AGENDA
Hearing Examiner

6:00 PM - Wednesday, August 13, 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 participate in the meeting, please use this link: https://events.gcc.teams.microsoft.com/event/abaabbfd-98e4-49b0-b774-0e2f2a35a5df@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 - 175 **(a) SMP 2025-006 Lee Residential Home**
Applicant has submitted a Shoreline Special Permit Application for a proposed residential home to replace demolished home. Features of the proposal include a new single-family residence, detached garage, driveways, and a block fence. The proposal is at 420 E. Washington St.

176 - 217 **(b) Z 2025-007 Arroyo C-1 to R-1**
Applicant has submitted a rezone application from C-1 (Retail Business) to R-1 (Low Density Residential) for one parcel with a size of approximately 0.16 acres, located at 613 W Clark St.

218 - 254 **(c) ZD 2025-001 Desert Bloom LLC (Continuance)**
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.

255 - 336

(d) 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.

4. ADJOURNMENT

REPORT TO THE HEARING EXAMINER
City Hall – 525 North Third Avenue – Council Chambers
WEDNESDAY, 13 August 2025
6:00 PM

MASTER FILE #: **SMP 2025-006**

APPLICANT: Cory Lee
6855 W Clearwater Ave. Suite N
Kennewick, WA 99336

REQUEST: **Shoreline Special Permit**: Construction of a residential home and detached garage

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Timeline:

04 June 2025	Application Submitted
16 June 2025	Determination of Complete Application
02 July 2025	Notice of Application (NOA) posted to Tri-City Herald, City website, sent to property owners within 300 ft., and public agencies.
18 July 2025	SEPA Mitigated Determination of Non-Significance Issued
30 July 2025	Notice of public hearing posted to Tri-City Herald, City website, and sent to property owners within 300 ft.
06 August 2025	Public Hearing Staff Report Published

BACKGROUND

1) **PROPERTY DESCRIPTION:**

Abbreviated Legal: GRAYS EAST RIVERSIDE LOTS 7 THRU 10 TOGETHER WITH ROAD AND ALLEY VACATIONS ORD 977-209612, ORD-2434-423361
General Location: 420 E Washington St. (Parcel # 112402517) in Pasco, Washington.
Property Size: approximately 0.41 acres.

2) **ACCESS:** The property has access from E Washington St.

3) **UTILITIES:** Municipal water and sewer services are available in E Washington St.

4) **LAND USE AND ZONING:** The property is zoned R-2 (Medium-Density Residential) and R-3 (Medium-Density Residential). Surrounding properties are zoned/developed as follows:

North: I-1 Light Industrial
East: R-2/R-3 Medium-Density Residential
South: I-1 Light Industrial
West: R-2 Medium-Density Residential

5) **COMPREHENSIVE PLAN:** The Comprehensive Plan designates this site as Open Space Parks. Which according to the Comprehensive Plan Land Use Density Table [Pasco Municipal Code (PMC) 25.215.015], is for the development of "schools, civic centers, fire stations and other public uses." However, the zoning for the property is split between R-2 (Medium-Density Residential) and R-3 (Medium-Density Residential). Both zones permit the development of single-family dwellings.

6) **SHORELINE DESIGNATION:** The Shoreline Master Program designates this property as having a Recreation designation. According to the Shoreline Use and Modification Matrix [PMC 29.15.010(3)], residential development requires the approval of a Shoreline Special Use Permit.

6) **ENVIRONMENTAL DETERMINATION:** The City of Pasco (City) is the SEPA lead agency for this project. 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 on July 18, 2025, for this project under WAC 197-11-355.

BACKGROUND

Request

Applicant proposes to construct a single-family residence with features including attached garage, RV bay, driveways, and block fence. There are also plans for the construction of a detached garage in the future.

Site

The site carries a primary address of 420 E Washington St. and is currently vacant. The site has primary access from 420 E Washington St. to the north.

History

The site was originally plated as part of the Gray's East Riverside Addition to Pasco back in 1907 and was annexed into the City in 1910 through Ordinance No. 1. Over time lots 7 thru 10 were consolidated, additionally there was also the inclusion of land from the vacation of two Right-of-Ways (ROW) through Ordinance No. 0977 and No. 2434 to create the current lot configuration. The property was assigned the R-2 Residential District designation under Ordinance No. 435 when zoning was established in 1938. However, the zoning covering the section of property designated as lots 7 and 8 of Gray's East Riverside Addition Plat was changed from R-2 (Medium-Density Residential) to R-3 (Medium-Density Residential) through Ordinance No. 2394 in 1982.

According to the Assessor's Office records, there was a house constructed on the property back in 1940, in addition to an accessory structure. In April of 2025, the current owner applied for and received a demolition permit (B25-0647) to tear down the house and accessory structure. When the owner applied for a new single-family dwelling unit (B25-0924), it was discovered that the property was located within the 200 ft. Shoreline Jurisdiction buffer and had an environment designation of Recreation. Within the Shoreline Use and Modification Matrix [PMC 29.15.010(3)], residential development requires the approval of a Shoreline Special Use Permit.

STAFF FINDINGS OF FACT

1) Application submitted on June 04, 2025, and was determined to be complete on June 16, 2025.
2) The Notice of application was sent to the Tri-City Herald, Posted on the City website, sent to property owners within 300 ft. and public agencies on July 02, 2024.

3) A Mitigated Determination of Non-Significance (MDNS) was issued on July 18, 2025.
4) Notice of the public hearing was sent to property owners within 300 feet of the subject property, City website, and the Tri-City Herald newspaper on July 30, 2025.
5) The Applicant proposes to construct a new single-family residence with features including attached garage, RV bay, a driveway, and block fence. There are also plans for the construction of a detached garage in the future.
6) The subject property has a Comprehensive Plan Land Use designation of Open Space Parks. However, the zoning designations of the property is split between R-2 (Medium-Density Residential) and R-3 (Medium-Density Residential). Both zones permit the development of single-family dwellings.
7) Property is located within the Shoreline Master Program jurisdiction and has the designation of Recreation. According to the Shoreline Use and Modification Matrix [PMC 29.15.010(3)], residential development requires the approval of a Shoreline Special Use Permit.
8) There was a previous house built in 1940 and an accessory structure of unknown date that was demolished in April of 2025 (B25-0647).
9) Applicant submitted a building permit for a new residential home containing features, such as, attached garage, RV bay, driveway, and block fence (B25-0924).

TENTATIVE CONCLUSIONS BASED ON FINDINGS OF FACT

As per PMC 29.35.060, 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 proposed use is consistent with the policies of RCW 90.58.020 and the SMP;

Residential development requires an approval of a Shoreline Special Use Permit [PMC 29.15.010(3)] for Recreation designated shoreline areas. The applicant has filed for approval of a Shoreline Special Use Permit.

(2) That the proposed use will not interfere with the normal public use of public shorelines;

The property in question does not have direct access to the Columbia Marine Center and has been in residential use for over 80 years. The new residential home and detached garage is the continuation of an existing use and has no direct access to the marina or other public shoreline due to the property being located on top of a plateau and not adjacent to accessible public property.

(3) The proposed use of the site and design of the project are compatible with other authorized uses within the area and with uses planned for the area under the Comprehensive Plan and SMP;

The properties within the general vicinity have Medium-Density Residential and Open Space Parks Comprehensive Plan Land Use Designations. The property where the proposed structure will be located has an Open Space Parks Land Use Designation, however, the zoning has a mixture between R-2 Medium-Density Residential and R-3 Medium-Density Residential. Development of a single-family dwelling is a permitted use within the zoning district. There are also single-family dwellings located to the east and west of the property. In addition, there was a single-family dwelling located on the property for over 80 years until it was demolished in April of 2025.

The property's shoreline designation of Recreation requires the approval of a Shoreline Special Use Permit when it comes to residential development. The applicant has submitted the application for said Shoreline Special Use Permit to allow for the construction of a new residential home and future detached garage. The management policies for shoreline designation of Recreation prioritize the construction of recreational uses, however, the property in question is located on top of a plateau and away from the nearby recreational uses of the marina. Barring the ability to access nearby recreational uses, continuing the residential use by constructing a new residence would be the most viable use of the property currently.

(4) That the proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and

The proposed structure(s) will be a continuation of the existing residential use for the property. The location of the proposed structure(s) is located on top of a plateau and away from critical areas, such as, the riparian buffer.

(5) That the public interest suffers no substantial detrimental effect;

The public interest will not suffer any substantial detrimental effect from the construction of the residential home and detached garage. This is due to the proposed construction being a continuation of the existing use for the property and the lack of access to nearby recreational areas.

APPROVAL CONDITIONS

1) The special permit shall apply to the property addressed 420 E Washington St (Parcel # 112402517), and any subsequent subdivision(s) thereof.
2) The applicant shall adhere to all Federal, State and City municipal, building, fire, and life safety codes in addition to the regulations contained in the City of Pasco Shoreline Master Program.

