complete.

9. ORGANIZATION RESPONSIBILITY

The Project Lead/Organization is responsible for ensuring:

- This IDP has complete and accurate information.
- This IDP is immediately available to all field staff at the sites and available by request to any party.
- This IDP is implemented to address any discovery at the site.
- That all field staff, contractors, and volunteers are instructed on how to implement this IDP.

10. ADDITIONAL RESOURCES

Informative Video

Ecology recommends that all project staff, contractors, and volunteers view this informative video explaining the value of IDP protocol and what to do in the event of a discovery. The target audience is anyone working on the project who could unexpectedly find cultural resources or human remains while excavating or digging. The video is also posted on DAHP's inadvertent discovery language website.

Ecology's IDP Video (https://www.youtube.com/watch?v=ioX-4cXfbDY)

Informational Resources

DAHP (https://dahp.wa.gov)

Washington State Archeology (DAHP 2003)
(https://dahp.wa.gov/sites/default/files/Field%20Guide%20to%20WA%20Arch_0.pdf)

Association of Washington Archaeologists (https://www.archaeologyinwashington.com)

Potentially Interested Tribes

Interactive Map of Tribes by Area
(https://dahp.wa.gov/archaeology/tribal-consultation-information

WSDOT Tribal Contact Website
(https://wsdot.wa.gov/tribal/TribalContacts.htm)

11. ADDITIONAL INFORMATION

Please add any additional contact information or other information needed within this IDP.

Implement the IDP if you see…

Chipped stone artifacts.

Examples are:

- Glass-like material.
- Angular material.
- “Unusual” material or shape for the area.
- Regularity of flaking.
- Variability of size.



Stone artifacts from Oregon.



Stone artifacts from Washington.



Biface-knife, scraper, or pre-form found in NE Washington. Thought to be a well knapped object of great antiquity. Courtesy of Methow Salmon Rec. Foundation.

Implement the IDP if you see…

Ground stone artifacts.

Examples are:

- Unusual or unnatural shapes or unusual stone.
- Striations or scratching.
- Etching, perforations, or pecking.
- Regularity in modifications.
- Variability of size, function, or complexity.



Above: Fishing Weight - credit CRITFC Treaty Fishing Rights website.





Artifacts from unknown locations (left and right images).

Implement the IDP if you see…

Bone or shell artifacts, tools, or beads.

Examples are:

- Smooth or carved materials.
- Unusual shape.
- Pointed as if used as a tool.
- Wedge shaped like a “shoehorn”.
- Variability of size.
- Beads from shell (or tusk.







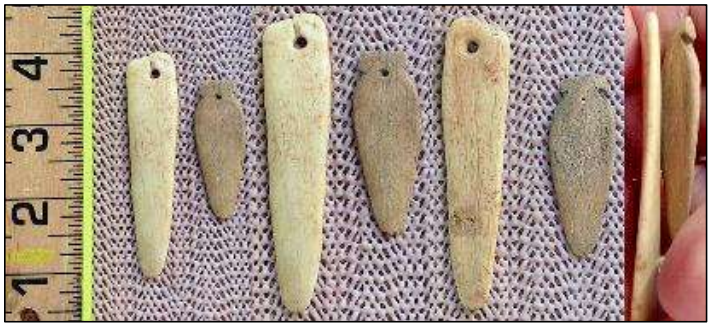


Upper Left:*Bone Awls from Oregon.*

Upper Center: *Bone Wedge from California.*

Upper Right: *Plateau dentalium choker and bracelet, from Nez Perce National Historical Park, 19th century, made using Antalis pretiosa shells Credit: Nez Perce - Nez Perce National Historical Park, NEPE 8762, Public Domain.*

Above: *Tooth Pendants. Right: Bone Pendants. Both from Oregon and Washington.*



Implement the IDP if you see…

Culturally modified trees, fiber, or wood artifacts.

Examples are:

- Trees with bark stripped or peeled, carvings, axe cuts, de-limbing, wood removal, and other human modifications.
- Fiber or wood artifacts in a wet environment.
- Variability of size, function, and complexity.







Left and Below: *Culturally modified tree and an old carving on an aspen (Courtesy of DAHP).*

Right, Top to Bottom: *Artifacts from Mud Bay, Olympia: Toy war club, two strand cedar rope, wet basketry*.





Implement the IDP if you see…

Strange, different, or interesting looking dirt, rocks, or shells.

Human activities leave traces in the ground that may or may not have artifacts associated with them. Examples are:

- "Unusual" accumulations of rock (especially fire-cracked rock).
- "Unusual" shaped accumulations of rock (such as a shape similar to a fire ring).
- Charcoal or charcoal-stained soils, burnt-looking soils, or soil that has a "layer cake" appearance.
- Accumulations of shell, bones, or artifacts. Shells may be crushed.
- Look for the "unusual" or out of place (for example, rock piles in areas with otherwise few rocks).



Shell Midden pocket in modern fill discovered in sewer trench.



Underground oven. Courtesy of DAHP.

Shell midden with fire cracked rock.





Hearth excavated near Hamilton, WA.

Implement the IDP if you see…

Historic period artifacts (historic archaeology considered older than 50 years).

Examples are:

- Agricultural or logging equipment. May include equipment, fencing, canals, spillways, chutes, derelict sawmills, tools, etc.
- Domestic items including square or wire nails, amethyst colored glass, or painted stoneware.





Left: Top to Bottom: *Willow pattern serving bowl and slip joint pocket knife discovered during Seattle Smith Cove shantytown (45-KI-1200) excavation.*

Right: *Collections of historic artifacts discovered during excavations in eastern Washington cities.*





Implement the IDP if you see…

Historic period artifacts (historic archaeology considered older than 50 years).

Examples are:

- Railway tokens, coins, and buttons.
- Spectacles, toys, clothing, and personal items.
- Items helping to understand a culture or identity.
- Food containers and dishware.





Right, from Top to Bottom: *Coins, token, spectacles and Montgomery Ward pitchfork toy discovered during Seattle Smith Cove shantytown (45-KI-1200) excavation.*



Main Image: *Dishes, bottles, workboot found at the North Shore Japanese bath house (ofuro) site, Courtesy Bob Muckle, Archaeologist, Capilano University, B.C. This is an example of an above ground resource.*





Implement the IDP if you see…

- Old munition casings – if you see ammunition of any type – ***always assume they are live and never touch or move!***
- Tin cans or glass bottles with an older manufacturer's technique – maker's mark, distinct colors such as turquoise, or an older method of opening the container.



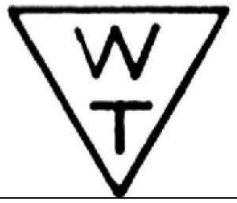


Far Left: .303 British cartridge found by a WCC planting crew on Skagit River. Don't ever touch something like this!
Left: Maker's mark on bottom of old bottle.

Right: *Old beer can found in Oregon. ACME was owned by Olympia Brewery. Courtesy of Heather Simmons.*







Logo employed by Whithall Tatum & Co. between 1924 to 1938 (Lockhart et al. 2016).



Can opening dates, courtesy of W.M. Schroeder.

Implement the IDP if you see…

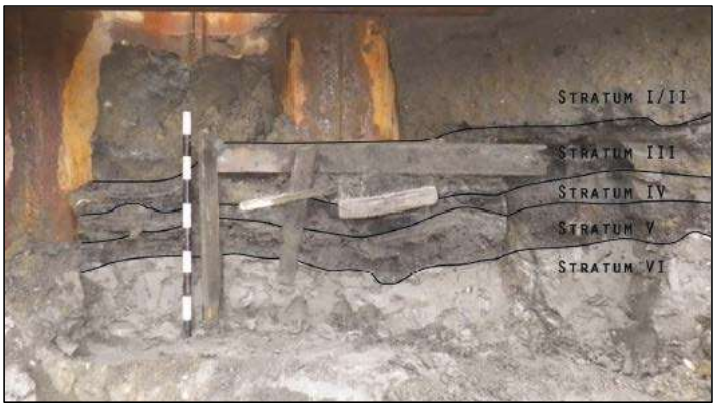
You see historic foundations or buried structures.

Examples are:

- Foundations.
- Railroad and trolley tracks.
- Remnants of structures.









Counter Clockwise, Left to Right: *Historic structure 45KI924, in WSDOT right of way for SR99 tunnel. Remnants of Smith Cove shantytown (45-KI-1200) discovered during Ecology CSO excavation, City of Spokane historic trolley tracks uncovered during stormwater project, intact foundation of historic home that survived the Great Ellensburg Fire of July 4, 1889, uncovered beneath parking lot in Ellensburg.*

Implement the IDP if you see...

Potential human remains.

Examples are:

- Grave headstones that appear to be older than 50 years.
- Bones or bone tools--intact or in small pieces. It can be difficult to differentiate animal from human so they must be identified by an expert.
- These are all examples of animal bones and are not human.



Center: *Bone wedge tool, courtesy of Smith Cove Shantytown excavation (45KI1200).*

Other images (Top Right, Bottom Left, and Bottom) Center: Courtesy of DAHP.









Directly Above: This is a real discovery at an Ecology sewer project site.

What would you do if you found these items at a site? Who would be the first person you would call?

Hint: *Read the plan!*

ORDINANCE NO 3084

AN ORDINANCE relating to zoning and amending PMC Title 22

WHEREAS, cities have the responsibility to regulate and control the physical development within their borders and insure the public health, safety and welfare are maintained, and,

WHEREAS, the City of Pasco has zoning regulations that encourage orderly growth and development of the city, and,

WHEREAS, from time to time the City Council assess the zoning regulations with respect to the needs of the community, and,

WHEREAS, the City Council has conducted a public hearing and determined that to further the purposes of comprehensive planning and to maintain and protect the welfare of the community, it is necessary to amend PMC Title 22, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF PASCO, WASHINGTON DO ORDAIN AS FOLLOWS

Section 1 That PMC Title 22 is hereby amended as follows

PMC Chapter 22 52 C-1-D (Designated Shopping Center) is amended by the reduction of the two acre lot size to one acre

Section 2 This ordinance shall be in full force and effect after passage by City Council

PASSED by the City Council of the City of Pasco this 17 day of April, 1995

Joyce DeFelice

Joyce DeFelice, Mayor

ATTEST

Catherine Seaman

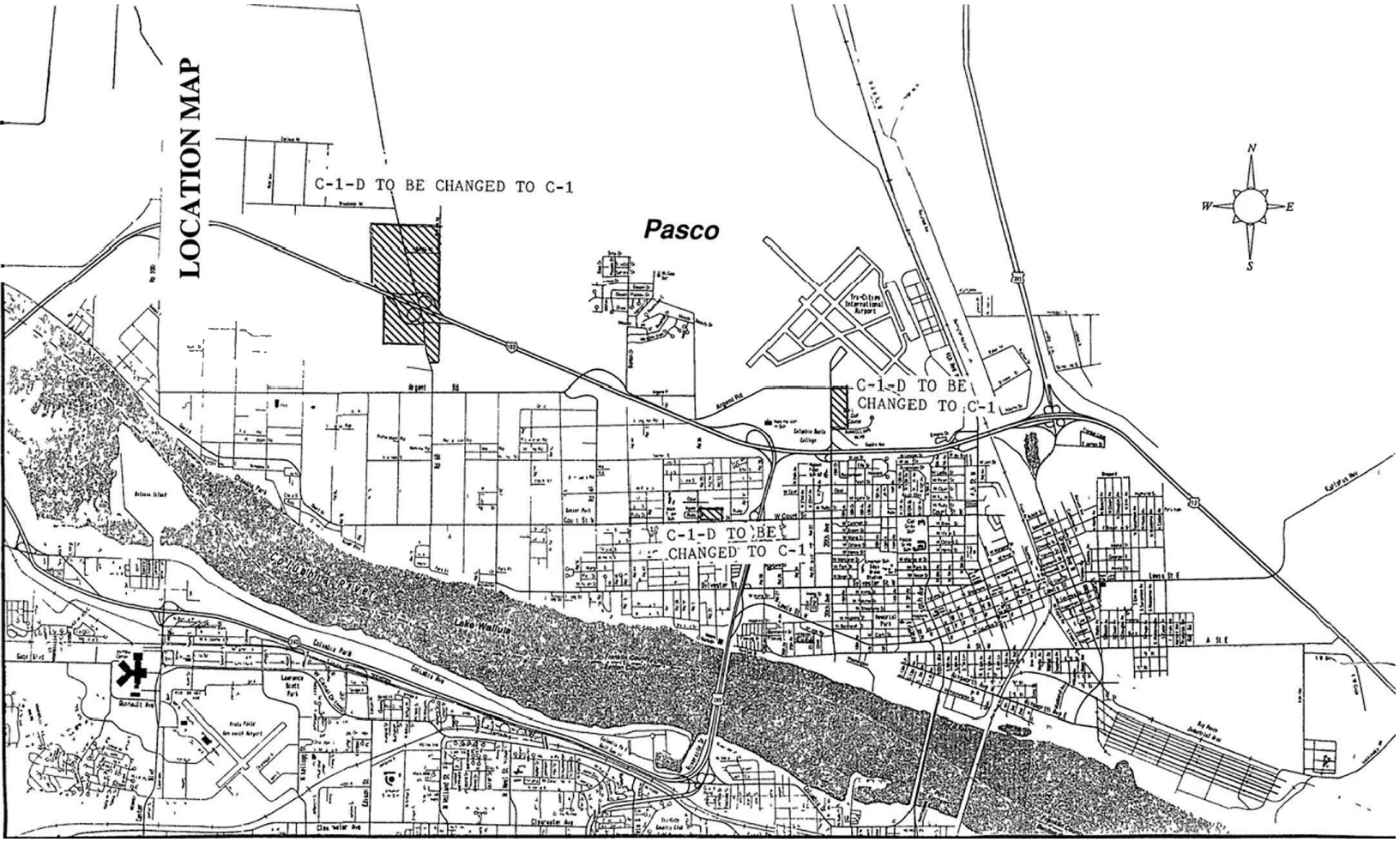
Catherine Seaman, Deputy City Clerk

APPROVED AS TO FORM

Greg Rubstello, City Attorney

C-1/C-1-D COMPARATIVE

ZONE	C-1	C-1-D
PERMITTED USES	RETAIL OFFICES SERVICE PROVIDERS HOTELS & MOTELS SERVICE STATIONS RESTAURANTS	RETAIL OFFICES SERVICE PROVIDERS RESTAURANTS (WITHOUT-INTOXICATING BEVERAGES) PARKING LOTS
CONDITIONAL USES	AUTO SALES PARKING LOTS CONTAINER STORAGE MINI-STORAGE WINERIES	SERVICE STATIONS COCKTAIL LOUNGES/TAVERNS CONTAINER STORAGE
BUILDING HEIGHTS	35 FEET	35 FEET
LOT AREA	NO REQUIREMENT	2 ACRE MINIMUM (SPECIAL PERMIT FOR LOTS UNDER 2 ACRES)
SETBACKS	FRONT 15 FEET	FRONT 35 FEET WITHOUT PARKING 75 FEET WITH PARKING
	* SIDE NONE * REAR NONE	@ SIDE NONE @ REAR NONE
	* WHEN ABUTTING RESIDENTIAL ZONE, RESIDENTIAL SETBACKS APPLY	@ WHEN SIDE YARD ABUTS A RESIDENTIAL ZONE, 50 FOOT SETBACK
SITE PLAN REVIEW APPROVAL	COMPLETED BY STAFF	REQUIRES A PUBLIC HEARING & PLANNING COMMISSION APPROVAL


LOCATION MAP
C-1-D TO BE CHANGED TO C-1
Pasco
C-1-D TO BE CHANGED TO C-1
C-1-D TO BE CHANGED TO C-1
Columbia River
Lake Wallula
N
W
E
S

Tri-City Herald
P O BOX 2608
PASCO WASHINGTON 99302 2608
PHONE (509) 582 1500

LEGAL ADVERTISING
INVOICE

DATE 04/23/95 LEGAL NO #672

ACCOUNT NO 50550

DESCRIPTION #672-ORD #3084

TIMES 001 INCHES 4.80

SOLD TO
PASCO, CITY OF LEGALS
P.O. BOX 293

PASCO WA 99301

TOTAL $ 54.17

NOTICE This is an invoice for legal advertising space Please pay from this invoice as no statement will be rendered

Please detach at perforation and return with payment

ORDINANCE NO 3084
AN ORDINANCE relating to zoning and amending PMC Title 22
WHEREAS cities have the responsibility to regulate and control the physical development within their borders and insure the public health safety and welfare are maintained and
WHEREAS the City of Pasco has zoning regulations that encourage orderly growth and development of the city and
WHEREAS from time to time the City Council assess the zoning regulations with respect to the needs of the community and
WHEREAS the City Council has conducted a public hearing and determined that to further the purpose of comprehensive planning and to maintain and protect the welfare of the community it is necessary to amend PMC Title 22
NOW THEREFORE
THE CITY COUNCIL OF THE CITY OF PASCO WASHINGTON DO ORDAIN AS FOLLOWS
Section 1 Tat PMC Title 22 is hereby amended as follows
PMC Chapter 22 52 C 1 D (Designated Shopping Center) is amended by the reduction of the two acre lot size to one acre
Section 2 This ordinance shall be in full force and effect after passage by City Council
PASSED by the City Council of the City of Pasco this 17 day of April 1995
-s Joyce DeFelice Mayor
Attest
-s Catherine Seaman
Deputy City Clerk
Approved As To Form
s Greg Rubstello
City Attorney
#672 4/23/95

AFFIDAVIT OF PUBLICATION

COUNTY OF BENTON
ss
STATE OF WASHINGTON

GERALD WALL, being duly sworn, deposes and says, I am the Legal Clerk of the Tri-City Herald, a daily newspaper That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published countinually as a daily newspaper in Benton County, Washington That the attached is a true copy of a #672-ORD #3084 as it was printed in the regular and entire issue of the Tri-City Herald itself and not in a supplement thereof, 1 time(s), commencing on 04/23/95, and ending on 04/23/95, and that said newspaper was regulary distributed to its subscribers during all of this period

Gerald Wall

SUBSCRIBED AND SWORN BEFORE ME THIS 28

DAY OF April, 1995

CAROLE McKENZIE NOTARY PUBLIC COMMISSION EXP MARCH 2, 1999 WASHINGTON

Carole McKenzie

Notary public in and for the State of Washington, residing at KENNEWICK WA

COMMISSION EXPIRES 3-2-99

< TRANSACTION REPORT >

04-18-1995(TUE) 10 16

[TRANSMIT]

NO	DATE	TIME	DESTINATION STATION	PG	DURATION	MODE	RESULT
6565	4-18	10 14	15095821453	4	0°01 44	NORM E	OK
				4	0°01 44		

FINANCE DEPARTMENT (509)545-3401 / Scan 726 -3401 / Fax (509)545-3403
P O BOX 293, 525 NORTH 3RD AVENUE, PASCO, WASHINGTON 99301

April 18, 1995

Tri-City Herald
P O Box 2608
Pasco, Wa 99302

Dear Kathy

Please publish the attached Ordinance(s) No 3073-3084 on the following date

April 23, 1995

Please send two (2) Affidavits of Publication for each

Thank you,

Catherine D Seaman
Deputy City Clerk
545-3402

cds

* No attachments or maps included

423392

9.00

* Re-recorded to correct legal

423169

ORDINANCE NO. 2388

AN ORDINANCE relating to annexation and annexing the Northwest Annexation Area to the City of Pasco.

WHEREAS, a valid and sufficient petition has been filed seeking annexation of a tract of land, commonly referred to as the Northwest Pasco Annexation Area, as hereinafter described, to the City of Pasco; and

WHEREAS, a proposed zoning regulation has been established for the Northwest Pasco Annexation Area under City of Pasco Resolution No. 1396 and recorded with the Franklin County Auditor under Auditor's File No. 407120; and

WHEREAS, proper notice of hearing on said petition has been given in the form and manner required by law; and

WHEREAS, a hearing on the petition was conducted on August 16, 1982; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF PASCO DOES ORDAIN AS FOLLOWS:

Section One: That the following described tract of land, situated in Franklin County, Washington, to wit:

Beginning at the SW corner of S14-9-29, then N alg W line of said Sec 14 to its intersection with the S line of the FCID canal R/W, said intersection being the true point of beginning; then N alg said W line of Sec 14 to the NW corner of said Sec 14; then E alg the N line of said Sec 14 to the SE corner of Sec 11; then N alg the E line of said Sec 11 to the NE corner of said Sec 11; then W alg the N line of said Sec 11 to the NW corner of Sec 11; then S alg the W line of said Sec 11 to the NW cor of the SW qtr of Sec 11; then W alg the N line of the SE qtr of Sec 10 to the NE cor of the SW qtr of said Sec 10, then N alg the E line of the SW qtr a distance of 165 feet; then W alg a line 165 feet north of and parallel to the N line of the SW qtr of said Sec 10 to the E line of Sec 9; then N alg the E line of said Sec 9 to the NE cor of said Sec 9; then W alg the N line Sec 9 and continuing alg the N line of Sections 8 and 7, all in T-9N, R29E, to the NE cor of Sec 12-9-28; then S alg the E line of said Sec 12 to the NE cor of the SE qtr of said Sec 12; then W alg the N line of said SE qtr to the NE cor of the NW qtr of said SE qtr; then S alg the E line of the NW qtr of said SE qtr to the S line

NW

2/24/83

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of the NW qtr of said SE qtr, then W alg said S line of the NW qtr and continuing W alg the S line of the N half of the SW qtr to the E bank of the Columbia River; then S alg said E bank to the S line of said Sec 12; then E alg said S line of Sec 12 and continuing E alg the S line of Sec 7-9-29 to its intersection with the S line of the FCID canal R/W; then southeasterly alg said S line to the W line of the Plat of Valley View Addition, situated in the SE qtr of Sec 16-9-29; then N alg said W line to the NW cor of said Addition; then E alg the N line of said Addition to the E line of Sec 16; then S alg said E line to its intersection with the S line of the FCID canal R/W, then southeasterly alg said S line to its intersection with the W line of Sec 14-9-29, said intersection being the true point of beginning.