RECOMMENDATION

Staff recommends approval of a Special Permit for the construction of residential home and future detached garage located at 420 E Washington St (Parcel # 112402517) 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

Master File # SMP2025-006

Date Submitted: June 04, 2025

Applicant Info	Owner Info (if different than applicant)
Name: Cory Lee	Name:
Address: 6855 W. Cleawater ave suite n Kennewick, Wa. 99336	Address:
Phone: 509-521-3408	Phone:
Email: owihomes@frontier.com	Email:

Project Address: 420 East Washington ave. Pasco, Wa.

Project Parcel Number: 112402517

Current Zoning: R2 CED (06/20/2025): Mix between R-2 Medium-Density Residential and R-3 Medium-Density Residential.

Source of domestic water: City of Pasco

Method of sewage disposal: City of Pasco

Present use of the land and structure(s) if any: Single family dwelling which was demolished

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

CED (06/20/2025): None

Give a detailed description of the proposed use that requires a special permit (attach separate sheet if more space is necessary): Constructing a new single family dwelling in Marina/recreation zone of shoreline managemnt area

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

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

☐ SEPA Checklist ☐ Site map ☐ Fee of $625

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

Fee: $625

Signature of Applicant

*Notarized Signature of Property Owner

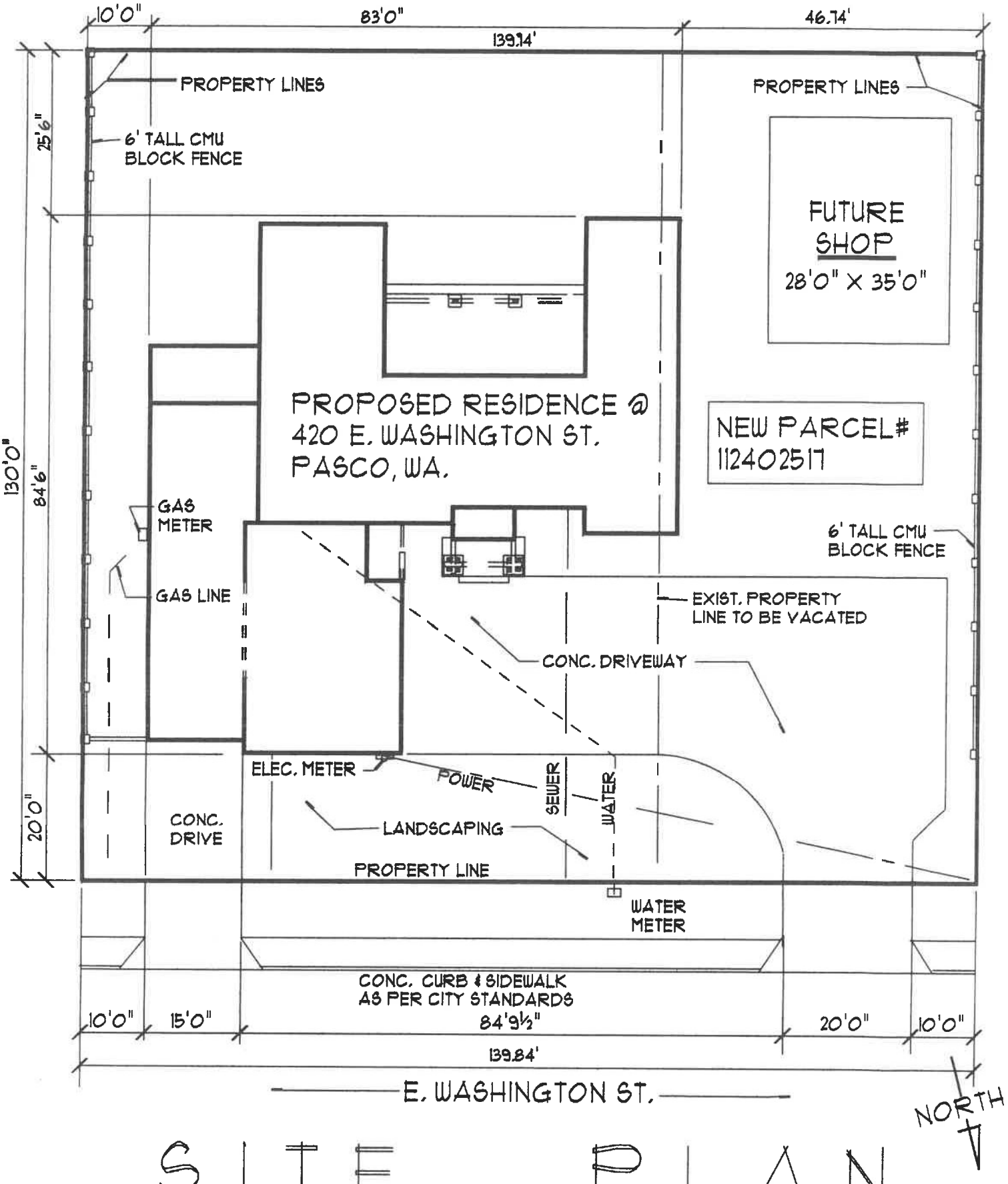
State of Washington)
ss.
County of Franklin)

On this 29 day of May, 2025, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned an sworn, personally appeared Tracy Peterson 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 29 day of May, 2025.

Tracy Peterson
Notary Public
State of Washington
My Appointment Expires 9/1/2026
Commission Number 22034014

Notary Public in and for the State of Washington
Residing at Richland
My Commission expires 9/01/2026



SITE PLAN

1" = 20'0"

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

A. Background Find help answering background questions

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

2. **Name of applicant:**
   Cory Lee

3. **Address and phone number of applicant and contact person:**
   Cory Lee
   6855 W Clearwater Ave, Suite N, Kennewick, WA 99336
   509-521-3408

4. **Date checklist prepared:**
   6/3/2025

5. **Agency requesting checklist:**
   City of Pasco

6. **Proposed timing or schedule (including phasing, if applicable):**
   July 1, 2025 - December 31, 2025

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
   No

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
   None CED (06/20/2025): SEPA Checklist

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.**
   ~~Special Use Permit~~

10. **List any government approvals or permits that will be needed for your proposal, if known.**
    Shoreline Permit, Special Use Permit, and Building Permit from City of Pasco.

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

Construct a new 2,429 sf single-family residence with 1,841 sf attached garage, concrete driveways, and block fence.

13. 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.

Project is at 420 E Washington St, Pasco
SW 1/4, S32, T9N, R20E

CED (06/20/2025): Parcel #112402517

B. Environmental Elements

1. Earth Find help answering earth questions

a. General description of the site:

Level.

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

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

10%

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.

Urban land-Torripsamments complex

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

No

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.

None

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

Yes, when the site is under construction and not yet stabilized.

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

40%

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

Stabilize site once construction is complete. Minimize time that ground is disturbed. Install BMP's such as silt fence.

2. Air Find help answering air questions

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

Exhaust from construction equipment. Minimal after completion, typical of residential use.

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.

None

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

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

   Yes, the Columbia River, Lake Wallula, is adjacent to the project site.

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

   Yes, the residence is being constructed 100 ft from the ordinary high water of the Columbia River.

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

   None

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

   No

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

   No

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

   No

b. Ground Water: Find help answering ground water questions

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

   No

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

   None

c. Water Runoff (including stormwater):

1. **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.**

   Currently stormwater runoff runs into the river from the surrounding land, this project will not change that.

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

   No

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

   No

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

   None

4. Plants Find help answering plants questions

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

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

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

Site will be cleared of vegetation for construction of new residence and landscaping.

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

See attached list.

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

None

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

None

5. Animals Find help answering animal questions

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

Examples include:

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

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

Upper Columbia Spring Chinook, Snake River Sockeye Salmon, Pygmy rabbit, Upper Columbia Steelhead, Middle Columbia River steelhead, Snake River steelhead, Snake River fall Chinook salmon, Bull trout, Ute ladies' tresses, and Canada lynx

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

Yes, the site is part of the Pacific Flyway for migratory bird species.

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

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

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.

Electricity will be used for heating and other energy needs. Natural gas will be used for cooking and fire place.

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.

Follow requirements of the energy code.

7. Environmental Health Find help with answering environmental health questions

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

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

None

a. 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

b. 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.

Small amounts of pecticides, herbicides, and cleaners will be stored and used on site.

c. Describe special emergency services that might be required.

None

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

None

b. Noise

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

   None

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

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

   None

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

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

Site had a single-family residence that was demolished. The adjacent properties are also residential.

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

   No

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

      No

c. **Describe any structures on the site.**

   None

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

   No. The prior residence was already demolished.

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

   R2 CED (06/20/2025): Split between R-3, Medium-Density Residential and R-2, Medium-Density Residential.