Together with the following described property:

Beginning at the intersection of the West line of Road 84 and the South line of the Franklin County Irrigation District Canal right-of-way, said intersection being the true point of beginning; thence South along the West line of Road 84 to the South line of Argent Road; thence East along said South line to the West line of the northeast quarter of the northeast quarter of Section 21-9-29; thence North along said West line and continuing North along the West line of the southeast quarter of the southeast quarter of Section 16-9-29 to the South line of the Franklin County Irrigation District Canal right-of-way; thence northwesterly along said south line to the West line of Road 84, said point being the true point of beginning.

be and the same is hereby annexed to the City of Pasco and is hereby declared to be within the corporate limits of the City of Pasco.

Section Two. That the zone classifications identified in and established by City of Pasco Resolution No. 1396, a copy of which is attached hereto and by this reference incorporated herein, be and the same are hereby assigned to that real property within the annexation area hereinabove described.

Section Three. That said tract of land shall not assume any existing indebtedness of the City of Pasco.

Section Four. That the above described tract of land shall be in voting District No. 4.

Section Five. That a certified copy of this ordinance be and the same shall be filed with the Franklin County Commissioners and the Franklin County Auditor.

Section Six. This ordinance shall be in full force and effect after its passage and publication as required by law.

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PASSED by the City Council of the City of Pasco this 16 day of August, 1982.

Ira L Schmidt, Mayor Pro Tem

ATTEST:

Evelyn Wells, City Clerk

APPROVED AS TO FORM:

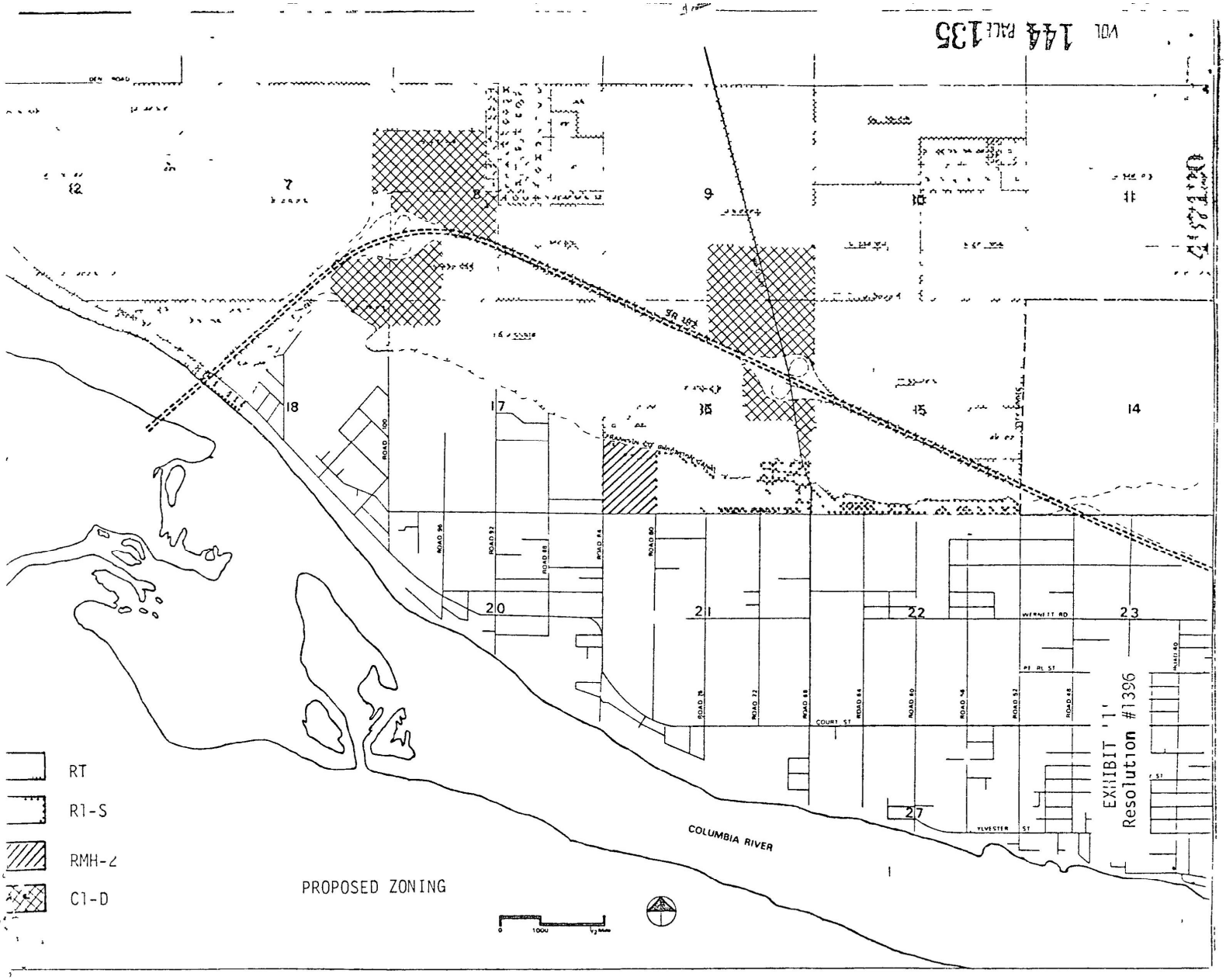
Greg A. Rubstello, City Attorney

RECORDED IN VOL. 167
OF OFFICIAL RECORDS
PAGE ..... REQUEST OF
City of Pasco
FEB 15 1983 3:31 P '83
NEVA J. COLBURN, AUDITOR
FRANKLIN COUNTY, WASH.
DEPUTY
MAIL TO:
City of Pasco
P.O. Box 293
Pasco, WA 99301

RECORDED IN VOL 168
OF OFFICIAL RECORDS
PAGE ... REQUEST OF
City of Pasco
FEB 24 2 RE PM '83
NEVA J. COLBURN, AUDITOR
FRANKLIN COUNTY, WA
DEPUTY
MAIL TO:
P.O. Box 293
Pasco, WA 99301

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23
27
SR 14
WERNETT RD
COURT ST
SYLVESTER ST
COLUMBIA RIVER
RT
R1-S
RMH-7
C1-D
PROPOSED ZONING
EXHIBIT '1'
Resolution #1396

Ordinance No 2388
An ordinance relating to annexation and annexing the Northwest Annexation Area to the City of Pasco

Whereas a valid and sufficient petition has been filed seeking annexation of a tract of land commonly referred to as the North west Pasco Annexation Area as hereinafter described, to the City of Pasco, and

Whereas a proposed zoning regulation has been established for the Northwest Pasco Annexation Area under City of Pasco Resolution No 1396 and recorded with the Franklin County Auditor under Auditor s File No 407120, and

Whereas proper notice of hearing on said petition has been given in the form and manner required by law and

Whereas a hearing on the petition was conducted on August 16 1982 Now Therefore,

The City Council of the City of Pasco does ordain as follows

Section One That the following described tract of land situated in Franklin County Washington, to wit

Beginning at the SW corner of S14 9 29 then N alg W line of said Sec 14 to its intersection with the S line of the FCID canal R/W said intersection being the true point of beginning, then N alg said W line of Sec 14 to the NW corner of said Sec 14 then E alg the N line of said Sec 14 to the SE corner of Sec 11 then N alg the E line of said Sec 11 to the NE corner of said Sec 11 then W alg the N line of said Sec 11 to the NW corner of Sec 11 then S alg the W line of said Sec 11 to the NW cor of the SW qtr of Sec 11 then W alg the N line of the SE qtr of Sec 10 to the NE cor of the SW qtr of said Sec 10 then N alg the E line of the SW qtr a distance of 165 feet, then W alg a line 165 feet north of and parallel to the N line of the SW qtr of said Sec 10 to the E line of Sec 9, then N alg the E line of said Sec 9 to the NE cor of said Sec 9 then W alg the N line Sec 9 and continuing alg the N line of Sections 8 and 7 all in T 9N R29E to the NE cor of Sec 12 9 28 then S alg the E line of said Sec 12 to the NE cor of the SE qtr of said Sec 12 then W alg the N line of said SE qtr to the NE cor of the NW qtr of said SE qtr then S alg the E line of the NW qtr of said SE qtr to the S line of the NW qtr of said SE qtr then W alg said S line of the NW qtr and continuing W alg the S line of the N half of the SW qtr to the E bank of the Columbia River, then S alg said E bank to the S line of said Sec 12, then E alg said S line of Sec 12 and continuing E alg the S line of Sec 7 9 29 to its intersection with the S line of the FCID canal R/W then southeasterly alg said S line to the W line of the Plat of Valley View Addition, situated in the SE qtr of Sec 16 9 29 then N alg said W line to the NW cor of said Addition ,then E alg the N line of said Addition to the E line of Sec 16 then S alg said E line to its intersection with the S line of the FCID canal R/W then southeasterly alg said S line to its intersection with the W line of Sec 14-9 29, said intersection being the true point of beginning

Together with the following described property

Beginning at the intersection of the West line or Road 84 and the South line of the Franklin County Irrigation District Canal right of way said intersection being the true point of beginning thence South along the West line of Road 84 to the South line of Argent Road thence East along said South ine tao the West line of the northeast quarter of the northeast quarter of Section 21 9 29 thence North along said West line and continuing North along the West line of the south east quarter of the south east quarter of Section 16 9 29 to the South line of the Franklin County Irrigation District Canal right-of way, thence northwesterly along said south line ta the West line of Road 84 said point being the true point of beginning

be and the same is hereby annexed to the City of Pasco and is hereby declared to be within the corporate limits of the City of Pasco

Section, Two That the zone classifications identified in and established by City of Pasco Resolution No 1396, a copy of which is attached hereto and by this reference incorporated herein be and the same are hereby assigned to that real property within the annexation area hereinabove described

Section Three That said tract of land shall not assume any existing indebtedness of the City of Pasco

Section Four That the above described tract of land shall be in voting District No 4

Section Five That a certified copy of this ordinance be and the same shall be filed with the Franklin County Commissioners and the Franklin County Auditor

Section Six This ordinance shall be in full force and effect after its passage and publication as required by law

Passed by the City Council of the City of Pasco this 16th day of August 1982

s Ira L Schmidt,
Mayor Pro Tem

Attest
s Evelyn Wells,
City Clerk

Approved as to form
s Greg A Rubstello,
City Attorney

Legal No 13492 — Aug 19 1982

AFFIDAVIT OF PUBLICATION

COUNTY OF Franklin)
)ss
STATE OF WASHINGTON)

Phyllis Graves , being first duly sworn on oath deposes and says she is the Principal Clerk of the Tri-City Herald, a daily newspaper That said newspaper is a legal newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publication hereinafter referred to, published in the English language continually as a daily newspaper in Franklin County, Washington, and is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper That the annexed is a true copy of a legal advertisement

Ord. # 2388

as it was printed in the regular and entire issue of the Tri City Herald itself and not in a supplement thereof, for a period of one time ~~consecutive weeks~~, commencing on the 19th day of Aug. , 19 82 , and ending on the day of , 19 , and that said newspaper was regularly distributed to its subscribers during all of this period

That the full amount of $ 115.50 has been paid in full, also at the rate of

17½ in.@ 6.60 = 115.50

Phyllis Graves

Subscribed and sworn to before me this 19th day of Aug. , 19 82

C K Dennis

Notary Public in and for the State of Washington residing at Pasco

CITY of

FINANCE DEPARTMENT
(509) 545-3401
Scan 726-3401

P O BOX 293 412 WEST CLARK PASCO, WASHINGTON 99301

August 17, 1982

Tri City Herald
P O Box 2608
Pasco, Washington 99302

Gentlemen

Please publish the attached Ordinances on the following date

August 20, 1982

Please send two (2) Affidavits of Publication for each

Sincerely yours,

Evelyn Wells
City Clerk

ew



From the desk of
EVELYN WELLS

Recorded with Resolution # 1396 as one document

Quick Print Center

RESOLUTION NO. 1396

A RESOLUTION establishing the proposed zoning regulation for the Northwest Pasco Annexation.

WHEREAS, the City of Pasco reasonably expects a certain area of presently unincorporated land, generally referred to as the Northwest Pasco Annexation area, to annex to the City of Pasco in the future; and

WHEREAS, RCW 35A.14.330 and 35A.14.340 provide for preparation of a proposed zoning regulation for any area reasonably expected to be annexed to the City of Pasco; and

WHEREAS, the City of Pasco Planning Commission conducted a public hearing on October 2, 1980,due notice of which was given, and recommended that the City Council establish a proposed zoning regulation; and

WHEREAS, a draft Environmental Impact Statement was issued by the City of Pasco on November 14, 1980, which portrayed the appraised zoning regulation recommended by the City Planning Commission; and

WHEREAS, the City Council of the City of Pasco conducted a public hearing on December 1, 1980, due notice of which was given, to consider the recommendation of the Planning Commission; and

WHEREAS, a final Environmental Impact Statement was issued by the City of Pasco on December 26, 1980; and

WHEREAS, the City Council of the City of Pasco conducted a second public hearing on January 5, 1981, due notice of which was given, to consider the recommendation of the Planning Commission and the content of the final Environmental Impact Statement; and

WHEREAS, the City Council desires to establish a proposed zoning regulation to become effective upon annexation of any part of the Northwest Pasco Annexation area; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of Pasco;

1. That the Environmental Statement issued December 26, 1980, is approved and determined to be adequate for the purposes of pre-annexation zoning for the area indicated below.

2. That the zoning map and text referred to below shall apply to the following property when and if such property is annexed to the City of Pasco:

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Beginning at the southwest corner of Section 14, Township 9 North; Range 29 East, W.M.; then north along the west line of said Section 14 to the northwest corner of said Section 14; then east along the north line of said Section 14 to the southeast corner of Section 11-9-29; thence north along the east line of said Section 11 to the northeast corner of said Section 11; thence west along the north line of said Section 11 and continuing along the north line of Sections 10, 9, 8 and 7, all in Township 9 North, Range 29 East and further continuing west along the north line of Section 12, Township 9 North, Range 28 East, to its intersection with the east bank of the Columbia River; thence southeasterly along said east bank to the Franklin County Irrigation District pipeline right of way situated in the west half of Section 18, Township 9 North, Range 29 East; thence north and easterly along said pipeline right of way to its intersection with Road 84; thence south along the west line of Road 84 to its intersection with Argent Road; thence east along the south line of Argent Road to the east line of Section 22, Township 9, Range 29 east; thence north along said east line to the point of beginning.

3. That in adopting the map for the property described in Paragraph 2 above, it is the finding of this Council that the map is consistent with the Pasco Comprehensive Plan and the minimum zoning reasonably necessary to accomplish the purposes set forth in RCW 35A.14.330, and, particularly, to promote coordinated development of unbuilt areas.

4. That the map depicting zoning classifications attached hereto and identified as Exhibit 1, be and is hereby proclaimed to be the proposed zoning regulation for the areas so depicted in the map attached hereto and identified as Exhibit No. 1 and, further, that such zone classifications shall be assigned simultaneous to annexation of any respective part of the area depicted in Exhibit No. 1 attached hereto.

5. That the zoning text in effect for the property described in Paragraph 2 shall be that zoning specified in Title 22 of the Pasco Municipal Code, as amended.

6. That there shall be no minimum time following the annexation before changes may be considered to the zoning specified in Paragraphs 4 and 5 above.

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~~423169~~

~~423169~~

PASSED by the City Council of the City of Pasco this 5th day of January, 1981.

E. A. Snider, Mayer ?

ATTEST:

Evelyn Wells, City Clerk

APPROVED AS TO FORM

Dennis J. DeFelice, City Attorney

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~~423169~~

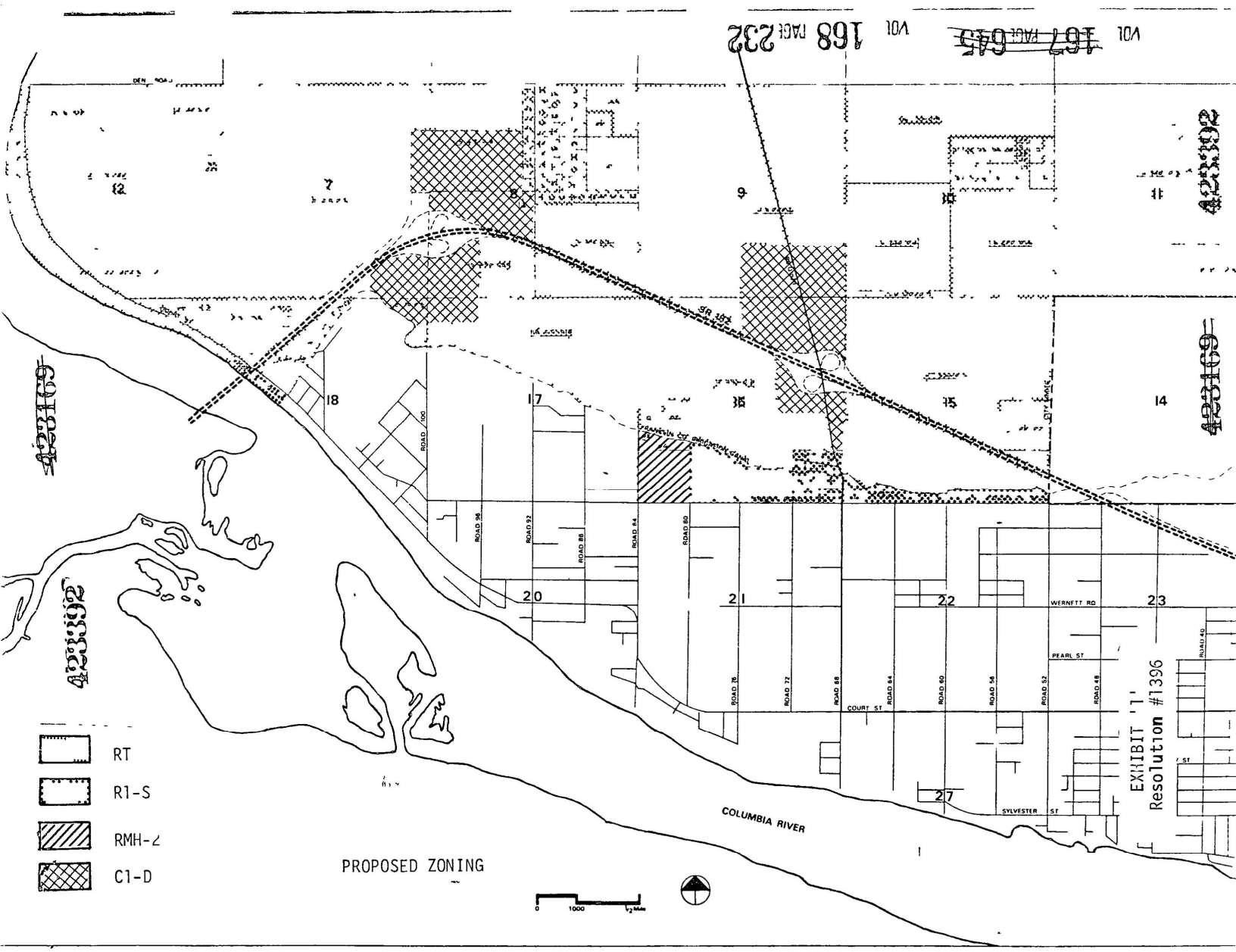


From the desk of

EVELYN WELLS

Recorded with Ordinance No 2388 as one document

Quick print CENTERS


RT
R1-S
RMH-7
C1-D
PROPOSED ZONING
COLUMBIA RIVER
WERNETT RD
PEARL ST
COURT ST
SYLVESTER ST
EXHIBIT '1'
Resolution #1396

423392

* Re-recorded to correct legal 423169

ORDINANCE NO 2388

AN ORDINANCE relating to annexation and annexing the Northwest Annexation Area to the City of Pasco.