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

   Open Space CED (06/20/2025): Open Space Parks

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

~~Shoreline Residential~~ CED (06/20/2025): Recreational

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

It is within the shoreline overlay area

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

3

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

None

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

None

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

None

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

None

9. Housing Find help answering housing questions

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

None

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

None

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

None

10. Aesthetics Find help answering aesthetics questions

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

Less than 30 ft

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

None

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

None

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

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

Exterior lights will be on during non-daylight hourse.

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

No

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

None

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

None

12. Recreation Find help answering recreation questions

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

The Columbia River and Schlagel Park which has a boat ramp.

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

No

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

None

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

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

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.

No

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

None, the site was previously developed with a residence.

CED (06/20/2025): WISAARD GIS Portal shows Survey Highly Advised: Very High Risk.

CED (06/20/2025): Any inadvertent discovery must be reported to the Yakima Nation, Confederated Tribes of the Umatilla Indian Reservation, Colville Confederated Tribes, and the Nez Perce.

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.

If any items of historic, cultural, or archaeological significance are uncovered during construction, the work will be stopped and the appropriate authorities will be notified.

14. Transportation Find help with answering transportation questions

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

Property is on E Washington St.

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 CED (06/20/2025): Nearest transit stop is located .69 miles away, according to Ben Franklin Transit Map.

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

No

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

There are rail lines about 0.25 miles to the west, 0.36 miles to the north, and 0.57 miles to the east. Rail will not be used for the project. Hwy 397 is about 0.1 miles to the north.

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

Less than 10 CED (06/20/2025): ITE 11th edition trip gen registered the average daily rate at 9.43 for single-family detached.

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

No

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

None

15. Public Services Find help answering public service questions

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

No

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

None

16. Utilities Find help answering utilities questions

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

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

All available utilities will be used for the new residence.

C. Signature Find help about who should sign

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

X Cory D Lee

SEPA Responsible Offical

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

CED (06/20/2025): Cory D. Lee

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

CED (06/20/2025): Property Owner

Date submitted: Click or tap to enter a date.

CED (06/20/2025): 06/04/2025

List provided by Eric Bartrand, Dept. of Fish and Wildlife, June 28, 2012

Washington State Sensitive:

PHS Features Found

Common Name	Scientific Name	Priority Area	Display Resolution	Feature Type	Full Record
Waterfowl Concentrations (show)	Null	Regular Concentration	AS MAPPED	Area	Show Full Record
Grebe Species (show)	Null	Breeding Area	AS MAPPED	Area	Show Full Record
Common Name	Scientific Name	Priority Area	Display Resolution	Feature Type	Full Record

Common Loon

American White Pelican

Federal ESA:

Bull Trout

Upper Columbia Spring Chinook

Upper Columbia Steelhead

II. Status of Species and Critical Habitat

A. Species Lists from the Services

NOAA Fisheries and USFWS Species Lists are included at the end of this BA. A comprehensive list of the ESA listed species follows, summarizing the lists from Franklin, Benton and Walla Walla Counties, Washington, and Umatilla County, Oregon.

Endangered
- Upper Columbia River spring Chinook salmon (*Oncorhynchus tshawytscha*)
- Snake River sockeye salmon (O. *nerka*)
- Pygmy rabbit (*Brachylagus idahoensis*) Columbia Basin distinct population segment
- Upper Columbia River steelhead (*O. mykiss*)

Threatened
- Middle Columbia River steelhead (*O. mykiss*)
- Snake River steelhead (*O. mykiss*)
- Snake River fall Chinook salmon (*O. tshawytscha*)
- Snake River spring/summer Chinook salmon (*O. tshawytscha*)
- Bull trout (*Salvelinus confluentus*) Columbia River distinct population segment
- Ute ladies'-tresses (*Spiranthes diluvialis*)
- Canada lynx (*Lynx canadensis*)

Candidate
- Columbia spotted frog (*Rana luteiventris*)
- Greater sage grouse (*Centrocercus urophasianus*) Columbia Basin Distinct Population Segment
- Yellow-billed cuckoo (*Coccyzus americanus*)
- Umtanum desert buckwheat (*Eriogonum codium*), plant
- Washington ground squirrel (*Urocitellus [=Spermophilus] washingtoni*)
- White Bluffs bladderpod (*Physaria tuplashensis*), plant

B. Endangered Species

i. Upper Columbia River Spring Chinook Samon

Several different strains of Chinook salmon can be found in Lake Wallula during part of the year. Unlisted upper Columbia River (UCR) fall Chinook salmon are the most common. However, UCR spring Chinook, Snake River (SR) spring/summer Chinook salmon, and SR fall Chinook salmon are also present. Migration timing and life stage development can be different between the strains as they migrate through and use the lake.

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

CITY OF PASCO
DETERMINATION OF COMPLETENESS

MASTER FILE #: **SMP2025-006**

APPLICANT: Cory Lee
6855 W. Clearwater Ave. Suite N
Kennewick, WA 99336

PROPOSAL: **Shoreline Permit:** Lee Residential Home

It has been determined that your application for a Shoreline Permit is complete for processing by the City of Pasco. Comments will be provided to the applicant listed on the submitted application within 30 business days of the date of this letter.

Questions can be addressed to the Pasco Community & Economic Development Department at (509) 905-2604 or to gundersona@pasco-wa.gov referencing the file # above.

Date Issued: 06/16/2025

Signature: Aaron Gunderson

Title: Planner II

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
(Optional DNS Process)

Issuance Date: July 18, 2025

Project Name: Lee Residential Home

Project Number: SEPA2025-022

Proponent: Cory Lee
6855 W. Clearwater Ave. Suite N
Kennewick, WA 99336

Applicant: Cory Lee
6855 W. Clearwater Ave. Suite N
Kennewick, WA 99336

Description of Proposal: Cory Lee has submitted a Shoreline Special Permit for a proposed residential home to replace demolished home. Features of the proposal include a new single-family residence, detached garage, driveways, and a block fence.

Location of Proposal: 420 E. Washington St. (Parcel 112402517) in Pasco, WA.

Mitigations:

1. Applicant will need to submit a completed Inadvertent Discovery Protocol (IDP) form before the building permit is released, based on comments received by Department of Archaeology and Historic Preservation (DAHP) on July 15, 2025.

Lead Agency: City of Pasco

The City of Pasco, acting as lead agency for this proposal, has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. Appeals must be filed within 10 days of this determination.

Responsible Official: 
Haylie Miller, C&ED Director

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

Phone: (509) 545-3441

Appeals: You may appeal this mitigated determination of non-significance by submitting an appeal to the address below no later than 10 days from issuance. The appeal must be in written form, contain a concise statement of the matter being appealed and the basic rationale for the appeal. A fee is required per the City's Fee Resolution. Please note that failure to file a timely and complete appeal shall constitute a waiver of all rights to an administrative appeal under City code. All comments or appeals are to be directed to the City of Pasco Planning Department, PO Box 293, Pasco, WA, 99301, Attn: Haylie Miller.

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): Lee residence Location: 420 E. Washington st.

Project Lead/Organization: Cory Lee 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:	Cory Lee	Name:	Kyler Lee
Organization:	OWI homes Inc.	Organization:	
Phone:	509-521-3408	Phone:	509-525-8521
Email:	owihomes@frontier.com	Email:	kyler@archibald.design

Ecology Contacts (completed by Ecology Project Manager)

Ecology Project Manager		Alternate or Cultural Resource Contact	
Name:		Name:	
Program:		Program:	
Phone:		Phone:	
Email:		Email:	

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:	CTBY Yakama Nation	Tribe:	CTCR Colville
Name:	Jessica Lally	Name:	Arrow Coyote
Title:	Lead Archaeologist	Title:	Archaeologist
Phone:	509.865.5121	Phone:	509.634.2695
Email:	jessica_lally@yakama.com	Email:	arrow.coyote.hsy@colvilletribes.com
Tribe:	Nez Perce	Tribe:	
Name:	Pat Baird	Name:	
Title:	THPO & Tribal Archaeologist	Title:	
Phone:	208.621.3851	Phone:	
Email:	keithb@nezperce.org	Email:	

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:		Agency:	DAHP
Name:		Name:	James MacNaughton
Title:		Title:	Local Government Archaeologist
Phone:		Phone:	360.280.7563
Email:		Email:	james.macnaughton@dahp.wa.gov

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 Sheriffs 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.

For clarity, if cultural material is found, please cover the material with a tarp or similar, and avoid an area of roughly 30' around the find until DAHP gives approval to continue.

If the material is human remains, you MUST call the Medical Examiner and local law enforcement IMMEDIATELY and FIRST, that is Washington State law (RCW 68.50.645). Before law enforcement arrives, cover the remains with a tarp, STOP ALL WORK at the Project, and clear all personnel from the Project. Do not touch, move, or photograph the remains; do not share the location or nature of the remains anywhere or to anyone that is not authorized to know (Tribes, the Medical Examiner, the police, DAHP). The project is now either a crime scene or a human burial, and Tribal Officials are VERY strict about behavior around burials.

The Medical Examiner will determine whether it is an archaeological matter or a police matter. Once determined to be an archaeological matter, DAHP will take jurisdiction of the remains and determine where and when work at the Project may resume.

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.







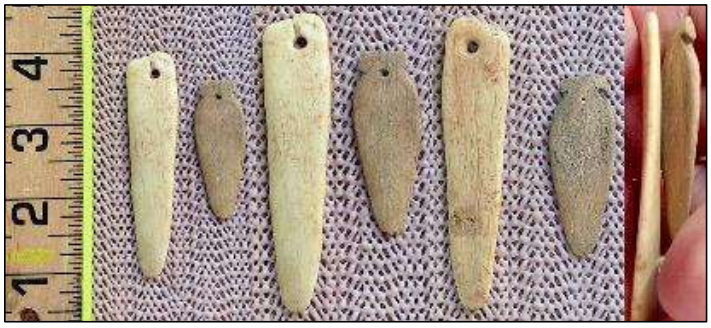


Upper Left:*Bone Awls from Oregon.*

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.



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.*





Right, from Top to Bottom: *Coins, token, spectacles and Montgomery Ward pitchfork toy discovered during Seattle Smith Cove shantytown (45-KI-1200) excavation.*





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.



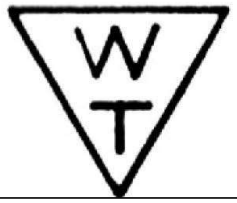


Far Left: .303 British cartridge found by a WCC planting crew on Skagit River. Don't ever touch something like this!
Left: Maker's mark on bottom of old bottle.

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…

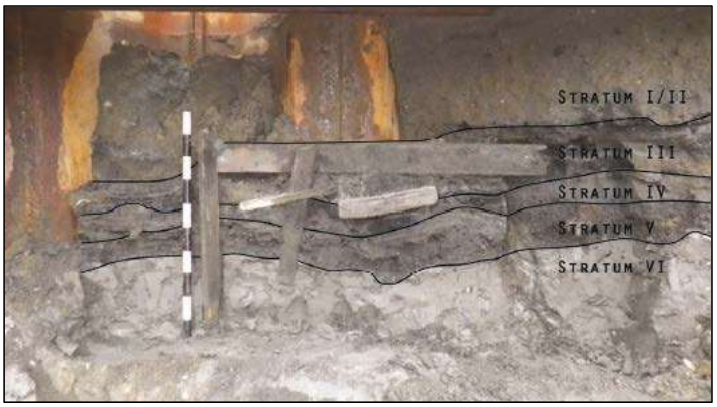
You see historic foundations or buried structures.

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.





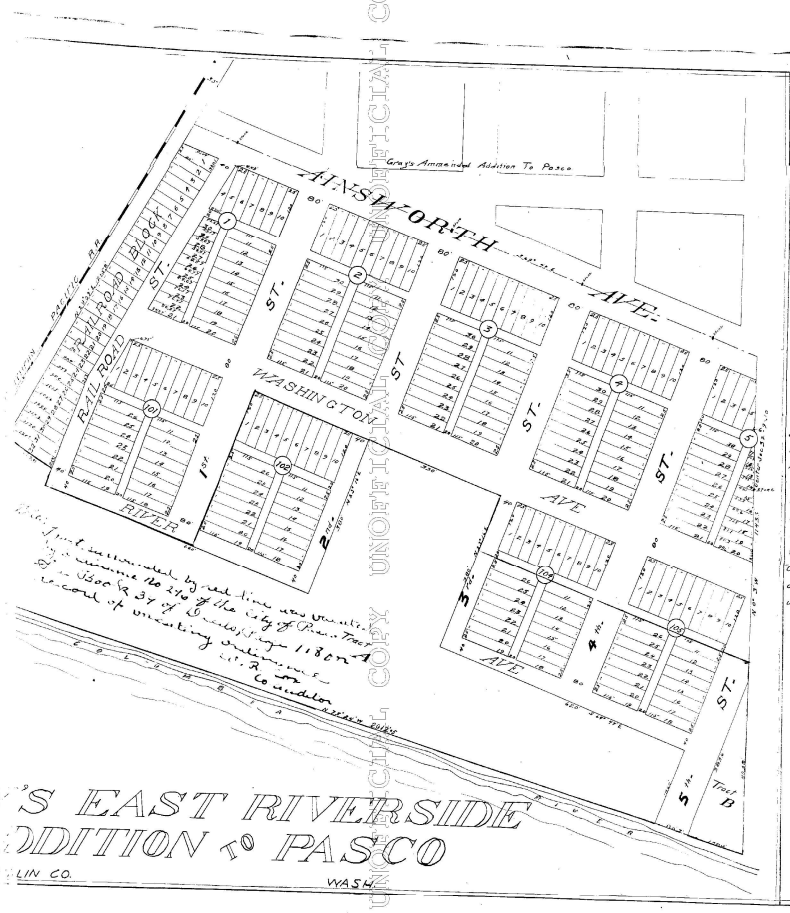




Directly Above: This is a real discovery at an Ecology sewer project site.

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!*



GRAY'S EAST RIVERSIDE ADDITION TO PASCO

FRANKLIN COUNTY WASHINGTON

Scale 1"=100' MAY 1907 H.C. Bowers, C.E.

DEDICATION

This is to certify that we, William P. Gray and Ocie F. Gray husband and wife of Pasco Washington are owners of the following described land to-wit: commencing at a point 3031' N. 3' W. of center of Sec. 32, T. 9 N. R. 30 E. W.M. Runs thence S. 0° 3' E. 114.33' thence N. 73° 21' W. 201.25' thence N. 29° 09' E. 121.58' thence S. 63° 44' E. 149.33' to point of beginning, containing 1.492 Acres more or less, being that part of Lots 1 and 2 and S. ½ of NW¼ of said section East of N.P. R.R. R.W. and South of Center Line of Ainsworth Ave. That we have caused the same to be surveyed and platted in conformity with the accompanying map and to be recorded under the title of "Gray's East Riverside Addition To Pasco" and we hereby donate and dedicate all the streets and alleys as shown on plat to the use of the public forever, subject to the following reservations and conditions, to-wit: [illegible]

Witness our hands this ___ day of ___ A.D. 1907

Witness: J.H. Grant — W.P. Gray — Ocie F. Gray

ACKNOWLEDGMENT

STATE of WASHINGTON } ss.
COUNTY of FRANKLIN }

I, J.H. Grant, Clerk of the Superior Court of Franklin County, Washington, and ex-officio Notary Public in and for the said State, do hereby certify that on this 13 day of May, 1907, personally appeared before me William P. Gray and Ocie F. Gray his wife, to me known to be the individuals described in and who executed the within instrument and acknowledged that they signed and sealed the same as a free and voluntary act and deed for the uses and purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

J.H. Grant
Notary Public in and for the State of Washington residing at ___ and for ___ County.

Pasco Wash. May 2 1907

I here by certify that the taxes on the above described land are paid in full.

___ County Treasurer
By ___ Deputy

Approved by County Surveyor
H.C. Bowers
Surveyor Franklin County
By ___ Deputy

Approved by Board of County Commissioners this 2nd day of May 1907
___ Chairman of Board

Filed for record at request of W.P. Gray at 32 min past 4 o'clock P M this 13 day of May 1907 And recorded on page ___ Vol ___ Book of Plats Records of Franklin County, Wash.
___ County Auditor
By ___ Deputy

UNOFFICIAL COPY

ORDINANCE NO 1.

An ordinance fixing the corporate name and defining the corporate powers and boundaries.

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

SECTION I.
That all the territory hereinafter described and situate in the County of Franklin and State of Washington,and the people now inhabiting and those who shall inhabit said territory shall be a body politic and municipal corporation under the name of "THE CITY OF PASCO",and by such name may be sued and may sue in all the courts and places,and in all proceedings whatever;shall have a common seal alterable at the pleasure of the City Council;and the said city may contract or be contracted with;acquire,hold,possess and dispose of property for a common benifit,and to purchase and plat land for the purpose of cemeteries,and have such other priviliges and powers as is conferred upon cities of the THIRD CLASS organized under the laws of the State of Washington.