WHEREAS, a valid and sufficient petition has been filed seeking annexation of a tract of land, commonly referred to as the Northwest Pasco Annexation Area, as hereinafter described, to the City of Pasco, and

WHEREAS, a proposed zoning regulation has been established for the Northwest Pasco Annexation Area under City of Pasco Resolution No. 1396 and recorded with the Franklin County Auditor under Auditor's File No. 407120, and

WHEREAS, proper notice of hearing on said petition has been given in the form and manner required by law; and

WHEREAS, a hearing on the petition was conducted on August 16, 1982, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF PASCO DOES ORDAIN AS FOLLOWS

Section One. That the following described tract of land, situated in Franklin County, Washington, to wit:

Beginning at the SW corner of S14-9-29, then N alg W line of said Sec 14 to its intersection with the S line of the FCID canal R/W, said intersection being the true point of beginning; then N alg said W line of Sec 14 to the NW corner of said Sec 14; then E alg the N line of said Sec 14 to the SE corner of Sec 11; then N alg the E line of said Sec 11 to the NE corner of said Sec 11; then W alg the N line of said Sec 11 to the NW corner of Sec 11; then S alg the W line of said Sec 11 to the NW cor of the SW qtr of Sec 11; then W alg the N line of the SE qtr of Sec 10 to the NE cor of the SW qtr of said Sec 10; then N alg the E line of the SW qtr a distance of 165 feet; then W alg a line 165 feet north of and parallel to the N line of the SW qtr of said Sec 10 to the E line of Sec 9; then N alg the E line of said Sec 9 to the NE cor of said Sec 9; then W alg the N line Sec 9 and continuing alg the N line of Sections 8 and 7, all in T-9N, R29E, to the NE cor of Sec 12-9-28; then S alg the E line of said Sec 12 to the NE cor of the SE qtr of said Sec 12; then W alg the N line of said SE qtr to the NE cor of the NW qtr of said SE qtr; then S alg the E line of the NW qtr of said SE qtr to the S line

NW → SW

2/24/83

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423392 423169

of the NW qtr of said SE qtr; then W alg said S line of the NW qtr and continuing W alg the S line of the N half of the SW qtr to the E bank of the Columbia River, then S alg said E bank to the S line of said Sec 12, then E alg said S line of Sec 12 and continuing E alg the S line of Sec 7-9-29 to its intersection with the S line of the FCID canal R/W; then southeasterly alg said S line to the W line of the Plat of Valley View Addition, situated in the SE qtr of Sec 16-9-29, then N alg said W line to the NW cor of said Addition; then E alg the N line of said Addition to the E line of Sec 16, then S alg said E line to its intersection with the S line of the FCID canal R/W; then southeasterly alg said S line to its intersection with the W line of Sec 14-9-29, said intersection being the true point of beginning.

Together with the following described property:

Beginning at the intersection of the West line of Road 84 and the South line of the Franklin County Irrigation District Canal right-of-way, said intersection being the true point of beginning; thence South along the West line of Road 84 to the South line of Argent Road; thence East along said South line to the West line of the northeast quarter of the northeast quarter of Section 21-9-29, thence North along said West line and continuing North along the West line of the southeast quarter of the southeast quarter of Section 16-9-29 to the South line of the Franklin County Irrigation District Canal right-of-way; thence northwesterly along said south line to the West line of Road 84, said point being the true point of beginning.

be and the same is hereby annexed to the City of Pasco and is hereby declared to be within the corporate limits of the City of Pasco.

Section Two. That the zone classifications identified in and established by City of Pasco Resolution No. 1396, a copy of which is attached hereto and by this reference incorporated herein, be and the same are hereby assigned to that real property within the annexation area hereinabove described.

Section Three. That said tract of land shall not assume any existing indebtedness of the City of Pasco.

Section Four. That the above described tract of land shall be in voting District No. 4.

Section Five. That a certified copy of this ordinance be and the same shall be filed with the Franklin County Commissioners and the Franklin County Auditor.

Section Six This ordinance shall be in full force and effect after its passage and publication as required by law.

VOL 168 PAGE 227

VOL 167 PAGE 640

423392 423169

PASSED by the City Council of the City of Pasco this 16 day of August, 1982.

Ira L Schmidt, Mayor Pro Tem

ATTEST.

Evelyn Wells, City Clerk

APPROVED AS TO FORM.

Greg A. Rubstello, City Attorney

RECORDED IN VOL 167
OF OFFICIAL RECORDS
PAGE REQUEST OF
City of Pasco
FEB 15 1983 331 P/83
DEPUTY
MAIL TO:

City of Pasco
P.O. Box 293
Pasco, WA 99301

RECORDED IN VOL 168
OF OFFICIAL RECORDS
PAGE REQUEST OF
City of Pasco
FEB 24 2 RE PM '83
DEPUTY
MAIL TO:

P O. Box 293
Pasco, WA 99301

VOL 168 PAGE 228

VOL 167 PAGE 641

423392 423169

RESOLUTION NO. 1396

A RESOLUTION establishing the proposed zoning regulation for the Northwest Pasco Annexation.

WHEREAS, the City of Pasco reasonably expects a certain area of presently unincorporated land, generally referred to as the Northwest Pasco Annexation area, to annex to the City of Pasco in the future; and

WHEREAS, RCW 35A.14.330 and 35A 14.340 provide for preparation of a proposed zoning regulation for any area reasonably expected to be annexed to the City of Pasco, and

WHEREAS, the City of Pasco Planning Commission conducted a public hearing on October 2, 1980,due notice of which was given, and recommended that the City Council establish a proposed zoning regulation; and

WHEREAS, a draft Environmental Impact Statement was issued by the City of Pasco on November 14, 1980, which portrayed the appraised zoning regulation recommended by the City Planning Commission; and

WHEREAS, the City Council of the City of Pasco conducted a public hearing on December 1, 1980, due notice of which was given, to consider the recommendation of the Planning Commission; and

WHEREAS, a final Environmental Impact Statement was issued by the City of Pasco on December 26, 1980, and

WHEREAS, the City Council of the City of Pasco conducted a second public hearing on January 5, 1981, due notice of which was given, to consider the recommendation of the Planning Commission and the content of the final Environmental Impact Statement; and

WHEREAS, the City Council desires to establish a proposed zoning regulation to become effective upon annexation of any part of the Northwest Pasco Annexation area; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of Pasco;

1. That the Environmental Statement issued December 26, 1980, is approved and determined to be adequate for the purposes of pre-annexation zoning for the area indicated below.

2. That the zoning map and text referred to below shall apply to the following property when and if such property is annexed to the City of Pasco.

VOL 168 PAGE 229

VOL 167 PAGE 642

Beginning at the southwest corner of Section 14, Township 9 North; Range 29 East, W.M.; then north along the west line of said Section 14 to the northwest corner of said Section 14; then east along the north line of said Section 14 to the southeast corner of Section 11-9-29, thence north along the east line of said Section 11 to the northeast corner of said Section 11, thence west along the north line of said Section 11 and continuing along the north line of Sections 10, 9, 8 and 7, all in Township 9 North, Range 29 East and further continuing west along the north line of Section 12, Township 9 North, Range 28 East, to its intersection with the east bank of the Columbia River; thence southeasterly along said east bank to the Franklin County Irrigation District pipeline right of way situated in the west half of Section 18, Township 9 North, Range 29 East; thence north and easterly along said pipeline right of way to its intersection with Road 84, thence south along the west line of Road 84 to its intersection with Argent Road; thence east along the south line of Argent Road to the east line of Section 22, Township 9, Range 29 east, thence north along said east line to the point of beginning.

3. That in adopting the map for the property described in Paragraph 2 above, it is the finding of this Council that the map is consistent with the Pasco Comprehensive Plan and the minimum zoning reasonably necessary to accomplish the purposes set forth in RCW 35A.14.330, and, particularly, to promote coordinated development of unbuilt areas.

4. That the map depicting zoning classifications attached hereto and identified as Exhibit 1, be and is hereby proclaimed to be the proposed zoning regulation for the areas so depicted in the map attached hereto and identified as Exhibit No. 1 and, further, that such zone classifications shall be assigned simultaneous to annexation of any respective part of the area depicted in Exhibit No. 1 attached hereto.

5. That the zoning text in effect for the property described in Paragraph 2 shall be that zoning specified in Title 22 of the Pasco Municipal Code, as amended.

6. That there shall be no minimum time following the annexation before changes may be considered to the zoning specified in Paragraphs 4 and 5 above.

VOL 168 PAGE 230

VOL 168 PAGE 231

~~423169~~

PASSED by the City Council of the City of Pasco this 5th day of January, 1981.

E. A. Snider

E. A. Snider, Mayer ?

ATTEST:

Evelyn Wells

Evelyn Wells, City Clerk

APPROVED AS TO FORM

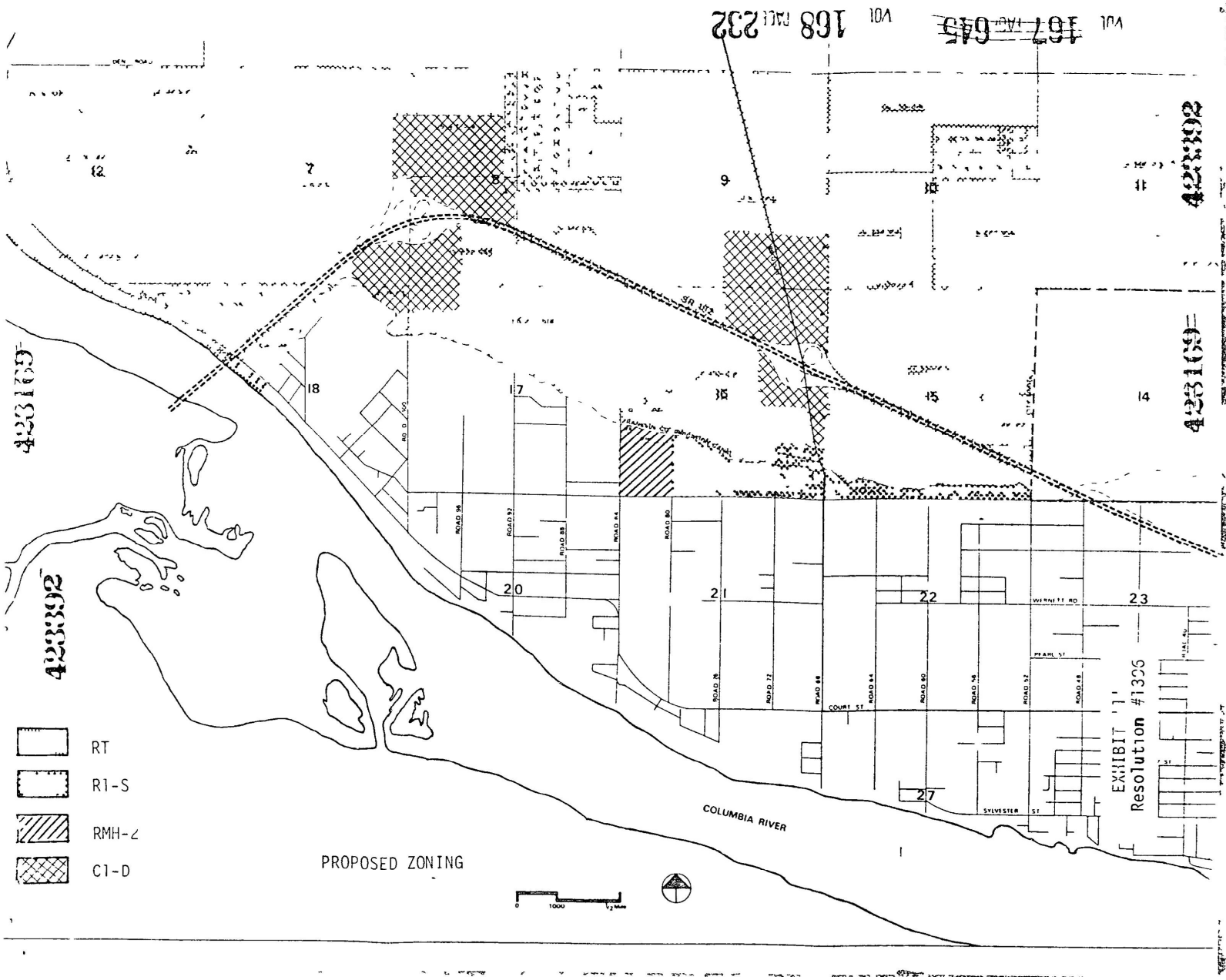
Dennis J. DeFelice

Dennis J. DeFelice, City Attorney

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VOL ~~467~~ PAGE ~~614~~

~~423169~~


RT
R1-S
RMH-2
C1-D
PROPOSED ZONING
COLUMBIA RIVER
EXHIBIT "1"
Resolution #1336

600

RESOLUTION NO. 1396

A RESOLUTION establishing the proposed zoning regulation for the Northwest Pasco Annexation.

WHEREAS, the City of Pasco reasonably expects a certain area of presently unincorporated land, generally referred to as the Northwest Pasco Annexation area, to annex to the City of Pasco in the future; and

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WHEREAS, the City Council of the City of Pasco conducted a second public hearing on January 5, 1981, due notice of which was given, to consider the recommendation of the Planning Commission and the content of the final Environmental Impact Statement; and

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2. That the zoning map and text referred to below shall apply to the following property when and if such property is annexed to the City of Pasco:

I hereby certify that this is a True and Correct Copy of a document on file in The City of Pasco, Washington

City Clerk

VOL 144 PAGE 132

Beginning at the southwest corner of Section 14, Township 9 North; Range 29 East, W.M.; then north along the west line of said Section 14 to the northwest corner of said Section 14; then east along the north line of said Section 14 to the southeast corner of Section 11-9-29; thence north along the east line of said Section 11 to the northeast corner of said Section 11; thence west along the north line of said Section 11 and continuing along the north line of Sections 10, 9, 8 and 7, all in Township 9 North, Range 29 East and further continuing west along the north line of Section 12, Township 9 North, Range 28 East, to its intersection with the east bank of the Columbia River; thence southeasterly along said east bank to the Franklin County Irrigation District pipeline right of way situated in the west half of Section 18, Township 9 North, Range 29 East, thence north and easterly along said pipeline right of way to its intersection with Road 84; thence south along the west line of Road 84 to its intersection with Argent Road; thence east along the south line of Argent Road to the east line of Section 22, Township 9, Range 29 east; thence north along said east line to the point of beginning.

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6. That there shall be no minimum time following the annexation before changes may be considered to the zoning specified in Paragraphs 4 and 5 above.

VOL 144 PAGE 133

407120

PASSED by the City Council of the City of Pasco this 5th day of January, 1981.

E. A. Snider, Mayer ?

ATTEST:

Evelyn Wells, City Clerk

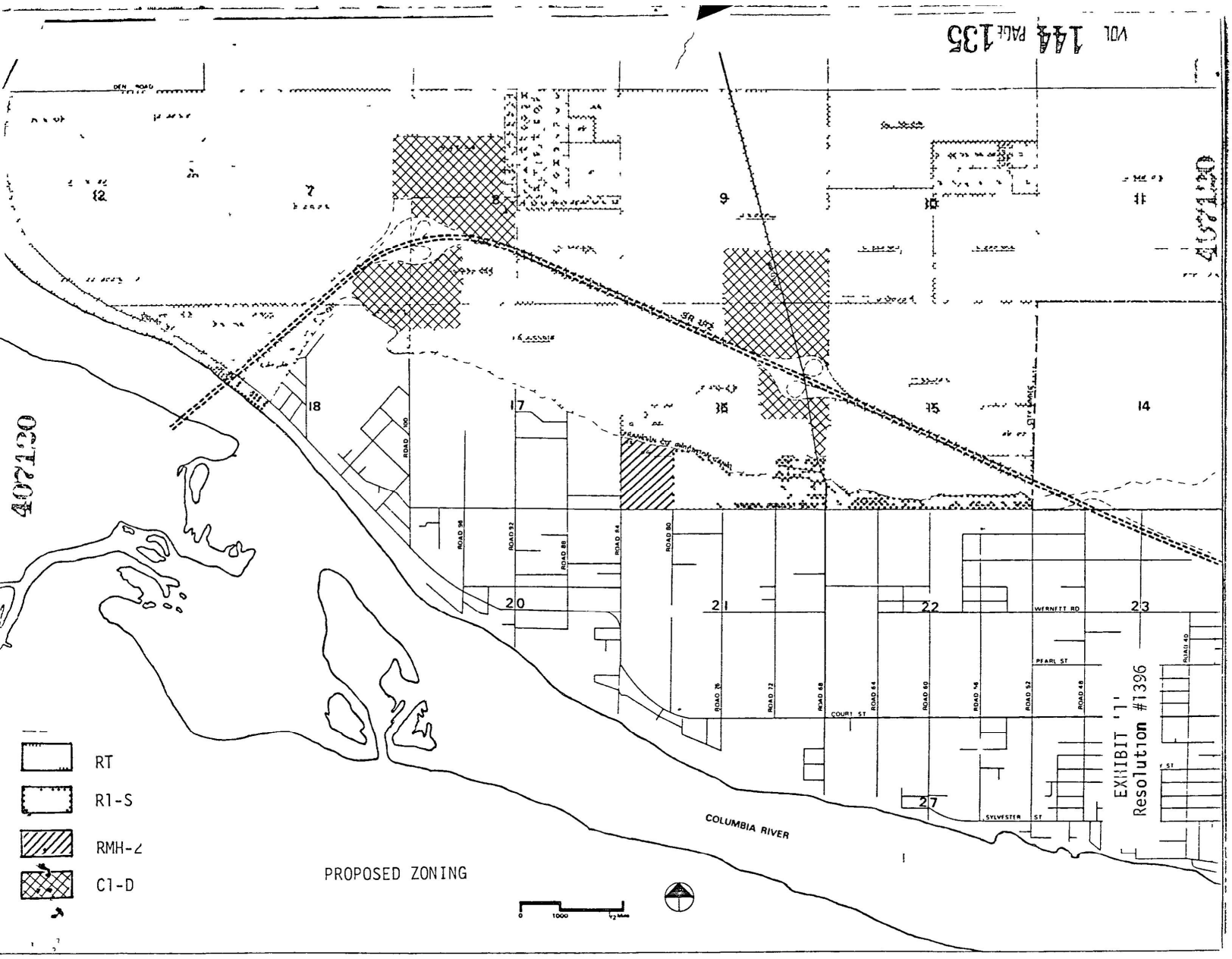
APPROVED AS TO FORM

Dennis J. DeFelice, City Attorney

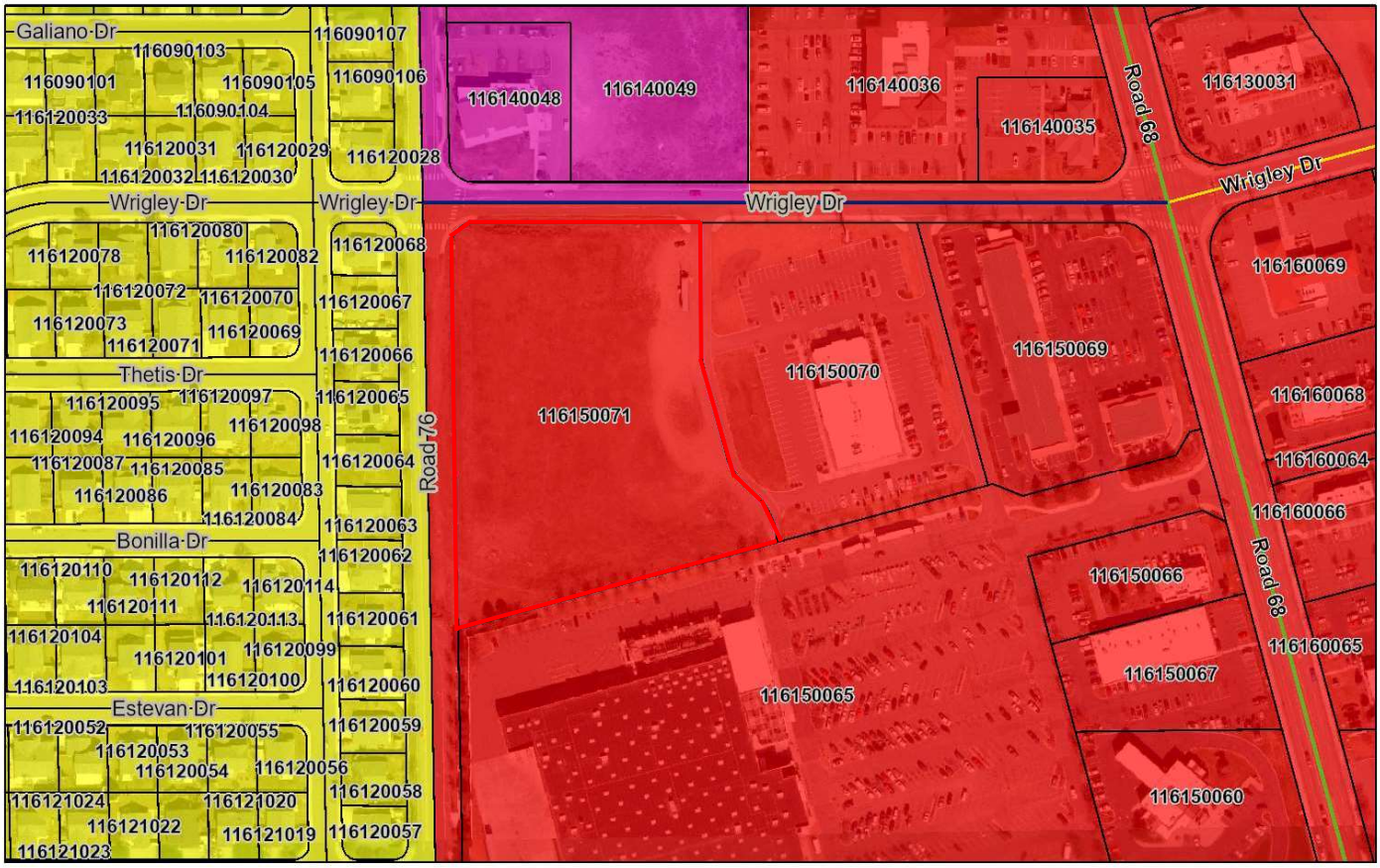
RECORDED IN VOL 144
OF OFFICIAL RECORDS
PAGE 132 REQUEST OF
City of Pasco
JAN 9 1 52 PM '81
DOROTHY [illegible] AUDITOR
FRANKLIN COUNTY, WASH
DEPUTY

MAIL TO
City of Pasco
PO Box 293
Pasco, Wa. 99301

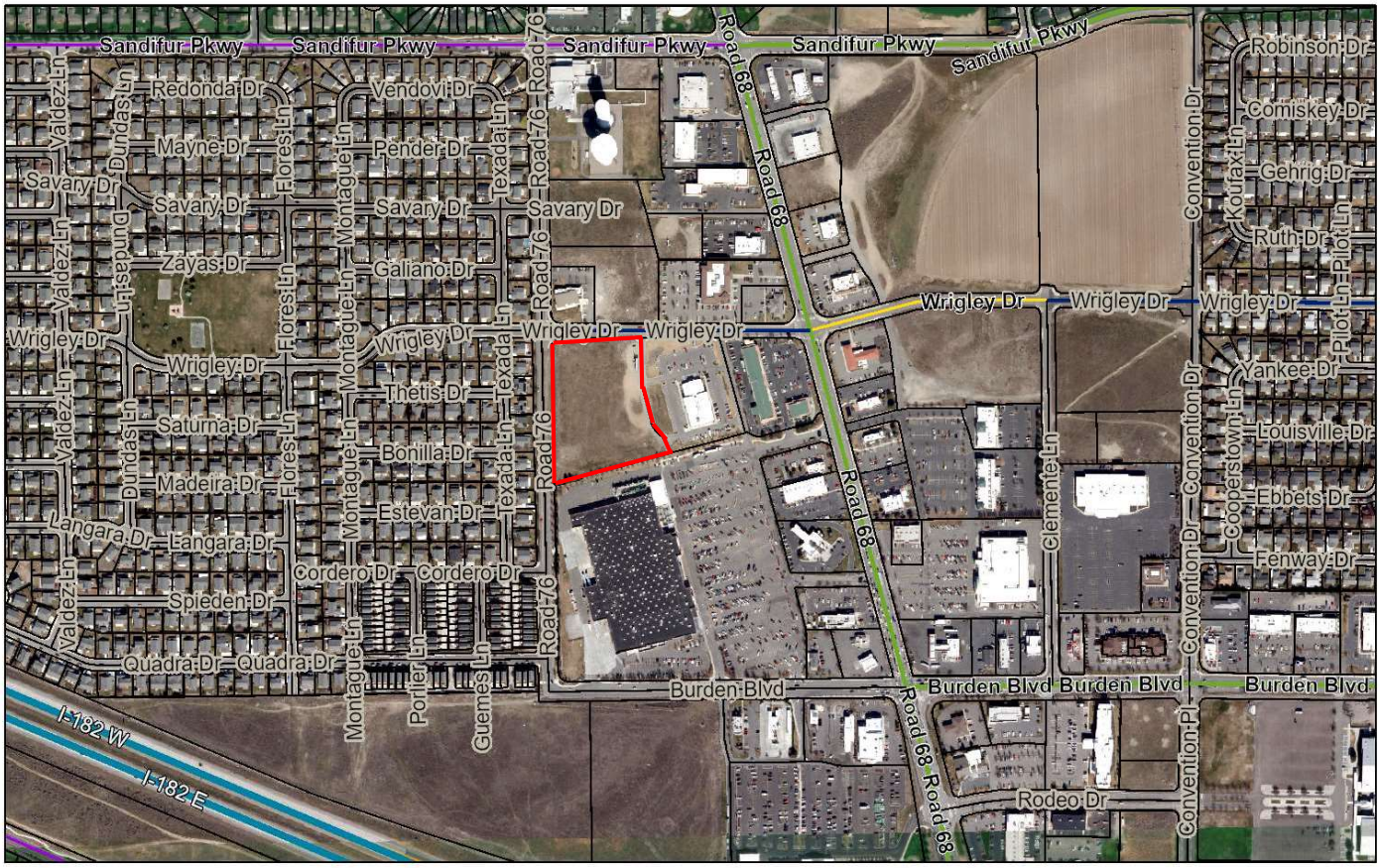
VOL 144 PAGE 134


VOL 144 PAGE 135
DEN ROAD
SR 375
Franklin St
ROAD 100
ROAD 96
ROAD 92
ROAD 88
ROAD 84
ROAD 80
ROAD 76
ROAD 72
ROAD 68
ROAD 64
ROAD 60
ROAD 56
ROAD 52
ROAD 48
ROAD 40
WERNETT RD
PEARL ST
COURT ST
SYLVESTER ST
Y ST
COLUMBIA RIVER
RT
R1-S
RMH-7
C1-D
PROPOSED ZONING
0 1000 1/2 Mile
EXHIBIT "1"
Resolution #1396

SP2025-008 Land Use Map, Goodwill



SP2025-008 Overview Map, Goodwill



7/2/2025, 2:33:27 PM

City Limits
Urban Growth Boundary
Parcels

Road Centerlines
Interstate
Ramp
Minor Arterial
Major Collector
Minor Collector
Neighborhood Collector
Local

1:6,739
0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SP2025-008 Vicinity Map, Goodwill



6/17/2025, 3:29:43 PM

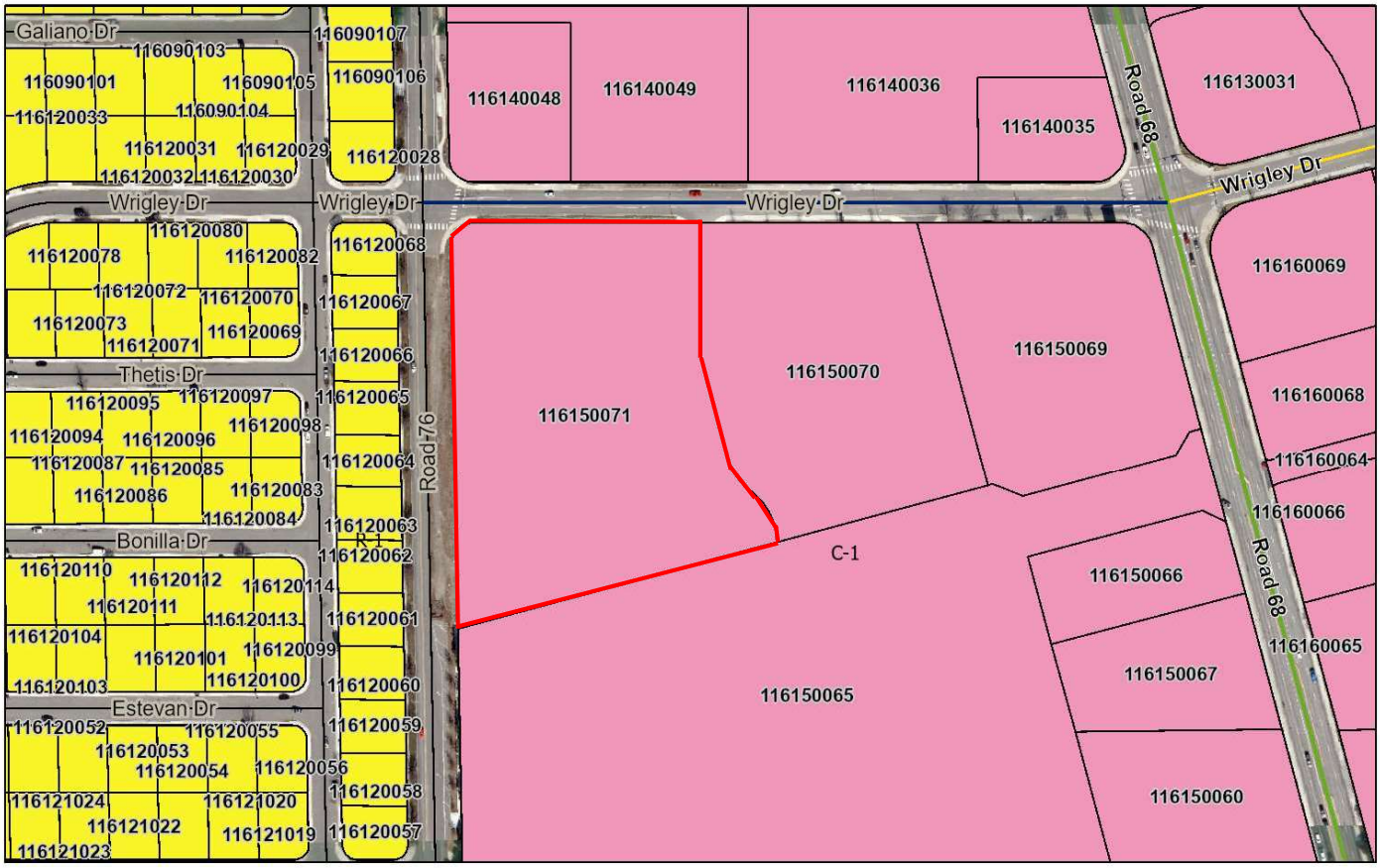
1:1,843

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SP2025-008 Zoning Map, Goodwill



7/2/2025, 2:23:07 PM

City Limits
Urban Growth Boundary
Parcels

Road Centerlines
Minor Arterial
Minor Collector
Neightborhood Collector
Local

V_Zoning
C-1, Retail Business District
R-1, Low-Density Residential District

1:2,426
0 0.02 0.04 0.08 mi
0 0.03 0.07 0.13 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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

CITY OF PASCO
DETERMINATION OF COMPLETENESS

This notice is required by RCW 36.70B.070

FILE #s: SP2025-008

TYPE OF APPLICATION: Special Permit

APPLICANT: Archibald & Company Architects, PS
660 Symons Street
Richland, WA 98354

PROJECT NAME: Goodwill Retail Store/Training Center/Office

It has been determined that your application for a rezone is complete for processing by the City of Pasco. These materials will be dispersed to City departments and affected agencies for review and comment.

Questions can be addressed to the City of Pasco, Community & Economic Development Department at 509-905-2604 or gundersona@pasco-wa.gov referencing the file # above.

Date Issued: 06/20/2025

Staff Contact: Aaron Gunderson
Planner II, Community & Economic Development Department
509.905.2604/gundersona@pasco-wa.gov

Affidavit of Mailing

In regards to MF# SP2025-008

I, Carmen Patrick, hereby confirm that notification was sent by mail June 20, 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 20th day, June of 2025.



Representative's Signature

NAME	ADDRESS	CITY	PASCO	ZIP
JEAN A DEBEVEC	7608 GALIANO DR	PASCO	WA	99301
ROSA M MADRIGAL	5307 TEXADA LN	PASCO	WA	99301
ISRRAEL MARTINEZ (ETAL)	5311 TEXADA LN	PASCO	WA	99301
ROMEO E CANADA	5303 TEXADA LN	PASCO	WA	99301
HUGO Z & MARGARITA V MENDOZA	7607 WRIGLEY DR	PASCO	WA	99301
THOMAS J COYNE	3014 E LATTIN RD	WEST RICHLAN	WA	99353
SARAH J NEWSOM	5003 TEXADA LN	PASCO	WA	99301
ROY & PAMELA QUINTERO	5007 TEXADA LN	PASCO	WA	99301
GORDON J & CAROL A SNELL (JR)	5011 TEXADA LN	PASCO	WA	99301
KENNETH G LOGAN	PO BOX 2712	PASCO	WA	99302
MICHAEL J & MARILYN A WOODRUFF	5103 TEXADA LN	PASCO	WA	99301
JASON JACQUE MIYA	5107 TEXADA LN	PASCO	WA	99301
MARCIE M GRACE	5111 TEXADA LN	PASCO	WA	99301
GORAN DJURIC (ETAL)	5115 TEXADA LN	PASCO	WA	99301
ETOYA R MILLER	5119 TEXADA LN	PASCO	WA	99301
JULIO C & TERESA OCHOA	5203 TEXADA LN	PASCO	WA	99301
MELISSA MARIE WOEHLE	5207 TEXADA LN	PASCO	WA	99301
GABRIEL GALLEGOS	5211 TEXADA LN	PASCO	WA	99301
SHARON FREELAND	7607 THETIS DR	PASCO	WA	99301
RYAN LOGSTROM	7611 THETIS DR	PASCO	WA	99301
GREGORY E DIXSON	7608 WRIGLEY DR	PASCO	WA	99301
JAMES C WEEDMARK	7607 BONILLA DR	PASCO	WA	99301
JOHN BRADLEY & PHYLLIS MASON	7608 THETIS DR	PASCO	WA	99301
TRACY A MILLER	20318 SE 146TH ST	RENTON	WA	98059
RUTH A & ARNOLD J WELDEN	7608 BONILLA DR	PASCO	WA	99301
WRIGLEY MEDICAL CENTER LLC	1920 N PITTSBURG ST STE A	KENNEWICK	WA	99336
DENNIS D & CHRISTINE L GISI	PO BOX 906	WALLA WALLA	WA	99362
DENNIS D & CHRISTINE L GISI (E	PO BOX 906	WALLA WALLA	WA	99362
WAL-MART REAL ESTATE BUSINESS	PO BOX 8050	BENTONVILLE	AR	72712
AEI NET LEASE PORTFOLIO XI DST	30 7TH ST E	SAINT PAUL	MN	55101
GOODWILL INDUSTRIES OF THE COL	815 N KELLOGG ST STE A	KENNEWICK	WA	99336

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

PUBLIC NOTICE

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 July 09, 2024, at 6:00 pm

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

Proposal: Archibald & Company Architects, PS on behalf of Goodwill Industries of the Columbia has submitted a Special Permit Application (***SP 2025-008***) to operate a thrift store and employment/support services center, along with offices. The proposal is at 7511 Wrigley Dr. (Parcel # 116150071) 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 ***July 09, 2025,*** to be included in the written record. If you have questions on the proposal, contact the Planning Division at (509) 905-2604 or via e-mail to: gundersona@pasco-wa.gov.

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) business days of the public hearing.

Prepared 23 June 2025 by: *Aaron Gunderson*, 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.

SP2025-008 Vicinity Map, Goodwill



6/17/2025, 3:29:43 PM

1:1,843

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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

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SP2025-008 Vicinity Map, Goodwill



6/17/2025, 3:29:43 PM

1:1,843

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community


Looking North


Looking East


Looking South


Looking West


Barrier & Unimproved ROW

Road 68 Shopping to the Northeast




Wal-Mart to the Southeast

REPORT TO HEARING EXAMINER
PUBLIC HEARING
City Hall – 525 North Third Avenue – Council Chambers
WEDNESDAY, 09 July 2025
6:00 PM

MASTER FILE #: **Z 2025-005**

APPLICANT: Shane O'Neill
9904 Rogue Dr.
Pasco, WA 99301

REQUEST: **REZONE**: 2817 Road 84 (Parcel #118402034) Rezone from RS-20 (Residential Suburban) to R-1 (Low-Density Residential)

Timeline:

23 May 2025	Application Submitted
10 June 2025	Application Deemed Complete
20 June 2025	Application Noticed for Public Hearing
2 July 2025	Public Hearing Staff Report Published

BACKGROUND

1. **PROPERTY DESCRIPTION:**

   Legal: SHORT PLAT 2018-30 LOT 1

   General Location: Located off Road 84 approximately 452 ft. north of W Livingston Rd.

   Property Size: Approximately 1 acre

2. **ACCESS:** The parcel has access off Road 84.

3. **UTILITIES:** Municipal water is available off Road 84, municipal sewer is located approximately 690 feet to the north at the intersection of Road 84 and W Argent Rd.

4. **LAND USE AND ZONING:** The site is zoned RS-20 (Residential Suburban) and is developed with a single-family dwelling unit and various accessory structures. Surrounding properties are zoned and developed as follows:

   NORTH: RS-20 LOW DENSITY RESIDENTIAL/SINGLE FAMILY DWELLINGS
   EAST: RS-20 LOW DENSITY RESIDENTIAL/SINGLE FAMILY DWELLINGS
   SOUTH: RS-20 LOW DENSITY RESIDENTIAL/SINGLE FAMILY DWELLINGS
   WEST: RS-20 LOW DENSITY RESIDENTIAL/SINGLE FAMILY DWELLINGS

5. **Comprehensive Plan:** The City of Pasco Comprehensive Plan designates this 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, RS-1, R-

1, R-1-A, and R-1-A2 designations. Per Pasco Municipal Code (PMC) 25.215.015, maximum gross density of any proposed development within any zoning district, expressed as dwelling units per acre, shall be no less than the corresponding minimum density expressed in the Comprehensive Plan land use density table, and no greater than the corresponding maximum density expressed in the Comprehensive Plan land use density table, except as provided in Chapter 25.161 PMC.

6. **ENVIRONMENTAL DETERMINATION:** The zone change application is exempt from SEPA due to the project meeting the requirements of WAC 197-11-800(c).

ANALYSIS

Request

Applicant Shane O'Neill wishes to rezone (Parcel #118402034) in Pasco, WA 99301 from RS-20 (Residential Suburban) to R-1 (Low-Density Residential). The sites comprise approximately 1 acre. The underlying Land Use Designation is "Low Density Residential," which specifies 3 to 6 dwelling units (DU) per acre.

The proposed rezone does not include a project action. It is anticipated that should the rezone be approved; a subsequent subdivision project may be submitted for review. This review would include requirements for any impacts on the level of service for parks, transportation, etc. Any subsequent subdivision proposals would additionally be required to adhere to the Pasco Municipal Code and standards, including provisions such as connectivity and residential design standards. If any future project is in excess of the categorical threshold requirements in WAC 197-11-800 though, then a SEPA will be required to identify and mitigate potential impacts to the natural and built environments.

History

The site was annexed into the City in 2015 via Ordinance 4222 and subsequently assigned the RS-20 (Residential Suburban) zoning designation via Ordinance 4221. The site contains an existing dwelling and a couple of accessory structures that were constructed around 1967.

Rezone Criteria

The review criteria for considering a rezone application are explained in PMC. 25.210.030. The criteria are listed below as follows:

1. The date the existing zone became effective:

The site was assigned RS-20 zoning in 2015 via Ordinance 4222

2. The changed conditions, which are alleged to warrant other or additional zoning:

In 2015 the site was annexed into the City and given the Low-Density Residential designation, and has remained so since. Since 2015, the City of Pasco's Comprehensive Plan has been updated to reflect a 3 to 6 dwelling unit (DU) requirement for the Low Density Residential Land Use Code. It is not possible to develop to the minimum density requirements without rezoning to another district allowed in the under Low Density Residential Land Use. A rezone from RS-20 (Residential Suburban) to R-1 (Low-Density Residential) will allow the property to be developed to density requirements of Pasco's Comprehensive Plan.

Additionally, the zone change of the property to R-1, will allow for the applicant to develop the property with more types of dwellings to serve the population. On January 24, 2022, Council approved Ordinance 4575, amending the Zoning code, including Pasco Municipal Code (PMC) 25.45 relating to the R-1 zoning

district. The approved ordinance changed the purpose of the R-1 zone found in PMC 25.45.010, as follows: "The R-1 low density residential district is established to provide a low- to medium-density residential environment compliant with the Comprehensive Plan land use density table in PMC 25.215.015. Certain public facilities and institutions may also be permitted, provided their nature and location are not detrimental to the intended low- to medium-density residential environment." As well, PMC 25.45.020 added zero-lot line dwellings, multiple dwellings, duplexes, triplexes, and courtyard apartments to the mix of allowed uses in the R-1 zoning district. The density requirement in PMC 25.45.050 was also amended to eliminate the one-unit-per-lot development restriction.

3. Facts to justify the change on the basis of advancing the public health, safety and general welfare:

The rezone application and proposal are consistent with the City Council-approved Comprehensive Plan, which has been determined to be in the best interest of advancing public health, safety, and general welfare of the community. It is hoped that further ability to subdivide and an increase of housing types on the site will increase the desirability of the property as well as enhance the public health, safety, and general welfare.

From a public health perspective, future residential development of the site could encourage walking to and from school with development of proper sidewalk infrastructure. Livingston Elementary is approximately .12 miles from the site, along with Chiawana High School located approximately .14 miles and McLoughlin Middle School located approximately .07 miles from the site. Additionally, the site is located approximately .58 miles from the front entrance of Chiawana Park, which borders the Columbia River.