SECTION 2.
That all that territory included in the following boundaries shall constitute the City of Pasco: Beginning at the Northeast corner of the northwest quarter of the northwest quarter of section thirty (30) township nine (9) north,range thirty(30) E.W.M.;thence east on the north line of section thirty (30) continueing east on the north line of section twenty nine (29) to the southeast corner of the southwest quarter of section twenty (20)township nine (9) north,range thirty (30) E.W.M.;thence north to the northwest corner of the southeast quarter of section twenty(20);thence east to the northeast corner of the southeast quarter of said section twenty (20);thence south to the southeast corner of the southeast quarter of section twenty (20); thence east to the northeast corner of the northwest quarter of se section twenty eight (28) township nine (9),range thirty (30) E.W.M. ;thence south through the center line of section twenty eight (28) and continueing south along the center line of section thirty three (33) township nine (9) north,range thirty (30) E.W,M. to the south line of Ainsworth avenue;thence in a northwesterly direction I,500 feet more or less,following the south line of Ainsworth avenue to to the west line of the northeast

quarter of the southwest quarter of section thirty three (33),; thence south on the center line of the southwest quarter of section thirty three (33) to the south line of section thirty three (33);thence west on the north line of section four (4) to the meandering line of the Columbia river;thence south to the mid channel of the Columbia river,to a point which is due south of the northwest corner of the northeast quarter of the northeast quarter of section thirty six (36) township nine (9) north,range twenty nine (29) E.W.M.;thence north to the northwest corner of the north east quarter of the southeast quarter of section twenty five (25) township nine (9) north,range twenty nine (29) E.W.M.; thence east to the southeast corner of the southwest quarter of the northwest quarter of section thirty (30) township nine (9) north,range thirty (30) E.W.M.;thence north to the place of beginning which is the northwest corner of the northeast quarter of the northwest quarter of section thirty (30) township nine (9) north,range thirty (30) E.W.M.

This ordinance to be in full force and effect five days after its passage and publication.

Passed and approved this 3rd Day of May 1910

John Gannon

Attest
L D Conrad
City Clerk

Passed 1st and 2nd reading 5/3 1910

ORDINANCE NO. 971

AN ORDINANCE VACATING THE EAST AND WEST ALLEY IN BLOCK 104, GRAY'S EAST RIVERSIDE ADDITION TO PASCO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "B" OF PLATS, PAGE 21, RECORDS OF FRANKLIN COUNTY, WASHINGTON, AND SECOND STREET SOUTH OF WASHINGTON STREET, SUBJECT TO AN EASEMENT FOR THE CONSTRUCTION, REPAIR AND MAINTENANCE OF PUBLIC UTILITIES AND SERVICES.

WHEREAS that has heretofore been filed with the City Council of the City of Pasco by the abutting property owners, a valid petition requesting the vacation of the east and west alley in block 104, Gray's East Riverside Addition to Pasco, according to the plat thereof recorded in volume "B" of plats, page 21, records of Franklin County, Washington, and Second Street south of Washington Street subject to an easement for the construction, repair and maintenance of public utilities and services, and

WHEREAS a public hearing was held in the council chambers of the City of Pasco before the city council on the 19th day of May, 1959, and there being no objections to the vacation of said alley and street, and it being deemed to the best interests of the City of Pasco to vacate said alley and street subject to said easement, NOW, THEREFORE,

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

Section 1. That from and after the effective date of this ordinance the east and west alley in block 104, Gray's East Riverside Addition to Pasco, according to the plat thereof recorded in volume "B" of plats, page 21, records of Franklin County, Washington, and Second Street south of Washington Street, shall be, and the same hereby are, declared to be vacated of any further public use whatsoever, subject to an easement for the construction, repair and maintenance of public utilities and services.

Section 2. This ordinance shall be in full force and effect after its passage and publication as required by law.

PASSED by the City Council and APPROVED by the Mayor this 18th day of August, 1959.

Raymond Amme
Mayor

ATTEST:

Adah M Perry
City Clerk

APPROVED AS TO FORM: Richard D Hatch
City Attorney

Published: August 20, 1959

Pasco, Washington
December 10, 1959

Mrs. Frances Whitemarsh
County Aseessor
Franklin County Court House
Pasco, Washington

Dear Madam:

Submitting herewith for your records, the following (copies):

Ordinance No. 972
Ordinance No. 974
Ordinance No. 977
Ordinance No. 979
Ordinance No. 981
Ordinance No. 987

Yours truly,

Adah M. Perry
City Clerk

amp:es

enc. 6 (as above listed)

COPY

Pasco, Washington
December 10, 1959

Mrs. Dorothy Towne
County Auditor
Franklin County Court House
Pasco, Washington

Dear Madam:

Submitting herewith for the purpose of recording, certified copies of the following:

Ordinance No. 972

Ordinance No. 977

Ordinance No. 979

Ordinance No. 981

all vacating ordinances.

Yours truly,

Adah M. Perry
City Clerk

amp:es

enc. 4 (972 - np/c)
(977 - cc)
(979 - np/c)
(981 - np/c)

COPY

ORDINANCE NO 2394

AN ORDINANCE relating to zoning by changing the zone classification of certain real property in the City of Pasco from R-2 (Medium Density Residential) to R-3 (Medium Density Residential)

WHEREAS, the revised residential development standards enacted under Ordinance No 2361 changed the permitted density of residential development within the R-2 (Medium Density Residential) district, and

WHEREAS, the City Council directed the Planning Commission to initiate the reclassification process for vacant parcels previously classified R-2 and to recommend the appropriate residential zone classification most analogous to the previously permitted density, and

WHEREAS, the City Planning Commission conducted public hearings for each contiguous parcel within the separate neighborhoods (Planning Division Master File Numbers 82-33-Z, 82-34-Z, 82-35-Z) on August 19, 1982, due notice of which was properly given, and issued its recommendation that the below-described parcels of real property be reclassified from R-2 (Medium Density Residential) to R-3 (Medium Density Residential), and

WHEREAS, the City Council has reviewed the record of the Planning Commission proceedings and concurs in the recommendation of the Planning Commission, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF PASCO, WASHINGTON DO ORDAIN AS FOLLOWS

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

Lots 9 and 10, Block 5, Riverside Addition

as depicted in the map attached hereto and identified as Exhibit 1, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential)

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

Lots 2 and 3, Block 11, Riverside Addition

as depicted in the map attached hereto and identified as Exhibit 2, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential).

Section 3 That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

Lot 13, Block 1, Gantenbein's Addition

as depicted in the map attached hereto and identified as Exhibit 3, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential)

Section 4. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

Lots 9-14, Block 6, Gantenbein's Addition

as depicted in the map attached hereto and identified as Exhibit 4, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Denisty Residential)

Section 5. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

Lots 7-10, Block 9, Gantenbein's Addition

as depicted in the map attached hereto and identified as Exhibit 5, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential)

Section 6. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

Lots 1-12, Block 11, Gantenbein's Addition

as depicted in the map attached hereto and identified as Exhibit 6, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential)

Section 7. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

Lots 1-5, 15 and 16, Block 16, Gantenbein's Addition

as depicted in the map attached hereto and identified as Exhibit 7, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential).

Section 8 That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

Lots 9-16, Block 4, Gray's Amended Addition

as depicted in the map attached hereto and identified as Exhibit 8, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential)

Section 9. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

Lots 5-10, 13-25, Block 5, Gray's Amended Addition

as depicted in the map attached hereto and identified as Exhibit 9, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential).

Section 10. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

All of Block 12, Gray's Amended Addition

as depicted in the map attached hereto and identified as Exhibit 10, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential).

Section 11. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

Lots 8, 9 and the north 20' of Lot 10, Block 1, College Addition

as depicted in the map attached hereto and identified as Exhibit 11, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential).

Section 12. That the zone classification of the following descirbed real property situated in Pasco, Franklin County, Washington, to-wit

Lots 4-7, Block 1, Gray's East Riverside Addition

as depicted in the map attached hereto and identified as Exhibit 12, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential)

Section 13 That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

Lots 16 and 17, Block 1, Gray's East Riverside Addition

as depicted in the map attached hereto and identified as Exhibit 13, be and the same hereby is changed from R-2, (Medium Density Residential) to R-3 (Medium Density Residential)

Section 14. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

Lots 5-10, Block 2, Gray's East Riverside Addition

as depicted in the map attached hereto and identified as Exhibit 14, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential)

Section 15 That the zone classification of the following describd real property situated in Pasco, Franklin County, Washington, to-wit

Lots 17-24, Block 2, Gray's East Riverside Addition

as depicted in the map attached hereto and identified as Exhibit 15, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential).

Section 16. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

Lots 5-8, Block 3, Gray's East Riverside Addition

as depicted in the map attached hereto and identified as Exhibit 16, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential).

Section 17. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

Lots 1 and 2, Block 4, Gray's East Riverside Addition

as depicted in the map attached hereto and identified as Exhibit 17, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential).

Section 18. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

Lots 1 and 2, Block 104, Gray's East Riverside Addition

as depicted in the map attached hereto and identified as Exhibit 18, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential).

Section 19. That the zone classification of the following described real property situated in Pasco, Franklin County, Washington, to-wit

Lots 7 and 8, Block 104, Gray's East Riverside Addition

as depicted in the map attached hereto and identified as Exhibit 19, be and the same hereby is changed from R-2 (Medium Density Residential) to R-3 (Medium Density Residential)

Section 20. That any and all zoning maps be and hereby are amended to conform to the aforesaid zone change.