In terms of public safety, the site is located approximately .43 miles from Franklin County Fire District 3 Station 34 along West Court Street, well within the established response-time zone. Pasco Fire Station 85 is located approximately 1.09 miles away along Road 100.

Safety of any future residential development will also be provided for through the implementation of the civil, building and fire codes which mandate adequate access, fire hydrants, and similar fire and life safety improvements for all new development.

4. The effect it will have on the value and character of the adjacent property and the Comprehensive Plan:

A change in zoning would be consistent with the Comprehensive Plan Future Land Use Map designation for the site which is Low Density Residential. The proposed land usage matches that of the adjacent properties and would have a positive impact on neighboring properties.

The proposed rezone would allow for development between 3 to 6 dwelling units per acre, a requirement applicable to both the RS-20 and the R-1 zoning districts but is unobtainable due to RS-20 minimum lot size requirements [PMC 25.30.050(1)]. Any subsequent development actions, depending upon their intensity, could be subject to Washington's State Environmental Policy Act (SEPA) review. This review includes identifying and mitigating any impacts to the natural and built environment.

5. The effect on the property owner or owners if the request is not granted:

According to the applicant, if the proposed zone change is not granted, it would lead to lower development potential and reduced land value due to the current zoning allowing for less density. Over time the property "…could become an isolated pocket of underutilized land, possibly making infrastructure extension less cost-effective or delayed (Application Narrative, Pg. 5)." It would also add barriers in meeting housing demand at a time where Pasco's demand for housing is increasing. Also, keeping the zoning as RS-20 would

be contrary to the City's Comprehensive Plan due to the current zoning having a density standard less than the minimum allowed for the property's Comprehensive Plan Land Use Designation.

6. The Comprehensive Plan land use designation for the property:

The City of Pasco Comprehensive Plan designates this site as "Low Density Residential." The Low Density Residential designation provides a variety of residential housing at a density of 3 to 6 dwelling units per acre, and may be assigned RS-20, RS-12, RS-1, R-1, R-1-A, and R-1-A2 zoning.

7. Such other information as the Hearing Examiner requires:

The rezone application is consistent with and meets the intent of the Comprehensive Plan, and City Council Goals.

STAFF FINDINGS OF FACT

Findings of fact must be entered from the record. The following are initial findings drawn from the background and analysis section of the staff report. The Hearing Examiner may add additional findings to this listing as the result of factual testimony and evidence submitted during the open record hearing.

1. Public notice of this hearing was sent to property owners within 300 feet of the property and posted in the Tri-City Herald on June 20, 2025.
2. Applicant wishes to rezone Parcel 118402034 from RS-20 (Residential Suburban) to R-1 (Low-Density Residential).
3. The sites comprise approximately 1 acre.
4. The City's 2018-2038 Comprehensive Plan Land Use Map designates the site as "Low Density Residential".
5. The "Low Density Residential" designation may be developed with a variety of residential housing including single family dwellings, zero lot line dwellings, multiple dwellings, duplexes, triplexes, and courtyard apartments.
6. The underlying Low-Density Residential Land Use Designation specifies 3 to 6 dwelling units (DU) per acre.
7. The site was assigned R-S-20 zoning in 2015 via Ordinance 4222.
8. Existing R-S-20 zone only has a density standard of 2 dwellings per acre, which is below the Comprehensive Plan Land Use minimum of 3 dwellings per acre making the zone legally non-conforming.
9. Changing the zone to R-1 Low-Density Residential would bring the property into conformance with the Low-Density Residential Land Use Designation.
10. Location of the property is approximately .12 miles from Livingston Elementary, .14 miles from Chiawana High School, and .07 miles from McLoughlin Middle School.
11. Location of the property is approximately .43 miles from Franklin County Fire District 3 Station 34 and 1.09 miles from Pasco Fire Station 85.
12. Location of the property is near two major road collectors (Road 84 & W Argent Rd.).
13. Parcel 118402034 contains a single-family dwelling and accessory structures built around 1967.

TENTATIVE CONCLUSIONS BASED ON INITIAL STAFF FINDINGS OF FACT

Before recommending approval or denial of a rezone, the Hearing Examiner must develop findings of fact from which to draw its conclusions based upon the criteria listed in PMC 25.210.060. The criteria are as follows:

1. The proposal is in accordance with the goals and policies of the Comprehensive Plan.

The City of Pasco Comprehensive Plan designates this site as "Low Density Residential." The Low Density Residential designation provides a variety of residential housing at a density of 3 to 6 dwelling units per acre, and may be assigned RS-20, RS-12, RS-1, R-1, R-1-A, and R-1-A2 zoning.

Per PMC 25.215.015 maximum gross density of any proposed development within any zoning district, expressed as dwelling units per acre, shall be no less than the corresponding minimum density expressed in the Comprehensive Plan land use density table, and no greater than the corresponding maximum density expressed in the Comprehensive Plan land use density table, except as provided in Chapter 25.161 PMC.

Current zoning designation of R-S-20 has a density allowance of only 2 dwellings per acre, which is below the minimum residential density as required for the Low-Density Residential Land Use Designation. Hence at present the property cannot be further developed due to the density standard being below the minimum allowed in PMC 25.215.015. Changing the zoning will allow for the property to be able to be developed at a standard as provided under PMC 25.215.015.

The proposed rezone application would implement or be consistent with the following comp plan goals/polices:

Land Use Goal 2: Plan for a variety of compatible land uses within the UGA.

> *Policy 2-B: Facilitate planned growth within the City limits and UGA, 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.*
>
> *Changing the zoning to R-1 would promote the ability for infill development and help facilitate planned growth within City limits and the UGA. This is due to the increased density limits and types of housing allowed.*
>
> *Policy 2-F: Discourage developments dependent on septic system, and at a density below the minimum, to sustain an urban level of services.*

Land Use Goal 4: Increase community accessibility through proper land use planning.

> *Policy 4-B: Encourage infill and high density uses within proximity to major travel corridors and public transportation service areas.*
>
> *The Property is located directly off Road 84 and approximately .12 miles from W Argent Rd. both major collectors, along with access to Ben Franklin Transit Routes 67 and 68 from the intersection area of Road 84 and W Argent Rd. Having higher density and infill would further support services within the area. According to both Pasco's Transportation System Master Plan (TSMP) and Ben-Franklin Transit Development Plan, "…additional bus service is planned to extend coverage along Road 84 south of [W} Argent Road, with continued service along the end of Court Street west of Road 68."*
>
> *Policy 4-F: Support mixed use, smart growth, infill, and compact developments with transit and pedestrian amenities that promote a healthy community.*
>
> *The zone change will allow for the increased potential for compact infill development near existing transit lines. This will lead to furthering the support of those transit lines and lead to further development of pedestrian amenities within the area.*

Land Use Goal 5: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 5-A: Allow a variety of residential densities throughout the UGA.

Changing the zoning to R-1 will increase the variety of residential densities in the area. Additionally, this change of density will spur a variety of housing opportunities due to the increased housing types allowed with the R-1 Zoning District vs. what is allowed for the R-S-20 Zoning District.

Policy 5-B: Encourage higher residential densities within and adjacent to major travel corridors, Downtown (Central Business District), and Broadmoor.

The property is located directly off Road 84, which is listed as a major collector and is also located approximately .12 miles from W Argent Rd. which is another major collector. Changing the zoning to R-1 would allow for increased residential densities near two major travel corridors, hence furthering the goals of this policy.

Housing Goal 1: Encourage housing for all economic segments of the City's population consistent with the local and regional market.

Policy 1-A: Allow for a full range of housing including single family homes, townhouses, condominiums, apartments, and manufactured housing, accessory dwelling units, zero lot line, planned unit developments, etc.

Changing the zone to R-1 will allow for an increase of housing types in comparison to the current zoning of R-S-20 which allows for only single-family dwellings and accessory dwelling units. This will work to ensure that the City will meet the increased need for housing.

2. The effect of the proposal on the immediate vicinity will not be materially detrimental.

This application for rezone is consistent with the Comprehensive Plan Land Use Element and meets the intent of the Goals and Policies for the property. A rezone from R-S-20 to a different zoning district would allow the property to be further developed as the current zoning does allow for development meeting minimum density requirements.

A development action affecting the site would be subject to the State Environmental Policy Act (SEPA) and impacts to the natural and built environment, including neighboring properties, would be considered and mitigated through the SEPA process.

3. There is merit and value in the proposal for the community as a whole.

The proposed zoning designation is consistent with the Comprehensive Plan Land Use Map and the Goals and Policies as adopted by the Pasco City Council. The proposal includes infill development and promotes the goals of the Low-Density Residential Land Use Map Designation.

4. Conditions should be imposed in order to mitigate any significant adverse impacts from the proposal.

The rezone application and anticipated project are subject to the regulations and requirements of the Pasco Municipal Code and the City of Pasco Design and Construction Standards. As such, no conditions should be imposed; any future development will be evaluated for significant adverse impacts at the time of a development application, which will also be subject to review under the State Environmental Policy Act (SEPA).

5. A Concomitant Agreement should be entered into between the City and the petitioner, and if so, the terms and conditions of such an agreement.

No Concomitant Agreement is considered necessary for this application.

RECOMMENDATION

Staff recommends based on the Findings of Fact and Conclusions herein, that 2817 Road 84 (Parcel 118402034) be rezoned from RS-20 (Residential Suburban) to R-1 (Low-Density Residential).

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: $750

CITY OF PASCO
PETITION FOR ZONE CHANGE

Master File # Z2025-005

Date Submitted: May 23, 2025

Applicant Info	Owner Info (if different than applicant)
Name: Shane O'Neill (CLOVER PLANNING & ZONING)	Name: WEBSTER COURT LLC
Address: 6904 Rogue Drive, Pasco WA 99301	Address: 791 So. 38th Ave., West Richland, WA 99353
Phone: 509.713.4560	Phone: 509.521.7396
Email: planclover@outlook.com	Email: westviewgardensllc@gmail.com

Project Address: 2817 ROAD 84, Pasco, WA 99301

Project Parcel Number: 118402034

Current Zoning: RS-20

Requested Zoning: R-1

Describe the nature and effect of the proposed change: The nature of the rezone is residential. The effect of rezoning the site to R-1 would be increased residential density consistent with the LDR Comp. Plan designation (3-6 units/ac). Increased residential density would bring the density into conformance with the Comp. Plan as the current 2.2 unit/ac density is below the 3 units/ac minimum residential density allowed by the LUD designation.

Estimated time frame of development: Subdivision and eventual development beginning in late 2025 to be completed in 2026.

Updated July 2019

What conditions warrant the proposed rezone? See attached narrative, generally: proximity to developing urban residential areas, annexation and infrastructure expansion, housing needs and policy direction, and compatibility with the land use designation.

How will the proposed rezone advance the health, safety, and general welfare of the community? Rezone approval will foster development of vacant land which will remove habitat for rodents, insects and invasive vegetation. Development of the vacant land will enhance the aesthetic appeal of a blighted property thereby improving the character of the neighborhood. see attached narrative

What effect will the proposed change have on the value and character of adjacent property? Rezone approval will allow for land subdivision and subsequent development consistent with PMC 25.35 & PMC 25.22, see attached narrative

How does the proposed rezone relate to the City's Comprehensive Plan? Proposed R-1 zoning is consistent with the Low-Density Residential land use designation in the City's Comp. Plan. SEPA exempt per WAC 197-11-800(6)(c)(ii)

What effect will be realized by the owner(s) if the proposed rezone is not granted? See attached narrative, generally: lower sale value or appraised value, lower development potential, incompatibility with growth trends, delayed infrastructure extensions, suboptimal land holding, lost economic opportunity, misalignment with infrastructure investments and planning objectives.

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: $750

Fee for Rezone	-	$700.00
Environmental Checklist	-	~~$ 75.00~~ SEPA exempt per WAC 197-11-800(6)(c)(ii)
Radius Notification	-	$ 50.00
		$750.00

☐ SEPA Checklist ☒ Site map ☒ Fee of $750

Shane O'Neill Digitally signed by Shane O'Neill
Date: 2025.05.19 12:29:53 -07'00'

Signature of Applicant

Scott G Schell - mgr

***Notarized Signature of Property Owner**

State of Washington)
ss.
County of Franklin)

On this 21st day of MAY, 2025, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned an sworn, personally appeared SCOTT SCHELL 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 21st day of MAY, 2025.

KRISTA M. JONES
Notary Public
State of Washington
Commission #7151
Expires August 29, 2027

Krista M Jones

Notary Public in and for the State of Washington
Residing at PROSSER, WA.
My Commission expires AUG. 29, 2027

Updated July 2019

Clover Planning & Zoning, LLC
Land Use Services

May 21, 2025

Rezone Application Supplemental Code Criteria Narrative

To: CITY OF PASCO Planning Staff, Hearing Examiner, & City Council

Subject: Rezone Application of Franklin County Tax Parcel # 118402034
(2817 Road 84) From RS-20 to R-1

The nature and effect of the proposed change:

The nature of the proposed rezone is residential. The effect of rezoning the site to R-1 would be to increase residential density consistent with the Low Density Residential Comprehensive Plan land use designation (3-6 units/ac). Increased residential density would bring the density into conformance with the Comp. Plan as the current 2.2 unit/ac density is below the 3 units/ac minimum residential density allowed by the LUD designation.

What conditions warrant the proposed rezone?

Rezoning parcel #118402034 from RS-20 (Suburban Residential) to R-1 (Low Density Residential) is warranted based on the following recent changed conditions, as required under Pasco Municipal Code 25.45.010.

1. Proximity to Developing Urban Residential Areas

The parcel lies near land already transitioning or designated for urban residential densities. The Comprehensive Plan outlines continued residential growth in areas surrounding the parcel, particularly near Road 68 and Burns Road, reflecting a move toward higher residential densities and infrastructure investment in that vicinity.

2. Annexation and Infrastructure Expansion

Pasco has annexed substantial areas near the subject parcel and is extending public infrastructure (water, sewer, roads), which supports urban density development. The area is identified in urban growth expansion planning, indicating a shift from large-lot rural to smaller-lot suburban development.

3. Housing Needs and Policy Direction

The Comprehensive Plan highlights the need for a broader range of housing types and lot sizes, including those permitted under R-1 zoning. Goals include providing affordable, accessible housing and using land efficiently—both of which are supported by rezoning to R-1 from RS-20, which has larger lot requirements and fewer units per acre.

4. Compatibility with the Land Use Designation

The Future Land Use Map designates this area as "Low Density Residential," which aligns with R-1 zoning but is denser than RS-20. Rezoning would better conform to the intended long-term land use designation and community vision adopted in the plan. An increased residential density would bring the density into conformance with the Comp. Plan as the current zoning allowance for 2.2 units/ac density is below the 3 units/ac minimum residential density allowed by the LUD designation.

Conclusion

Recent annexations, infrastructure development, increasing housing demand, and alignment with the city's long-range planning goals serve as changed conditions justifying a rezoning from RS-20 to R-1 under Pasco Municipal Code § 25.45.010. This rezoning would be consistent with the Comprehensive Plan and help accommodate projected population growth while supporting efficient land use.

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

Rezone approval will foster development of vacant land which will remove habitat for rodents, insects and invasive vegetation. Development of the vacant land will enhance the aesthetic appeal of a blighted property thereby improving the character of the neighborhood.

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

The proposed rezone of parcel #118402034 from RS-20 to R-1 will have enhance the value and character of adjacent property.

1. Increase in Property Value Through Infrastructure and Market Demand

Rezoning to R-1 typically increases development potential, which:

- Raises land value due to greater allowed density (more lots = more potential homes),
- Stimulates investment interest in nearby parcels,
- May lead to infrastructure upgrades (e.g., utilities, roads), which benefit all properties in the area.

Effect: Adjacent property owners may see increased land value over time, particularly if their zoning or infrastructure also supports further development.

2. Gradual Shift Toward a More Urban Neighborhood Character

RS-20 zoning supports a semi-rural environment with large lots. Rezoning to R-1 allows for:

- Smaller lots and more homes per acre,
- A more traditional suburban neighborhood form (e.g., sidewalks, streetlights, connected roads),
- Newer construction, which will raise the aesthetic quality of the area.

Effect: The character of the area may gradually shift toward a more urbanized residential setting, especially if adjacent parcels rezone or redevelop similarly.

3. Minimal Compatibility Issues at Low Density

R-1 still maintains low-density residential standards:

- Similar building types (single-family detached homes),
- Setback, height, and lot coverage requirements are compatible with existing RS-20 homes,
- No commercial or multi-family development is introduced under R-1 zoning.

Effect: Visual and functional compatibility with existing homes remains high. The transition is unlikely to cause disruption or visual dissonance.

4. Potential for More Local Traffic, But Within Planned Capacity

An increase in residential density may:

- Add to local traffic volumes, though modestly under R-1 zoning,
- Lead to road and utility (sewer) improvements, which benefit overall accessibility and safety.

Effect: Slight increase in vehicle trips, but usually manageable with infrastructure improvements and modern street design. The change is consistent with city growth patterns.

5. Stronger Demand for Public Services

Increased housing can drive:

- More use of schools, parks, and public utilities,
- But also brings more tax base to help fund those services.

Effect: Enhanced service delivery and potential future investment in area amenities.

Summary

The rezone is expected to:

- Raise adjacent property values over time through market demand and infrastructure growth,
- Encourage a gradual, compatible transition to suburban residential character,
- Maintain land use compatibility, and
- Deliver community-level benefits through improved services and connectivity.

Overall, the change supports long-term neighborhood stability and property value enhancement without disrupting the existing residential fabric.

How does the proposed rezone relate to the City's Comprehensive Plan?

The proposed rezone of parcel #118402034 from RS-20 (Suburban Residential) to R-1 (Low Density Residential) is strongly aligned with the City of Pasco's 2018–2038 Comprehensive Plan in several important ways:

1. Consistency with Future Land Use Designation

Rezoning to R-1 implements the plan's land use designations more faithfully than RS-20. The Comprehensive Plan identifies Low Density Residential areas as appropriate for R-1 zoning,

which allows 2–5 units per acre. This is more consistent with R-1 than with RS-20, which is semi-rural and allows only ~2 units per acre.

"Low Density Residential: Single family residential development at a density of 2 to 5 dwelling units per acre."

— Table LU-1, Comprehensive Plan

2. Supports Projected Population Growth and Housing Need

R-1 zoning supports the Plan's goal of accommodating growth while avoiding urban sprawl. The Plan forecasts Pasco's population growing to 121,828 by 2038, requiring over 15,000 new housing units. R-1 zoning enables more efficient use of residential land to help meet this demand.

"This will require 15,217 residential units, considering Pasco's household size…"

— Table LU-4, Comprehensive Plan

3. Encourages Efficient Land Use and Infrastructure Investment

The rezone leverages existing/planned infrastructure and promotes cost-effective growth. The Plan emphasizes directing growth to areas where **urban infrastructure exists or is planned**. The area near the subject parcel is seeing **infrastructure expansion**, including roads, utilities, and annexation efforts.

"New development is encouraged to locate in UGAs where adequate public facilities and services can be provided in an efficient and economical manner."

— Land Use Element, Comprehensive Plan

4. Supports Infill and Redevelopment Strategies

R-1 zoning is a practical step to support infill housing in line with policy. The parcel is in or near areas identified as suitable for **infill development**, which the City sees as key to meeting housing needs and enhancing neighborhood vitality.

"One of the biggest opportunities for Pasco is through the implementation of infill and redevelopment strategies."

— Land Use Element

5. Promotes Housing Diversity and Affordability

Rezoning helps fulfill the city's housing policy goals. The Comprehensive Plan stresses the importance of providing affordable and diverse housing types for a growing and diverse population. R-1 zoning allows for more variety than RS-20, which limits housing to large lots.

"The Comprehensive Plan should encourage the availability of affordable housing... promote a variety of residential densities and housing types…"

— Housing Element

Summary

The rezone is a direct and appropriate implementation of the Comprehensive Plan.

The proposed rezone from RS-20 to R-1:

- Matches the future land use map,
- Supports population and housing forecasts,
- Aligns with infrastructure planning,
- Advances affordability and housing choice goals, and
- Facilitates orderly urban growth per the City's long-term vision.

What effect will be realized by the owner(s) if the proposed rezone is not granted?

If the proposed rezone from RS-20 to R-1 is not granted, the owner(s) of the parcel will face several significant limitations and impacts:

1. Lower Development Potential

- RS-20 zoning allows only 1 dwelling unit per 20,000 square feet, which equates to approximately 2.2 units per acre.
- In contrast, R-1 zoning allows up to 4.35 dwelling units per acre (based on minimum lot size of 10,000 sq ft).

Effect:

The owner will be restricted to fewer lots/dwelling units, substantially reducing the property's residential development yield and thus its economic value.

2. Reduced Land Value

- The market value of land is closely tied to how many units it can accommodate.
- Without rezoning, developers or investors will likely **assign a lower value to the property** due to reduced profit potential.

Effect:

The owner will likely experience lower sale value or appraised value, and less interest from residential developers.

3. Incompatibility with Adjacent Growth Trends

- If nearby parcels are zoned or rezoned to R-1 or higher densities, RS-20 becomes increasingly inconsistent with surrounding development.
- The parcel could become an isolated pocket of underutilized land, possibly making infrastructure extension less cost-effective or delayed.

Effect:

The parcel may become less competitive and less desirable for integration into coordinated residential development projects.

4. Barriers to Meeting Housing Demand

- The owner would not be able to contribute to meeting Pasco's increasing demand for housing in a high-growth area.
- This could further complicate future rezone efforts, as the city's focus may shift to more strategic areas.

Effect:

A missed opportunity for the owner to capitalize on timing, when housing needs and policy goals align with upzoning.

5. Continued Restriction on Use

- RS-20 zoning is generally intended for semi-rural or very low-density suburban use.
- RS-20 zoning may prohibit or complicate the introduction of smaller homes, duplexes, or diverse housing types even if the land could otherwise support it.

Effect:

The owner may be forced to hold or use the land in a suboptimal way, inconsistent with modern development patterns and land use goals.

Summary

If the rezone is not granted, the owner will be constrained by:

- Significantly reduced development density and value,
- Lost economic opportunity in a rapidly urbanizing corridor,
- Misalignment with infrastructure investments and planning objectives.

In short, denying the rezone would leave the owner at a strategic and financial disadvantage in comparison to nearby properties that may already benefit from urban zoning designations.

Please reach out to Clover Planning & Zoning LLC if your review would benefit from any additional information.

Sincerely,

Shane O'Neill

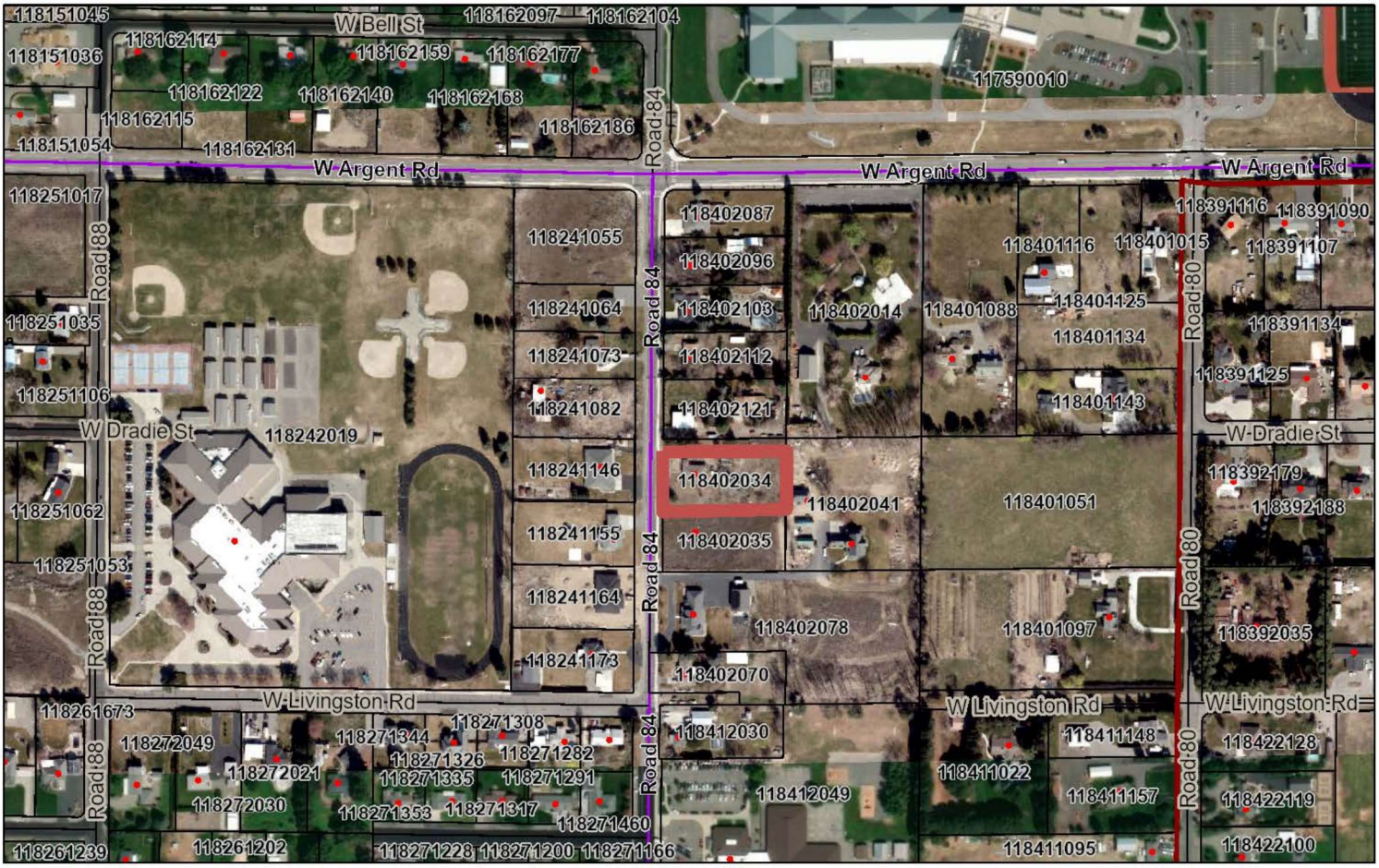
Clover Planning & Zoning LLC
www.planclover.com
(509)713-4560
planclover@outlook.com
UBI# 604-914-810

Exhibit List

1) Maps
2) Vicinity Images
3) Site Video https://youtu.be/ah6YVu8bhz4

Rd 84 Rezone RS-20 to R-1 Vicinity Map

Exhibit 1



5/12/2025, 2:32:34 PM

City Limits

Urban Growth Boundary

Address

Parcels

Road Centerlines

Major Collector

Local

1:4,044

0 190 380 760 ft

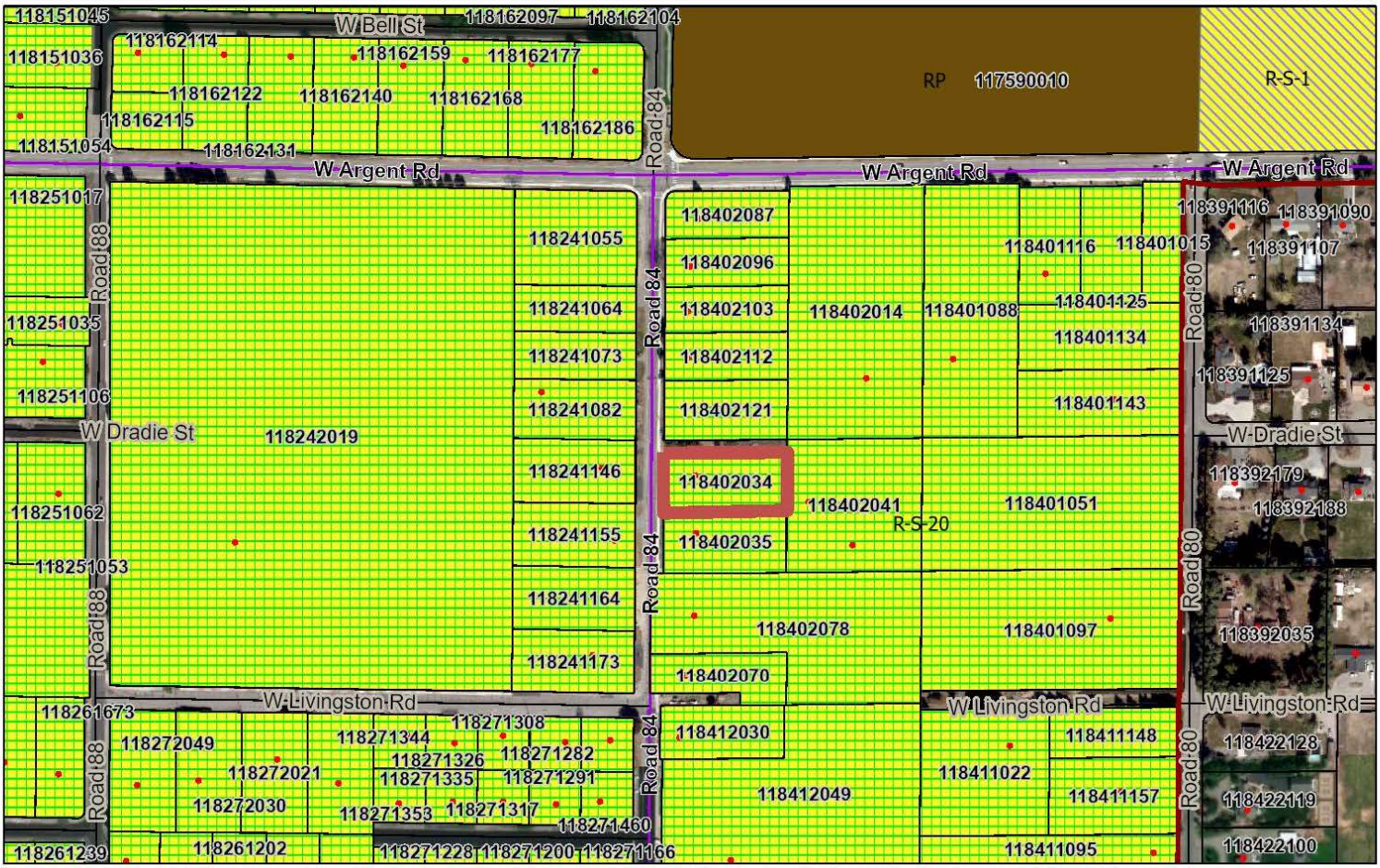
0 55 110 220 m

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CLOVER PLANNING & ZONING LLC

Rd 84 Rezone RS-20 to R-1 Zoning Map

Exhibit 1



5/12/2025, 2:31:25 PM

City Limits
Urban Growth Boundary
Address
Parcels
Road Centerlines
Major Collector
Local
V_Zoning
R-S-1, Low-Density Suburban Residential District
R-S-20, Residential Suburban District
RP, Residential Park District

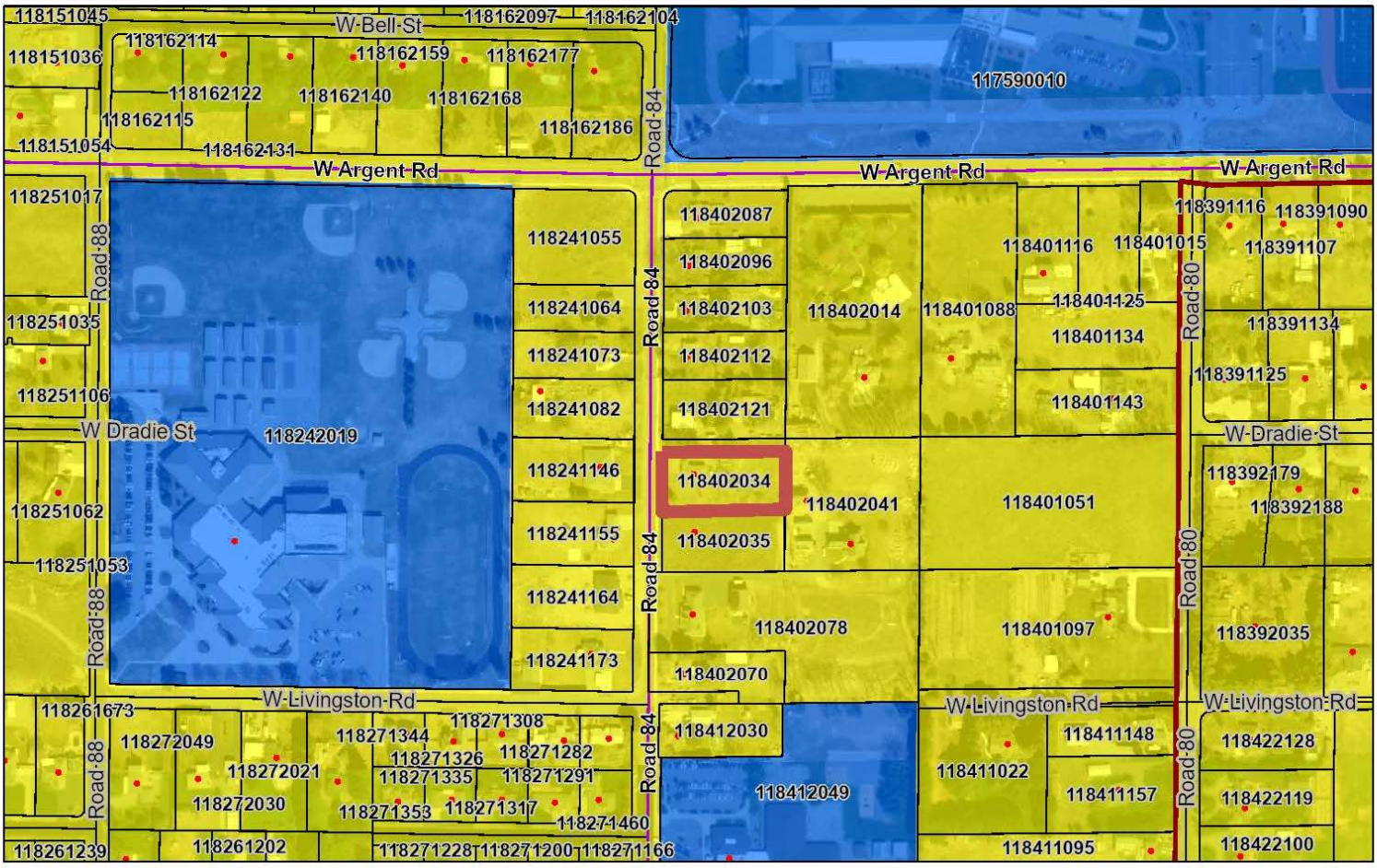
1:4,044
0 190 380 760 ft
0 55 110 220 m

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CLOVER PLANNING & ZONING LLC

Rd 84 Rezone RS-20 to R-1 Land Use Map

Exhibit 1



5/12/2025, 2:28:32 PM

City Limits

Urban Growth Boundary

Address

Parcels

Road Centerlines

Major Collector

Local

Land Use

Public Quasi-Public

Low Density Residential

1:4,044

0 190 380 760 ft

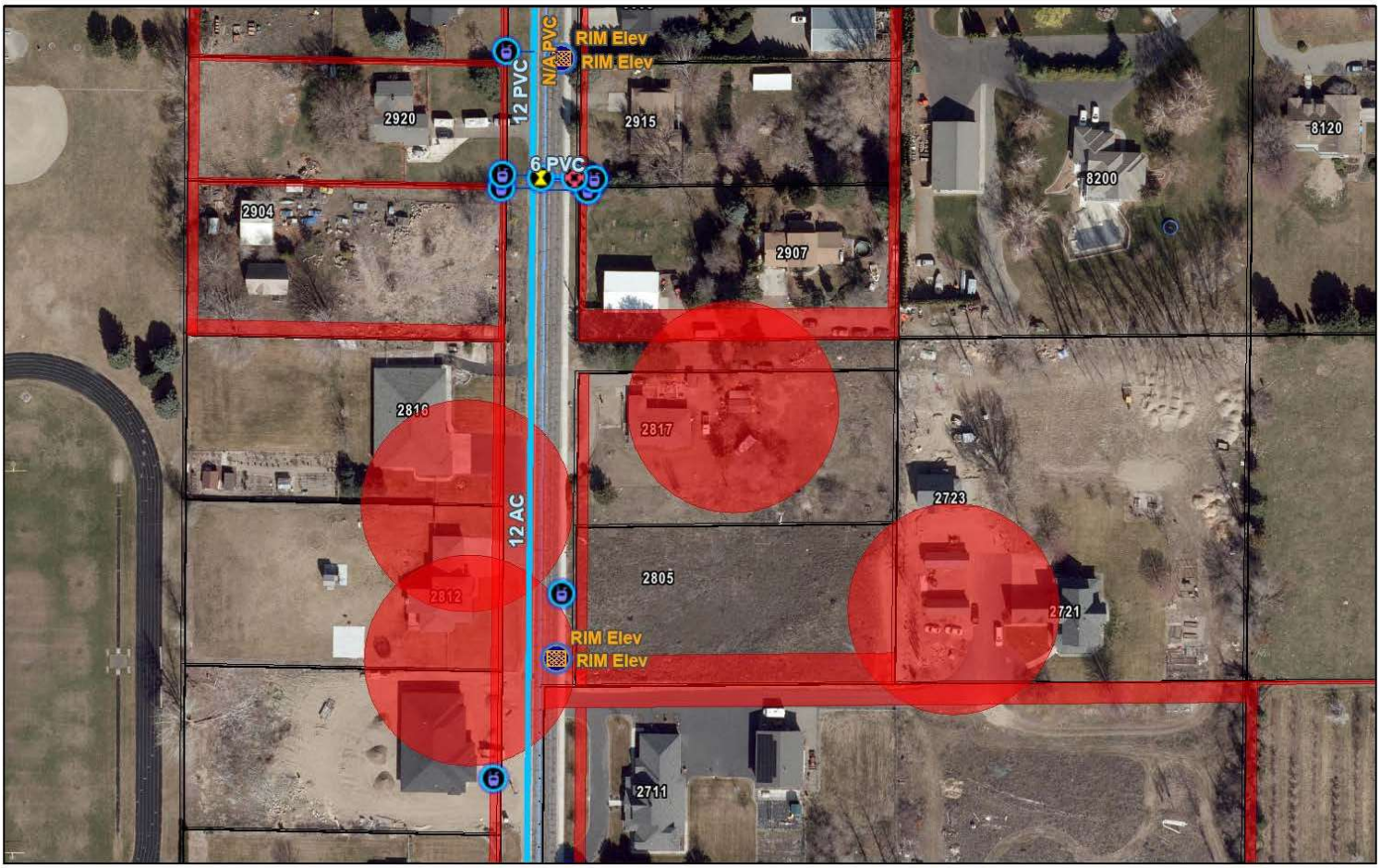
0 55 110 220 m

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CLOVER PLANNING & ZONING LLC

Rd 84 Utility and Easement Map

Exhibit 1



5/12/2025, 2:44:14 PM

Hydrants
City of Pasco
Meters

Valve System
Gate
Service Line

Main
City of Pasco

Catch Basins
City of Pasco

Storm Water Pipe
Infiltration

Easements

Parcels

Image
Red: Band_1
Green: Band_2
Blue: Band_3

1:1,556

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CLOVER PLANNING & ZONING LLC


SITE


SITE


Looking North
SITE


Looking West
SITE

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

CITY OF PASCO
DETERMINATION OF COMPLETENESS

This notice is required by RCW 36.70B.070

FILE #s: Z2025-005

TYPE OF APPLICATION: Rezone

APPLICANT: Shane O'Neill
6904 Rogue Dr.
Pasco, WA 99301

PROJECT NAME: Webster Court R-S-20 to R-1

It has been determined that your application for a rezone is complete for processing by the City of Pasco. These materials will be dispersed to City departments and affected agencies for review and comment.

Questions can be addressed to the City of Pasco, Community & Economic Development Department at 509-905-2604 or gundersona@pasco-wa.gov referencing the file # above.

Date Issued: 06/02/2025

Staff Contact: Aaron Gunderson
Planner II, Community & Economic Development Department
509.905.2604/gundersona@pasco-wa.gov

AFN # 1829810 ORDIN
06/02/2015 09:15 AM
4 Page(s) $75.00
Matt Beaton, Auditor
Franklin Co., WA

ORDINANCE NO. 4221

AN ORDINANCE OF THE CITY OF PASCO, WASHINGTON, ADOPTING PRE-ANNEXATION ZONING FOR THE ROAD 80 ANNEXATION AREA AND ESTABLISHING RS-20 ZONING FOR SAID AREA.

WHEREAS, RCW 35A.14.330 authorizes the City Council to adopt proposed zoning regulations that become effective upon annexation of any area that that might reasonably be expected to be annexed by the City at any future time; and,

WHEREAS, the proposed Road 80 Annexation Area includes all unincorporated lands west of Road 80; and,

WHEREAS, on the April 16, 2015 the Pasco Planning Commission held a public hearing to developed a zoning recommendation for the proposed Road 80 Annexation Area; and,

WHEREAS, pursuant to RCW 35A. 14. 340, the City Council held a public hearing on April 20, 2015 and June 1, 2015 providing all interested individuals the opportunity to comment on the proposed pre-zoning; and,

WHEREAS, based upon substantial evidence, that: (A) the proposed pre-zoning is consistent with the adopted Comprehensive Plan; (B) the proposed pre-zoning is consistent with or promotes the goals and objectives of the Comprehensive Plan serving the general public interest in the community; and (C) a pending annexation is the warranting factor demanding the change of zoning classification from the County zoning regulations to the City zoning regulations; and **NOW, THEREFORE,**

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

Section 1. Pre-Zoning Established for the Road 80 Annexation Area. That under the authority of RCW 35A.14.330, and pursuant to the notice and hearing requirements set forth in RCW 35A.14.340, the Pasco City Council hereby adopts pre-annexation zoning for the Road 80 Annexation area or any portion thereof as and described in Exhibit "A" and depicted in Exhibit "B". Said annexation area shall be zoned RS-20 as defined and described in Title 25 of the Pasco Municipal Code and said annexation area shall be subject to all standards and associated regulations pertaining to said zone, as existing at the time of annexation.