Section 21 This ordinance shall be in full force and effect after its passage and publication as required by law

PASSED by the City Council this 7 day of September, 1982, and approved by the Mayor

E. A Snider, Mayor

ATTEST

Evelyn Wells, City Clerk

APPROVED AS TO FORM

Greg Rubstello, City Attorney



EXHIBIT 1
ORDINANCE NO


SHOSHONE
BONNEVILLE
CLARK
LEWIS
COLUMBIA
LONGFELLOW ELEMENTARY SCHOOL
13TH AVE
12TH AVE
11TH AVE
10TH AVE
9TH AVE
8TH AVE
7TH AVE
6TH AVE
5TH AVE
4TH AVE
3RD AVE
2ND AVE
1ST AVE
LANE
WATER FILTRATION PLANT
AINSWORTH
WASHINGTON
VACATED
WATER DEPT SHOP
N P R R
"A"
"B"
"C"
EXHIBIT 2
ORDINANCE NO ____


CLARK
LEWIS
COLUMBIA
SOUTH ST
N C R R
"A" STREET
"B" ST
"C"
7TH
8TH
4TH
LANE
AVE
AINSWORTH ST.
VACATED
VACATED
VACATED
VAC
VAC
GREY
EXHIBIT 3
ORDINANCE NO.____


CLARK
LEWIS
COLUMBIA
SOUTH ST
N P R R
"A" STREET
"B" ST
AVE
LANE
4TH
5TH
6TH
7TH
8TH
AINSWORTH ST
VACATED
VAC
GREY
EXHIBIT 4
ORDINANCE NO.____


"A" STREET
"B" ST
"C"
AINSWORTH ST
SOUTH ST
LEWIS
CLARY
COLUMBIA
VACATED
VACATED
VACATED
EXHIBIT 5
ORDINANCE NO


CLARK
LEWIS
COLUMBIA
SOUTH ST
"A" STREET
"C"
AINSWORTH ST.
VACATED
VACATED
VACATED
N P R R
LANE
7TH
6TH
5TH
4TH
8TH
EXHIBIT 6
ORDINANCE NO.____


CLARK
LEWIS
COLUMBIA
SOUTH ST
N C R R
"A" STREET
AVE
LANE
7TH
6TH
5TH
4TH
ST
VACATED
AINSWORTH ST
EXHIBIT 1
ORDINANCE NO


"A" STREET
"B" ST
SOUTH ST
LEWIS
COLUMBIA
CLARK
N C R R
AINSWORTH ST
VACATED
VACATED
VACATED
LANE
LANE
7TH
8TH
4TH
EXHIBIT B
ORDINANCE NO.


"A" STREET
"B" ST.
SOUTH ST
LEWIS
COLUMBIA
CLARK
N C R R
AINSWORTH ST
VACATED
VACATED
VACATED
EXHIBIT 9
ORDINANCE NO


CLARY
LEWIS
COLUMBIA
SOUTH ST
N C R R
A" STREET
AVE
LANE
7TH
6TH
5TH
4TH
ST
AINSWORTH ST.
VACATED
VAC
GREY
EXHIBIT 10
ORDINANCE NO


CLARK
LEWIS
COLUMBIA
SOUTH ST
N C R R
"A" STREET
"B" ST.
"C"
"D"
AINSWORTH ST
VACATED
VACATED
VACATED
VAC
VAC
GREY
EXHIBIT 11
ORDINANCE NO.____


EXHIBIT 12
ORDINANCE NO
MAITLAND
GREY
AVE
AVE
AVE
AVE
AVE
AVE
EAST
"B"
"C"
"D"
2 ND
2 ND
AVENUE
E
ST
4 TH
4 TH
5 TH
AINSWORTH
WASHINGTON
PARK
PARK ROAD
LANE
SOUTH
N C R R
32


N.R.R.
SOUTH ST
EAST
AVE
LANE
ST
4TH
5TH
2ND
3RD
GREY
MAITLAND
AINSWORTH
AVENUE
WASHINGTON
ST
PARK
32
EXHIBIT 13
ORDINANCE NO ____


N C R R
SOUTH ST
EAST
AVE
LANE
ST
4 TH
5 TH
A
B
C
2 ND
3 RD
GREY
AINSWORTH
AVENUE
WASHINGTON
ST
PARK
MAITLAND
RAILROAD
32
EXHIBIT 14
ORDINANCE NO ____


N C R R
SOUTH ST
EAST
AVE
LANE
ST
4TH
5TH
A
B
C
D
E
9
10
2ND
GREY
MAITLAND
AINSWORTH
AVENUE
RAILROAD
3RD
WASHINGTON ST.
PARK
32
EXHIBII 15
ORDINANCE NO ____


EXHIBIT 16
ORDINANCE NO
MAITLAND
GREY
AVENUE
2 ND
AVE E
AVE F
AVE C
AVE B
AVE A
EAST
ST
LANE
4 TH
5 TH
PARK
32

EXHIBIT 17
ORDINANCE NO


PARK
RAILROAD
4 TH
5 TH
LANE
AVE
ST
WORTHINGTON
AVENUE
2 ND
3 RD
GREY
MAITLAND
EAST
SOUTH ST
N F R R
32
LAHIBIT 18
ORDINANCE NO


N C R R
SOUTH ST
EAST
AVE
LANE
ST
4TH
S TH
A ST
B'
C'
S'
2ND
GREY
AIASWORTH
AVENUE
RAILROAD
WASHINGTON ST
PARK
MAITLAND
EXHIBIT 19
ORDINANCE NO ____

CITY OF PASCO
SUMMARY OF ORDINANCE NO 2394

I ORDINANCE NO is an ordinance relating to zoning by changing the zone classification of certain real property within the City of Pasco from R-2 (Medium Density Residential) to R-3 (Medium Density Residential)

II The following real properties within the City of Pasco are hereby reclassified to the R-3 (Medium Density Residential) district

(1) Lots 9 & 10, Block 5, Riverside Addition
(2) Lots 2 & 3, Block, Riverside Addition
(3) Lot 13, Block 1, Gantenbein's Addition
(4) Lots 9-14, Block 6, Gantenbein's Addition
(5) Lots 7-10, Block 9, Gantenbein's Addition
(6) Lots 1-12, Block 11, Gantenbein's Addition
(7) Lots 1-5, 15 & 16, Block 16, Gantenbein's Addition
(8) Lots 9-16, Block 4, Gray's Amended Addition
(9) Lots 5-10, 13-25, Block Gray's Amended Addition
(10) All of Block 12, Gray's Amended Addition
(11) Lots 8, 9, and the north 20' of Lot 10, Block 1, College Addition
(12) Lots 4-7, Block 1, Gray's East Riverside Addition
(13) Lots 16 & 17, Block 1, Gray's East Riverside Addition
(14) Lots 5-10, Block 2, Gray's East Riverside Addition
(15) Lots 7-24, Block 2, Gray's East Riverside Addition
(16) Lots 5-8, Block 3, Gray's East Riverside Addition
(17) Lots 1 & 2, Block 4, Gray's East Riverside Addition
(18) Lots 1 & 2, Block 104, Gray's East Riverside Addition
(19) Lots 7 & 8, Block 104, Gray's East Riverside Addition

III The effective date of the ordinance will be five days after publication of the summary contained hereinabove

IV. A copy of the full text of Ordinance No 2394 will be furnished by the City at no cost to any person who requests, in writing, a copy of the ordinance Written request must be filed in person or by mail, with the City Clerk of the City of Pasco, 412 West Clark Street, Pasco, Washington 99301 (telephone (509) 545-3441).

Publish September 10, 1982
Return two affidavits of publication

City of Pasco
Summary of
Ordinance No 2394

I Ordinance No is an ordinance relating to zoning by changing the zone classification of certain real property within the City of Pasco from R 2 (Medium Denisty Residential) to R 3 (Medium Density Residential)

II The following real properties within the City of Posco are hereby reclassified to the R 3 (Medium Density Residential) district
(1) Lots 9 & 10 Block 5 Riverside Addition
(2) Lots 2 & 3 Block Riverside Addition
(3) Lot 13 Block 1 Gantenbeins Addition
(4) Lots 9 14 Block 6 Gantenbeins Addition,
(5) Lots 7 10 Block 9 Gantenbeins Addition
(6) Lots 1 12 Block 11, Gantenbeins Addition
(7) Lots 1 5 15 & 16 Block 16 Gantenbeins Addition
(8) Lots 9 16 Block 4 Grays Amended Addition
(9) Lots 5 10 13 25 Block Grays Amended Addition
(10) All of Block 12 Grays Amended Addition
(11) Lots 8 9 and the north 20 of Lot 10 Block 1 College Addition
(12) Lots 4 7 Block 1 Grays East Riverside Addition
(13) Lots 16 & 17 Block 1 Grays East Riverside Addition
(14) Lots 5 10 Block 2 Grays East Riverside oddition
(15) Lots 7 24 Block 2 Grays East Riverside Addition
(16) Lots 5 8 Block 3 Grays East Riverside Addition
(17) Lots 1 & 2 Block 4 Grays East Riverside Addition
(18) Lots 1 & 2 Block 104 Grays East Riverside Addition
(19) Lots 7 & 8 Block 104 Grays East Riverside Addition

III The effective date of the ordinance will be five days after publicotion of the summary contained hereinabove

IV A copy of the full text of Ordinonce No 2394 will be furnished by the City at no cost to any person who requests in writing a copy of the ordinonce Written request must be filed in person or by mail with the City Clerk of the City of Pasco 412 West Clark Street Posco Washington 99301 (telephone (509) 545 3441)

Legal No 13610 — Sept 10 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 news paper 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. # 2394

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 10th day of Sept., 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 $ 49.50 has been paid in full, also at the rate of

7½ in.@ 6.60 = 49.50

Phyllis Graves

Subscribed and sworn to before me this 10th day of Sept., 19 82

C K. Davis

Notary Public in and for the State of Washington residing at Pasco

CITY of PASCO

FINANCE DEPARTMENT
(509) 545 3401
Scan 726 3401

P O BOX 293 412 WEST CLARK PASCO, WASHINGTON 99301

September 8, 1982

Tri City Herald
P O Box 2608
Pasco, Washington 99302

Gentlemen

Please publish the attached Ordinances on the following date

September 10, 1982

Please send two (2) Affidavits of Publication for each

Sincerely yours,

Evelyn Wells
City Clerk

ew

423361

ORDINANCE NO. 2434

AN ORDINANCE vacating a certain street within the City of Pasco

WHEREAS, a petition signed by the owners of more than two-thirds (2/3) of the property abutting the street right-of-way described below has been submitted to the City Council of the City of Pasco; and

WHEREAS, all steps and procedures required by law to vacate the portion hereinafter described have been duly taken and performed, NOW, THEREFORE,

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

Section 1. That the portion of Gray Avenue within the Plat of Gray's East Riverside Addition, and lying south of the south line of Washington Street be and the same is hereby vacated and the property so vacated shall vest in the rightful owners thereof in the manner provided by law.

Section 2. That a certified copy of this ordinance be recorded by the City Clerk of the City of Pasco in and with the Office of the Auditor of Franklin County, Washington.

Section 3. 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 22 day of February, 1983.

E. A. Snider, Mayor

ATTEST:

Evelyn Wells, City Clerk

APPROVED AS TO FORM.

Greg Rubstello, City Attorney

RECORDED IN VOL 168
OF OFFICIAL RECORDS
PAGE 175 RECORDS OF
City of Pasco
FEB 23 10 05 AM '83
NEVA [illegible] AUDITOR
FRANKLIN COUNTY, WA
DEPUTY

MAIL TO:

P.O. Box 293
Pasco, WA 99301

168 PAGE 175

423361

ORDINANCE NO 2434
AN ORDINANCE vacating a certain street within the City of Pasco

WHEREAS a petition signed by the owners of more than two-thirds (⅔) of the property abutting the street right-of way described below has been submitted to the City Council of the City of Pasco and

WHEREAS all steps and procedures required by law to vacate the portion hereinafter described have been duly taken and performed

NOW THEREFORE

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

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Section 3 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 22 day of February 1983

s E A Snider
Mayor

ATTEST
s-Evelyn Wells
City Clerk

APPROVED AS TO FORM
s Greg Rubstello
City Attorney

Legal No 14616 - Feb 25, 1983

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. # 2434

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 25th day of Feb. , 19 83, 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 $ 39.60 has been paid in full, also at the rate of

6 in.@ 6.60 = 39.60

Phyllis Graves

Subscribed and sworn to before me this 28th day of Feb. , 19 83

C K Davis

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

February 23, 1983

Tri City Herald
P O Box 2608
Pasco, Washington 99302

Attn Sue Bateman

Dear Sue

Please publish the attached Ordinances on the following date

February 25, 1983

Please send two (2) Affidavits of Publication for each

Sincerely yours,

Evelyn Wells
City Clerk

ew

SMP2025-006 Lee Vicinity Map



7/25/2025, 4:24:17 PM

City Limits

Urban Growth Boundary

Parcels

Road Centerlines

Local

Annexation History

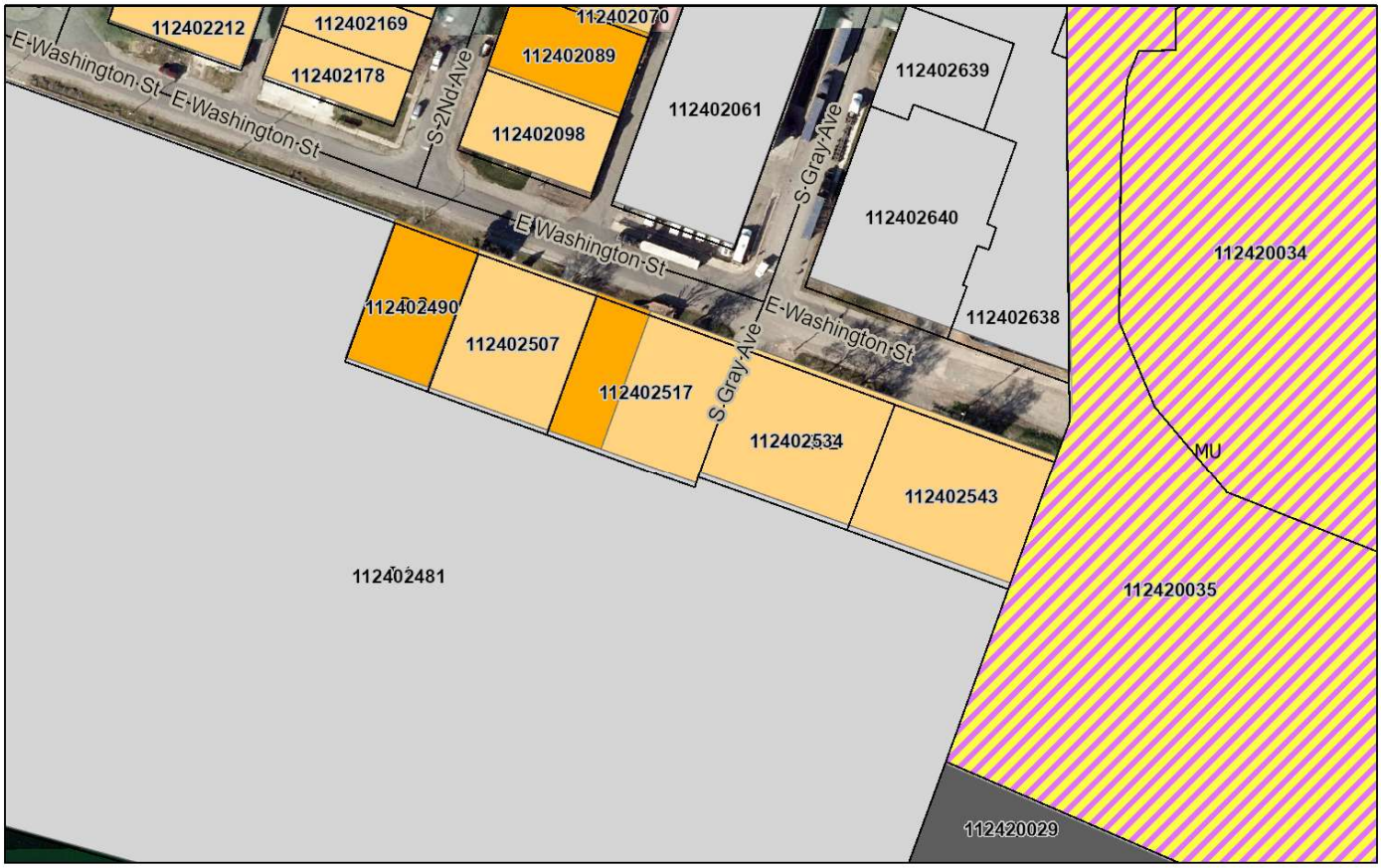
1:914

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

SMP2025-006 Lee Zoning Map



8/5/2025, 10:35:33 AM

City Limits
Urban Growth Boundary
Parcels

Road Centerlines
Local

V_Zoning
I-1, Light Industrial District
I-3, Heavy Industrial District
MU, Mixed Use
R-2, Medium-Density Residential District
R-3, Medium-Density Residential District