The RS-20 zoning established herein shall remain in full force and effect for a period of five years from the effective date of annexation.

Section 2. The proposed zoning (RS-20) regulations set forth in Section 1 shall become effective upon annexation to the City of Pasco as it applies to those properties described in Exhibit "A" attached hereto and made a part of this ordinance.

Section 3. A copy of this ordinance, duly certified as a true copy by the City Clerk of the City Of Pasco shall be filed with the Franklin County Auditor.

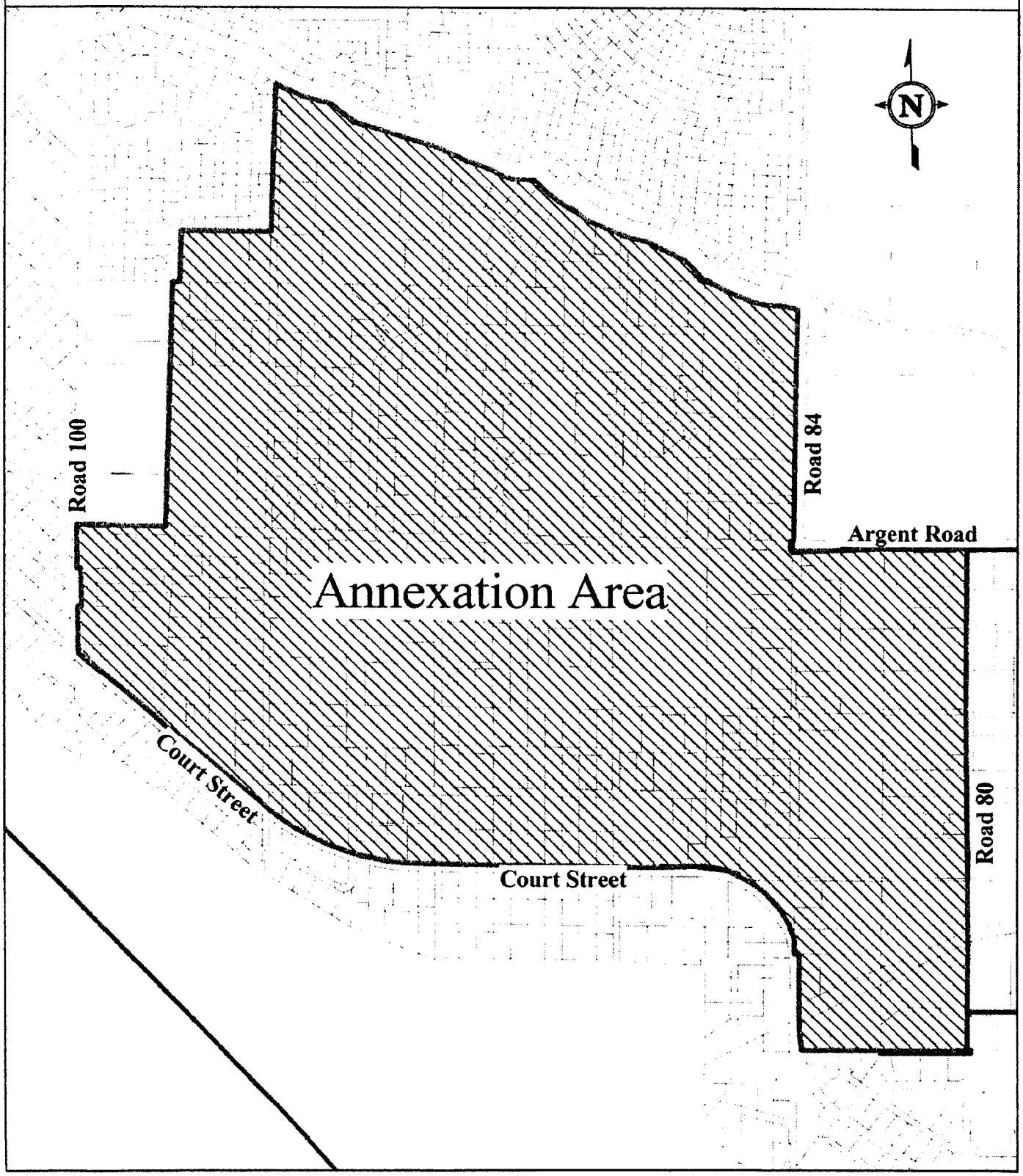
EXHIBIT "A"

LEGAL DESCRIPTION
ROAD 80 ANNEXATION AREA

Beginning at a point on the south line of the FCID canal right-of-way, said point being the intersection with the west right-of-way line of Road 96 and the south right-of-way line of the FCID canal right-of-way; Thence southerly along the west right-of-way line of Road 96 to the intersection with the northeast corner of Lot 2 Short Plat 99-05; Thence westerly along the north line of Lot 2 Short Plat 99-05 to the northwest corner thereof; Thence southerly along the west line of Lot 2 Short Plat 99-05 to the southwest corner thereof, said southwest corner also being a point on the north line of Lot, 3 Basswood Estates; Thence westerly along the north line of Lot 3, Basswood Estates to the northwest corner of said Lot 3; Thence southerly along the west line of said Lot 3 to the southwest corner of said Lot 3, said corner also being the northwest corner of Lot 4, Basswood Estates; Thence southerly along the west line of Lot 4, Basswood Estates to the southwest corner of said Lot 4, said southwest corner also being the northwest corner of Lot 4 Short Plat 2003-01; Thence southerly along the west line of Lot 4, Short Plat 2003-01 to the north right-of-way line of West Argent Road; Thence west along the north right-of-way line of West Argent Road to the intersection with the northerly projection of the east right-of-way line of Road 100; Thence southerly along said projection to the intersection with the south right-of-way line of West Argent Road; Thence continuing southerly along the east right-of-way line of Road 100 to the intersection with the north right-of-way line of West Court Street; Thence easterly along the north right-of-way line of West Court Street to the intersection with the east right-of-way line of Road 84; Thence southerly along the east right-of-way line of Road 84 to the intersection with the northwest corner of Lot 13, Block 1, Back Roads Country Estates; Thence easterly along the north line of said Lot 13, Back Roads Country Estates and continuing easterly along the north line of Lots 14, and 15, Block 1, Back Roads Country Estates to the intersection with the northeast corner of said Lot 15, said corner of said Lot 15, being 635.78 feet more or less from the east right-of-way line of West Court Street; Thence southerly for a distance of 24 feet; Thence easterly for a distance of 6 feet to the northeast/southwest line of Lot 17, Block 1, Back Roads Country Estates; Thence easterly along the north line of said Lot 17 and Lots 18, 19, 20, 21 and 22, Block 1, Back Roads Country Estates to the intersection with the west right-of-way line of Road 80; Thence continuing easterly along the easterly projection of the north line of Lot 22, Block 1 Back Roads Country Estates to the intersection with the east right-of-way line of Road 80; Thence northerly along the east right-of-way line of Road 80 to the intersection with the northwest corner of Lot 4, Short Plat 76-10; Thence westerly along the westerly projection of the north line of Lot 4, Short Plat 76-10 to the intersection with the west right-of-way line of Road 80; Thence northerly along the west right-of-way Road 80 to the intersection with the south right-of-way line of West Argent Road; Thence westerly along the south right-of-way line of West Argent Road to the intersection with the east right-of-way line of Road 84; Thence westerly along the westerly projection of the south right-of-way line of West Argent Road to the intersection with the southerly projection of the west right-of-way line of Road 84; Thence northerly along said projection of Road 84 and continuing northerly along the west right-of-way line of Road 84 to the intersection with the south right-of-way line of the FCID canal right-of-way; Thence westerly along said canal right-of-way to the point of beginning.

Exhibit 'B'

Road 80 Annexation Area



Section 4. This ordinance shall take full force and effect five (5) days after its approval, passage and publication as required by law.

PASSED by the City Council of the City of Pasco, Washington, and approved as provided by law this 1st day of June 2015.

Matt Watkins
Mayor

ATTEST:

Debra L. Clark, City Clerk

APPROVED AS TO FORM:

Leland B. Kerr, City Attorney

AFN # 1830490 ORD
06/16/2015 09:55 AM
6 Page(s) $77.00
Matt Beaton, Auditor
Franklin Co., WA

WHEN RECORDED PLEASE RETURN TO:

City of Pasco
Attn: City Planner
525 North 3rd
Pasco, WA 99301

ORDINANCE NO. 4222

AN ORDINANCE relating to annexation and annexing certain real property to the City of Pasco.

WHEREAS, the City Council of the City of Pasco has declared, its intent to annex the following described territory (Section 1.) known as the Road 80 Annexation Area to the City of Pasco pursuant to RCW Chapter 35A.14; and

WHEREAS, in January of 2015 the City Council approved the formation of an "Annexation Facts Committee" to review information related to the possible annexation of all unincorporated properties west of Road 80; and

WHEREAS, said "Annexation Facts Committee" consisted of residents and property owners only from within the proposed Road 80 annexation Area; and

WHEREAS, a legally sufficient intent to commence annexation proceedings by the direct petition method of annexation was prepared by City staff and received by the City Council; and,

WHEREAS, the City Council held a public meeting on May 18, 2015 to review the notice of intent to commence annexation proceedings for the Road 80 Annexation Area; and,

WHEREAS, the City Council passed Resolution No. 3640 on May 18, 2015 accepting the proposed territory for annexation, determining that simultaneous zoning would be required and that the annexation area will not require the assumption of existing City bonded indebtedness; and,

WHEREAS, on June 1, 2015 the second of two public hearings on zoning for the proposed annexation area was held to afford the public an opportunity to provide input on proposed zoning regulations for the proposed Road 80 Annexation Area; and,

WHEREAS, following testimony at June 1, 2015 public hearing the City Council of the City of Pasco adopted Ordinance No. 4221 establishing RS-20 (Suburban District) for the proposed Road 80 Annexation Area; and,

WHEREAS, Ordinance No. 4221 was recorded in the Office of the Franklin County Auditor's on June 2, 2015; and,

WHEREAS, the Franklin County Assessor on June 2, 2015 officially certified the sufficiency of the annexation petition prepared and filed by City officials; and,

WHEREAS, the Road 80 Annexation Area is situated within the designated Pasco Urban Growth Area; and,

WHEREAS, City of Pasco utilities, police, fire and other services are adequate and available to serve the proposed annexation area; and,

WHEREAS, notice of the public hearing on the proposed annexation was published and posted as required by law; and,

WHEREAS, a public hearing on the proposed annexation was held on June 15, 2015; and,

WHEREAS, the City Council finds that annexation of the Road 80 area will improve the efficiency and distribution of necessary municipal services within the City's designated Urban Growth Area, to the benefit of all Pasco residents and taxpayers; **NOW, THEREFORE,**

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

Section 1. That the following described area, situated in Franklin County, Washington to-wit:

Beginning at a point on the south line of the FCID canal right-of-way, said point being the intersection with the west right-of-way line of Road 96 and the south right-of-way line of the FCID canal right-of-way; Thence southerly along the west right-of-way line of Road 96 to the intersection with the northeast corner of Lot 2 Short Plat 99-05; Thence westerly along the north line of Lot 2 Short Plat 99-05 to the northwest corner thereof; Thence southerly along the west line of Lot 2 Short Plat 99-05 to the southwest corner thereof, said southwest corner also being a point on the north line of Lot, 3 Basswood Estates; Thence westerly along the north line of Lot 3, Basswood Estates to the northwest corner of said Lot 3; Thence southerly along the west line of said Lot 3 to the southwest corner of said Lot 3, said corner also being the northwest corner of Lot 4, Basswood Estates; Thence southerly along the west line of Lot 4, Basswood Estates to the southwest corner of said Lot 4, said southwest corner also being the northwest corner of Lot 4 Short Plat 2003-01; Thence southerly along the west line of Lot 4, Short Plat 2003-01 to the north right-of-way line of West Argent Road; Thence west along the north right-of-way line of West Argent Road to the intersection with the northerly projection of the east right-of-way line of Road 100; Thence southerly along said projection to the intersection with the south right-of-way line of

West Argent Road; Thence continuing southerly along the east right-of-way line of Road 100 to the intersection with the north right-of-way line of West Court Street; Thence easterly along the north right-of-way line of West Court Street to the intersection with the east right-of-way line of Road 84; Thence southerly along the east right-of-way line of Road 84 to the intersection with the northwest corner of Lot 13, Block 1, Back Roads Country Estates; Thence easterly along the north line of said Lot 13, Back Roads Country Estates and continuing easterly along the north line of Lots 14, and 15, Block 1, Back Roads Country Estates to the intersection with the northeast corner of said Lot 15, said corner of said Lot 15, being 635.78 feet more or less from the east right-of-way line of West Court Street; Thence southerly for a distance of 24 feet; Thence easterly for a distance of 6 feet to the northeast/southwest line of Lot 17, Block 1, Back Roads Country Estates; Thence easterly along the north line of said Lot 17 and Lots 18, 19, 20, 21 and 22, Block 1, Back Roads Country Estates to the intersection with the west right-of-way line of Road 80; Thence continuing easterly along the easterly projection of the north line of Lot 22, Block 1 Back Roads Country Estates to the intersection with the east right-of-way line of Road 80; Thence northerly along the east right-of-way line of Road 80 to the intersection with the northwest corner of Lot 4, Short Plat 76-10; Thence westerly along the westerly projection of the north line of Lot 4, Short Plat 76-10 to the intersection with the west right-of-way line of Road 80; Thence northerly along the west right-of-way Road 80 to the intersection with the south right-of-way line of West Argent Road; Thence westerly along the south right-of-way line of West Argent Road to the intersection with the east right-of-way line of Road 84; Thence westerly along the westerly projection of the south right-of-way line of West Argent Road to the intersection with the southerly projection of the west right-of-way line of Road 84; Thence northerly along said projection of Road 84 and continuing northerly along the west right-of-way line of Road 84 to the intersection with the south right-of-way line of the FCID canal right-of-way; Thence westerly along said canal right-of-way to the point of beginning.

as depicted in the map attached hereto and labeled Exhibit "A" and the same is hereby annexed to the City of Pasco and is hereby declared to be within the corporate limits of the City of Pasco.

Section 2. That the Comprehensive Plan of the City of Pasco be and the same is hereby adopted for the above described tract of land.

Section 3. That said tract of land shall not assume any portion of the existing bonded indebtedness of the City of Pasco.

Section 4. That said tract of land shall be in Voting District # 5.

Section 5. That the annexation area shall be zoned RS-20 (Suburban District) per pre-zone Ordinance No. 4221 adopted by the Pasco City Council following a public hearing on June 1, 2015 and recorded with the Franklin County Auditor on June 2, 2015 under Auditors File No. 1829810.

Section 6. That a certified copy of this ordinance be and the same shall be filed with the Franklin County Commissioners.

Section 7. This ordinance shall be in full force and effect on July 1, 2015.

PASSED by the City Council of the City of Pasco this 15th day of June 2015.

Matt Watkins, Mayor

ATTEST:

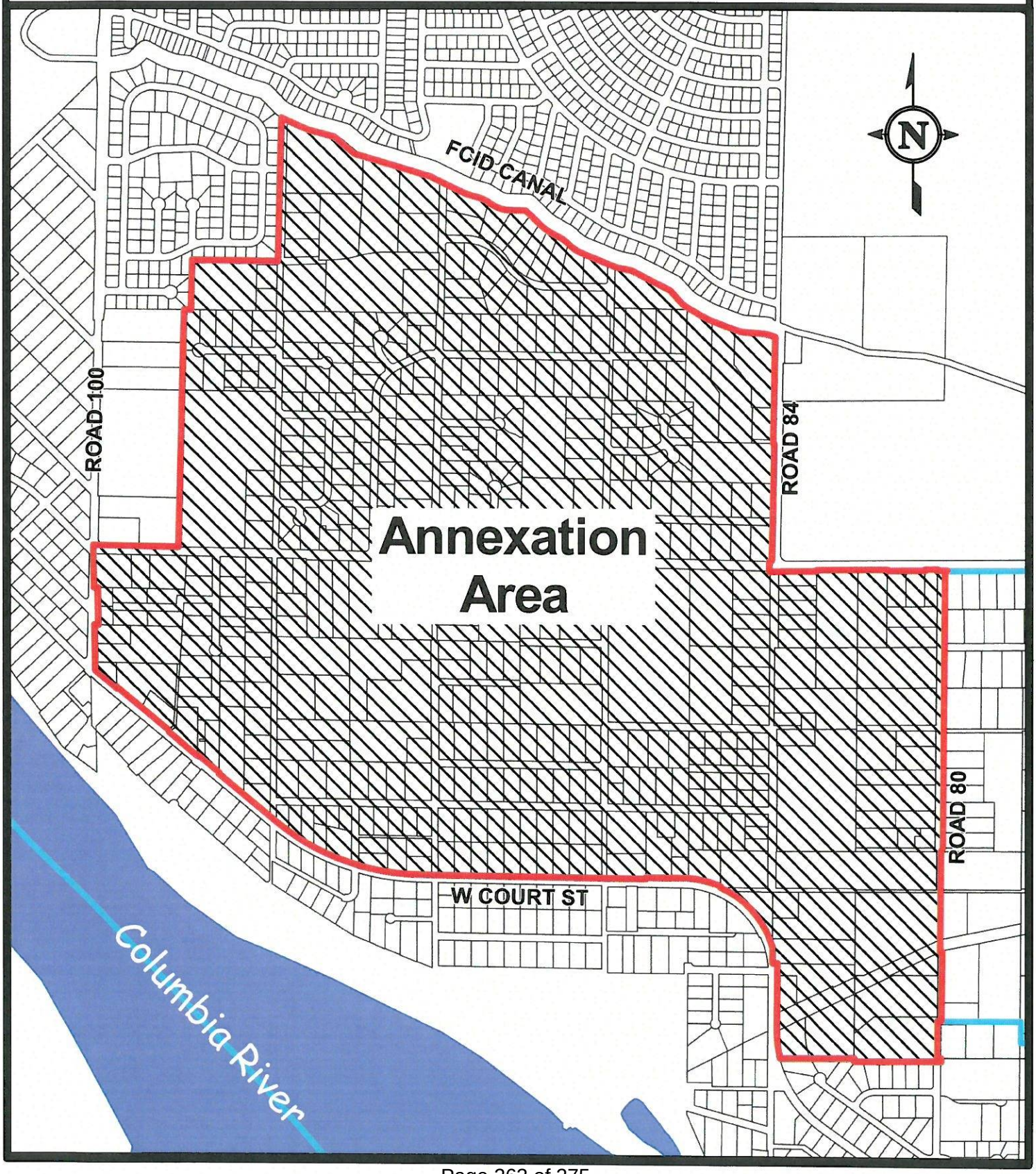
Debra Clark, City Clerk

APPROVED AS TO FORM

Leland B. Kerr, City Attorney

Exhibit "A"

Road 80 Annexation Area



Affidavit of Mailing

In regards to MF# Z2025-005

I, Carmen Patrick, hereby confirm that notification was sent by mail June 20, 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 20th day, June 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

PUBLIC NOTICE

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 July 09, 2025 at 6:00 pm

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

Proposal: Shane O'Neill on behalf of Webster Court, LLC has submitted a rezone application ***(Z 2025-005)*** from ***R-S-20 (Suburban)*** to ***R-1 (Low Density Residential)*** for one parcel with a size of approximately 1 acre, located at 2817 Road 84 (Parcel #118402034) in Pasco, WA 99301. The proposal is subject to regulations contained in the Pasco Municipal Code. Future site-specific development applications will be subject to SEPA environmental review and code requirements.

Public Comment Period: Written comments must be submitted to the Community Development Department by 5:00 p.m. on ***July 09, 2025,*** to be included in the Hearing Examiner packet. If you have questions on the proposal, contact the Planning Division at (509) 905-2604 or via e-mail to: gundersona@pasco-wa.gov.

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

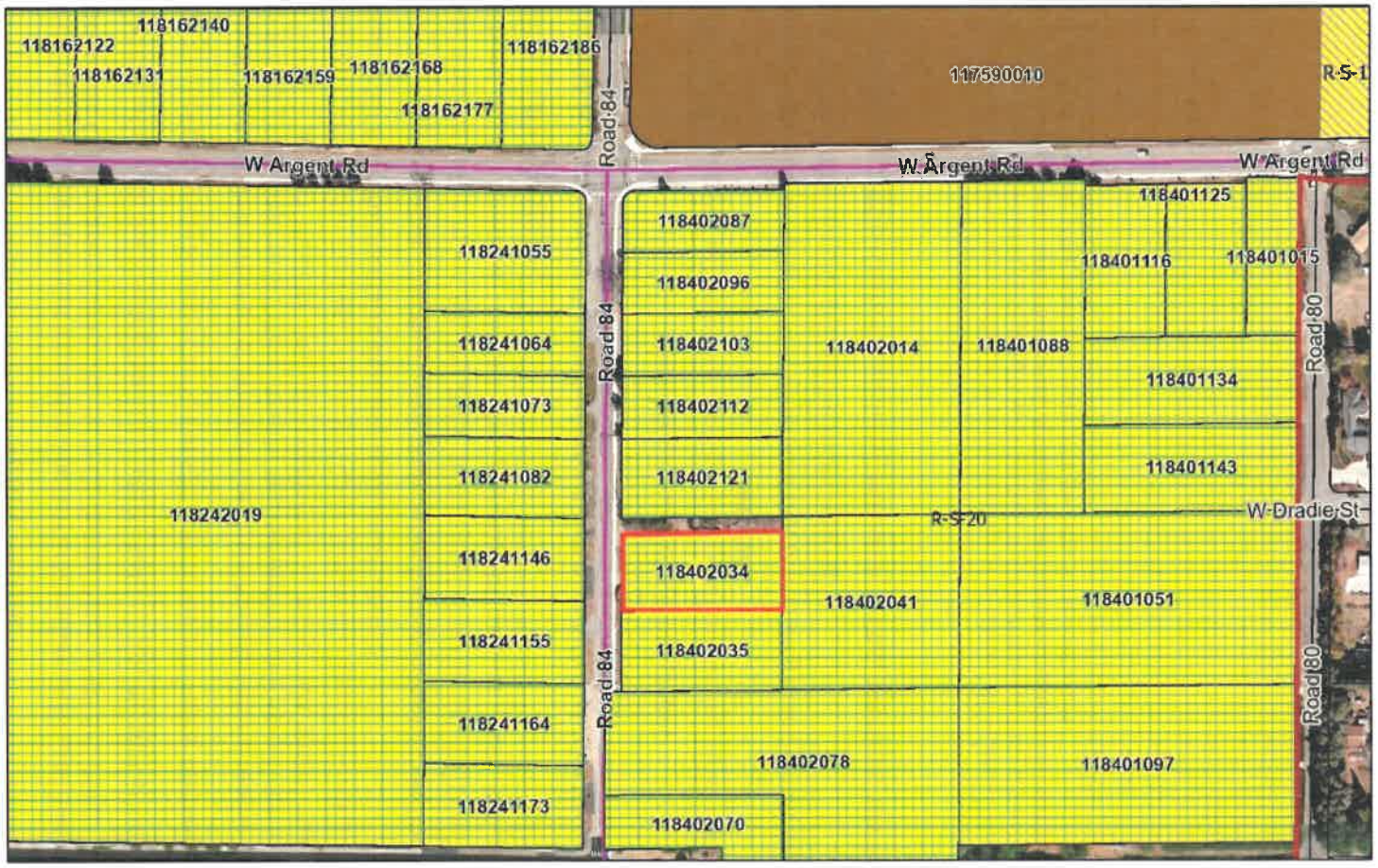
After registering, you will receive a confirmation email containing information about joining the webinar.

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

Prepared 23 June 2025 by: *Aaron Gunderson*, Planner II, PO Box 293 Pasco, WA 99301 (509) 905-2604

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.

Z2025-005 Zoning Map, Webster Court, R-S-20 to R-1



6/17/2025, 3:21:53 PM

PascoGeocoder
City Limits
Urban Growth Boundary
Parcels
Road Centerlines
Major Collector
Local
V_Zoning
R-S-1, Low Density Suburban Residential District
R-S-20, Residential Suburban District
RP, Residential Park District

1:3,071

0 0.03 0.05 0.1 mi
0 0.04 0.08 0.16 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

NAME	ADDRESS	CITY	STATE	ZIP
THOMAS B & VICKI M HUGHES	2920 N ROAD 84	PASCO	WA	99301
CHARLIE & CHAU SERNA	2816 ROAD 84	PASCO	WA	99301
ROBERT W GREEN (ETUX)	2812 N ROAD 84	PASCO	WA	99301
PETRO & OLGA SYNYUK	6010 KENT LN	PASCO	WA	99301
SHAWN R & CHRISTINE C JONES	8200 W ARGENT RD	PASCO	WA	99301
GARY & PEGGY JONES	PO BOX 3521	PASCO	WA	99302
JENKS, GINGER	8711 GATWICK CT	PASCO	WA	99301
PATRICK D & DONNA G MCBURNEY	2721 ROAD 84	PASCO	WA	99301
TODD & DAWN MARIE PIERCE	2711 ROAD 84	PASCO	WA	99301
CATALINA VILLA MERAZ	3005 ROAD 84	PASCO	WA	99301
THOMAS MARSHALL	19109 E TARA RD	BENTON CITY	WA	99320
KYLE MIDDLETON	2907 ROAD 84	PASCO	WA	99301

City of Pasco
Community Development Department
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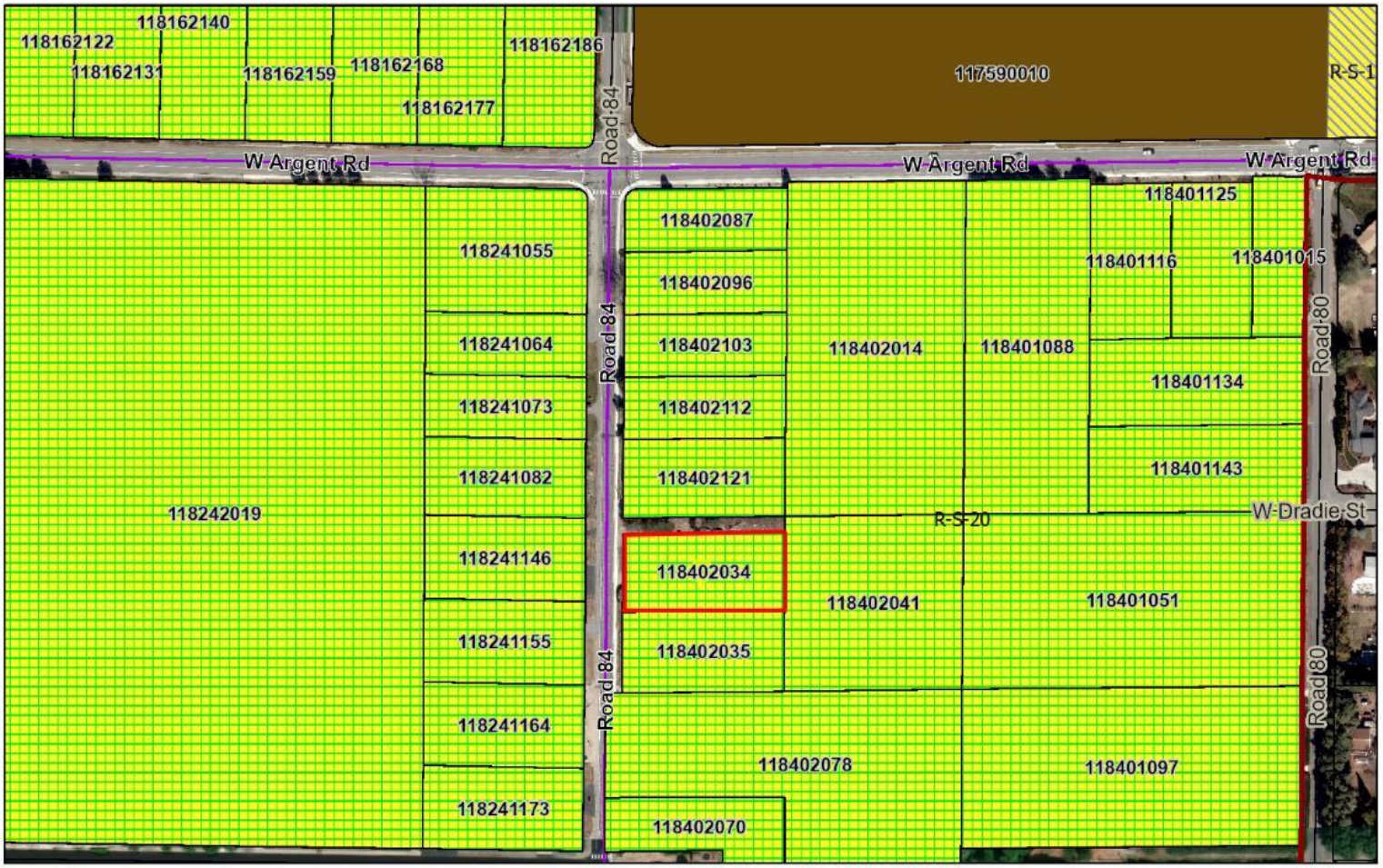
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Z2025-005 Zoning Map, Webster Court, R-S-20 to R-1



6/17/2025, 3:21:53 PM

PascoGeocoder
City Limits
Urban Growth Boundary

Parcels
Road Centerlines
Major Collector
Local

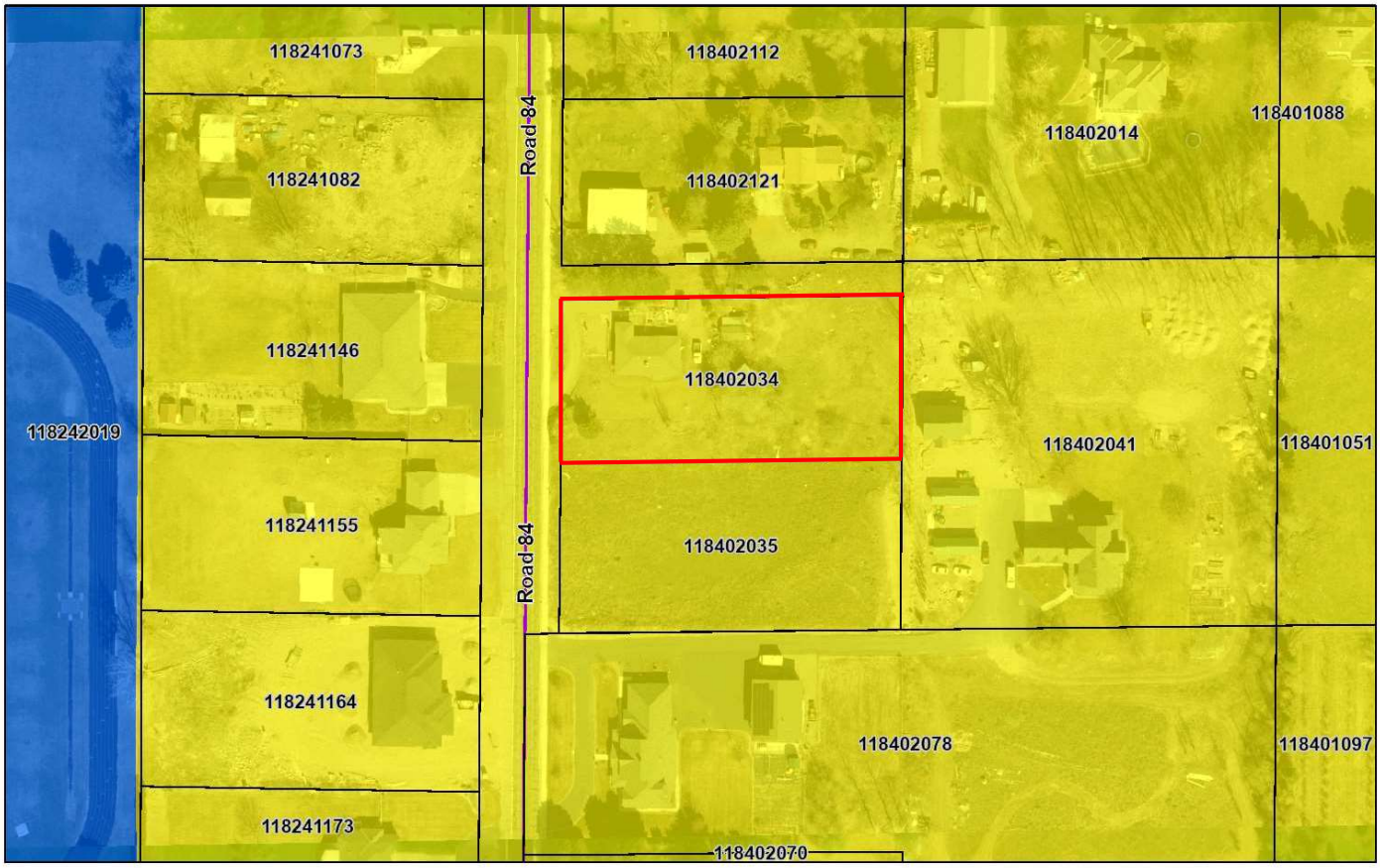
V_Zoning
R-S-1, Low-Density Suburban Residential District
R-S-20, Residential Suburban District
RP, Residential Park District

1:3,071

0 0.03 0.05 0.1 mi
0 0.04 0.08 0.16 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Z2025-005 Land Use Map, Webster Court, R-S-20 to R-1



7/2/2025, 3:13:19 PM

City Limits

Urban Growth Boundary

Parcels

Road Centerlines

Major Collector

Land Use

Public Quasi-Public

Low Density Residential

1:1,456

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0 0.02 0.04 0.07 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Z2025-005 Overview Map, Webster Court, R-S-20 to R-1



7/2/2025, 3:15:30 PM

City Limits

Urban Growth Boundary

Parcels

Road Centerlines

Local

Major Collector

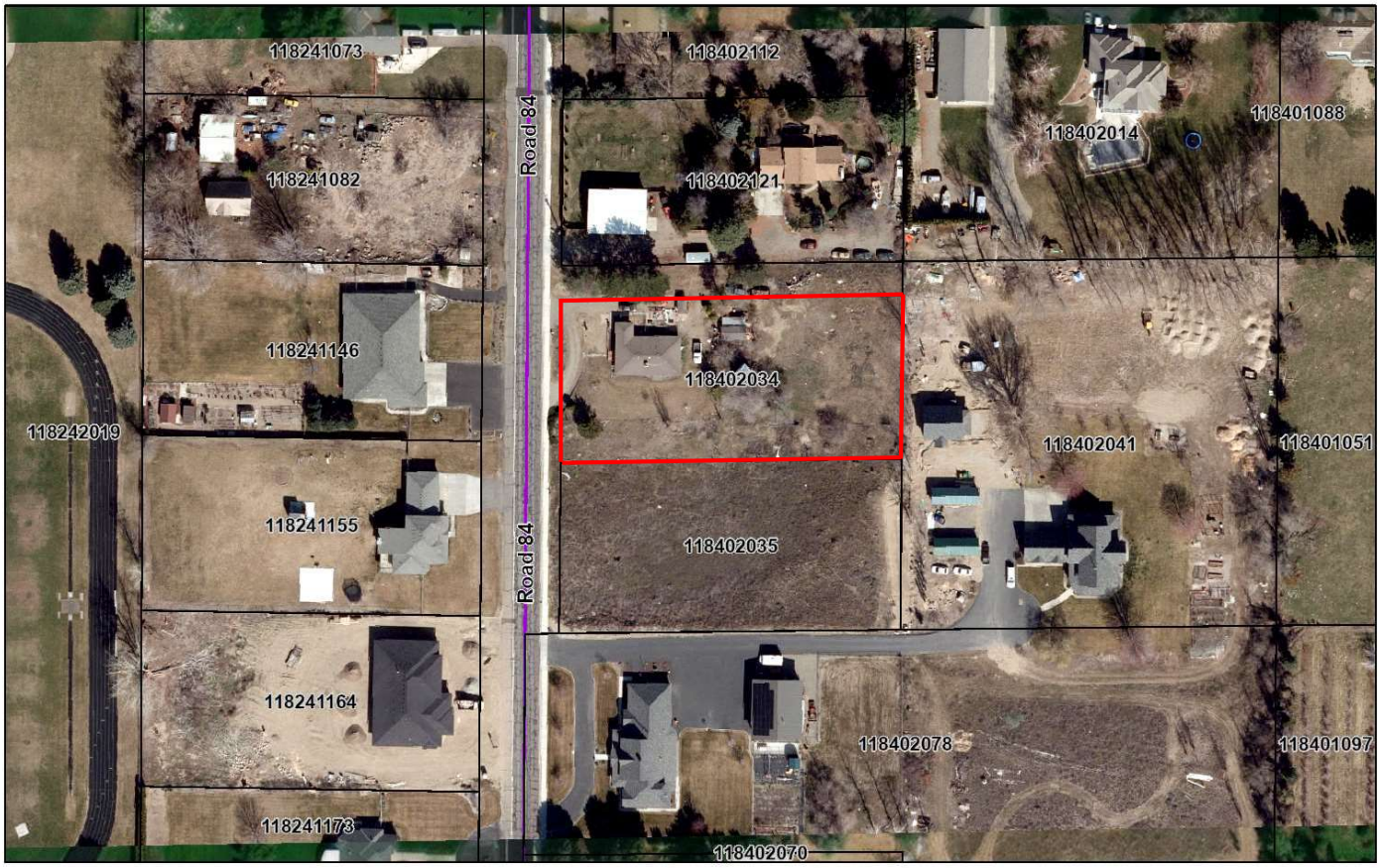
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0 0.05 0.1 0.2 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Z2025-005 Vicinity Map, Webster Court, R-S-20 to R-1



7/2/2025, 3:09:18 PM

City Limits

Urban Growth Boundary

Parcels

Road Centerlines

Major Collector

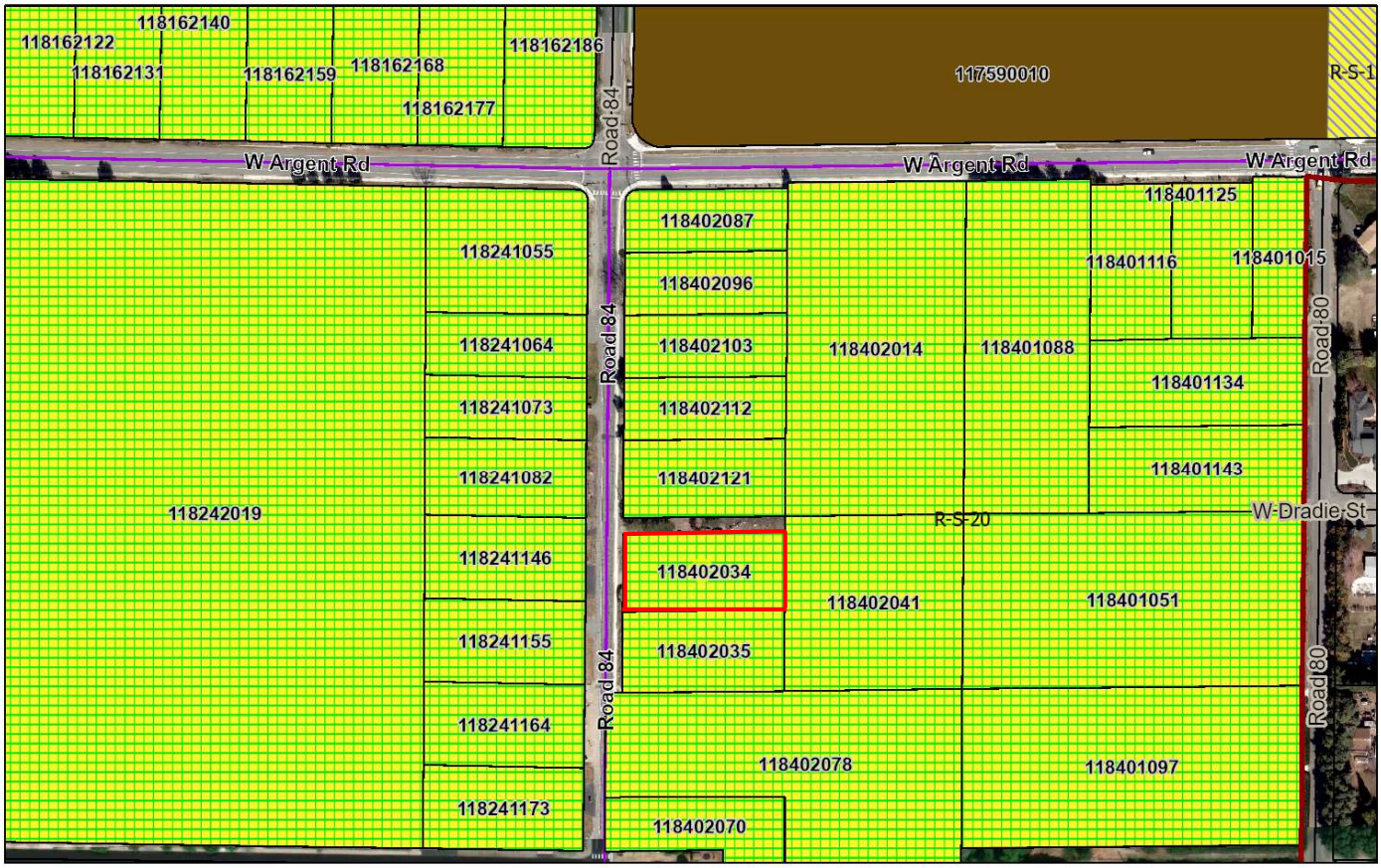
1:1,456

0 0.01 0.02 0.04 mi

0 0.02 0.04 0.07 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Z2025-005 Zoning Map, Webster Court, R-S-20 to R-1



6/17/2025, 3:21:53 PM

PascoGeocoder
City Limits
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Road Centerlines
Major Collector
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V_Zoning
R-S-1, Low-Density Suburban Residential District
R-S-20, Residential Suburban District
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