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

SMP2025-006 Lee Land Use Map



8/5/2025, 10:38:55 AM

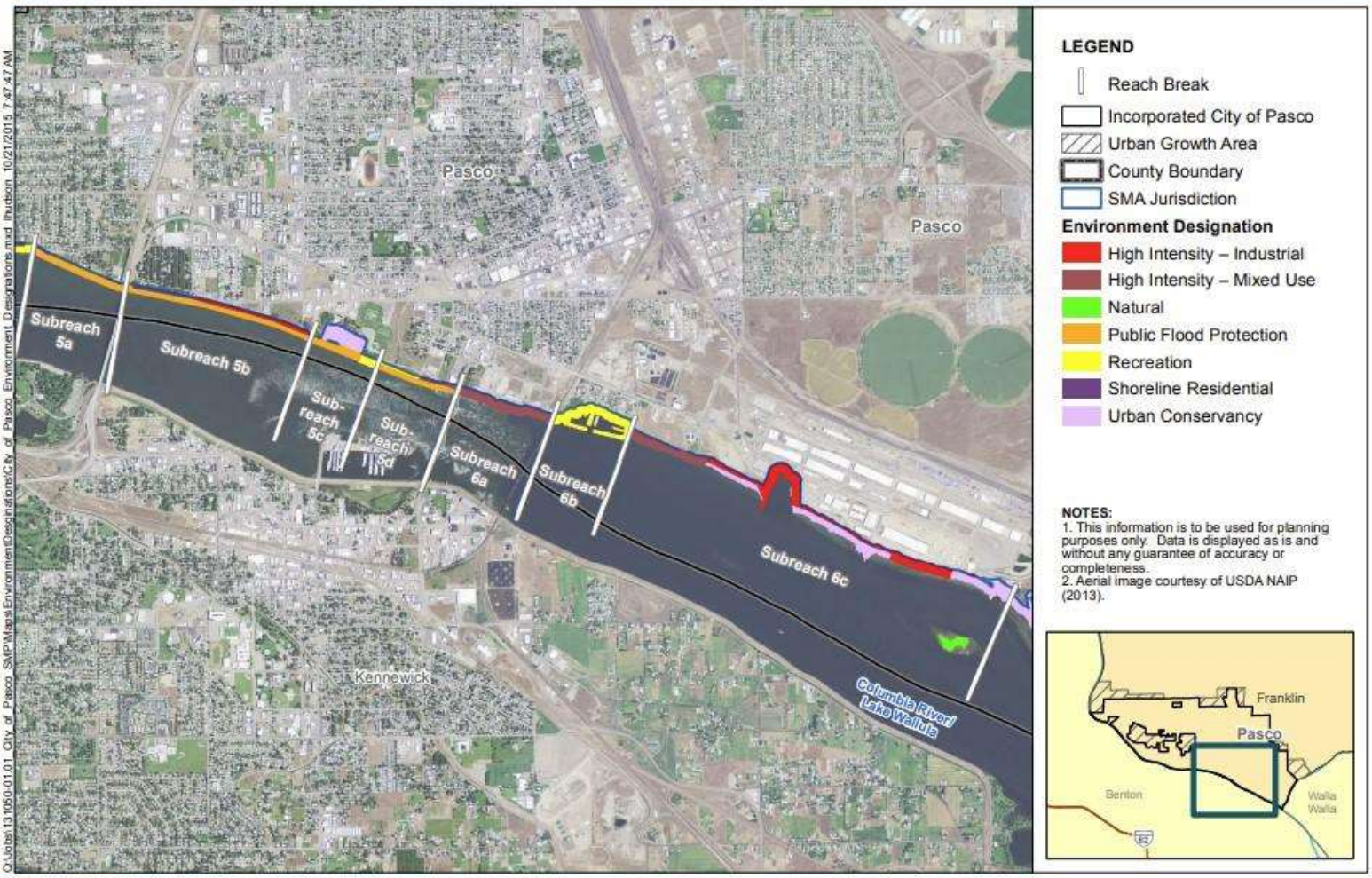
City Limits
Urban Growth Boundary
Parcels

Road Centerlines
Local

Land Use
Open Space Parks
Industrial
Medium Density Residential
Mixed Residential Commercial

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



DRAFT

ANCHOR QEA

Miles
0 0.5 1

Map 3
Subreaches 5a - 6c
City of Pasco Environment Designations
City of Pasco, WA

Outlook

2025-07-04436 - RE: SMP2025-006/SEPA2025-022 Lee Residential Home Shoreline Special Permit - City of Pasco

From MacNaughton, James (DAHP) <james.macnaughton@dahp.wa.gov>
Date Tue 7/15/2025 12:07 PM
To Aaron Gunderson <Gundersona@pasco-wa.gov>
Cc Robert Sloma <robert.sloma@colvilletribes.com>; Jessica Lally <Jessica_Lally@Yakama.com>; Casey Barney <casey_barney@yakama.com>; Pat Baird <keithb@nezperce.org>; 'Ashley M. Morton' <AshleyMorton@ctuir.org>

1 attachment (2 MB)
Franklin County IDP.pdf;

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

Good Afternoon Aaron

Thank you for contacting the DAHP about the Lee Residential project. The project is in an area determined to be at Very High- risk of containing archaeology according to the DAHP predictive model. However, the current project occurs within the footprint of a previous residence, and is within previously disturbed area. Therefore, the DAHP does not recommend direct archaeological supervision of the project, but rather recommends that an Inadvertent Discovery Plan be followed.

I have attached a boilerplate Franklin County IDP, we request that this be kept on the project at all times, and that the project manager, supervisors and crew all be briefed on what to do in the event of a discovery. The second half of the IDP contains examples of archaeological remains that could be found, it is strongly encouraged that everyone involved review these pages.

I have assigned these recommendations to DAHP Project 2025-07-04436. Please reference this number in any future communications about this project.

Feel free to contact me if you have questions about these recommendations.

dahp
DEPT OF ARCHAEOLOGY + HISTORIC PRESERVATION

James MacNaughton, MSc, RPA *(He/Him)*
Local Government Archaeologist
Email: James.MacNaughton@dahp.wa.gov
Mobile: (360) 280-7563 | Main Office: (360) 586-3065
Hours: 7AM - 3:30PM Monday to Friday
Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501
Mailing Address: PO Box 48343, Olympia, WA 98504-8343
www.dahp.wa.gov

From: Aaron Gunderson <Gundersona@pasco-wa.gov>
Sent: Wednesday, July 2, 2025 3:42 PM
To: Aaron Gunderson <Gundersona@pasco-wa.gov>

Subject: SMP2025-006/SEPA2025-022 Lee Residential Home Shoreline Special Permit - City of Pasco

External Email

All,
Please find attached Shoreline Special Permit (SMP2025-006) and SEPA Checklist (SEPA2025-022) applications for the proposed Lee Residential Home Shoreline Special Permit. SEPA Registry number is 202502753. Proposal is to construct a new single-family residence, detached garage, driveways, and a block fence. A previous residence has since been demolished. The project is located at 420 E. Washington St. (Parcel #112402517) Pasco, WA 99301, and is subject to the regulations outlined in the Pasco Municipal Code.

Written comments must be submitted to the Community Development Department no later than **5:00 PM on July 16, 2025**. If you have any questions regarding the proposal or the associated documents, please feel free to contact me at **509-905-2604** or via email at gundersona@pasco-wa.gov.

Thank you,

Aaron Gunderson
Planner II

M: 509-905-2604

gundersona@pasco-wa.gov | **www.pasco-wa.gov**
City Hall, 525 N. 3rd Avenue, Pasco, WA 99301

Facebook LinkedIn YouTube Instagram

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

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

July 15, 2025

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

Re: Lee Residential Home
File# SMP2025-006 (SEPA2025-022), Ecology SEPA# 202502753

Dear Aaron Gunderson:

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

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

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

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

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

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

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

Operators of construction sites that disturb one acre or more total area and has, or will have a discharge of stormwater to a surface water or to a storm sewer, must apply for coverage under Department of Ecology's Construction Stormwater General Permit.

If soil or ground water contamination is known at the site, additional information will be required. The applicant will be required to submit additional studies and reports including, but not limited to, temporary erosion and sediment control plans, a stormwater pollution prevention plan, a site map depicting sample locations, a list of known contaminants with concentrations and depths found and other information about the contaminants.

Application should be made at least 60 days prior to commencement of construction activities. A permit application and related documents are available online.

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

Sincerely,

Katy Moos
Office Assistant
Eastern Region Office

Pasco Community and Economic Development **(CED)**

RE: Conditional Use Permit determination for **402 E Washington St.** A residential construction.

Public Comment

A private party purchased and demolished the residential home. A City NOTICE was posted on the property citing a determination in "Title 29 Shoreline Regulations." A Notice of Application was subsequently received. He applied for a Shoreline Special Use Permit, determined adequate. The permit process begins.

Disclaimer: Having not been availed of the Permit application, it has not been reviewed.

- If the application is for shoreline access, I applaud as fundamentally needed.
    - In the attached City's Makers report, September 2010, on Page 15, **Zoning,** the 200' zone is described with the exemption, "Residential with shoreline access is an allowed conditional use in the Shoreline Zone." *Emphasis added*
- If there is no shoreline access requested in the permit, then the responsible city official could have made the "exemption" decision to allow the residential construction to proceed expeditiously without initiating the onerous conditional use permit process.
    - **23.15.030 Use of exemptions".**
    - **"…** the department initiating the proposal, shall request determination from the responsible official whether the license and/or the proposal is exempt…."
        - The proposal, I assume, was his residential construction permit.
        - Demolition was completed.

There is considerable disagreement in private property development circles regarding the drawing of the 200' Zone. And one party quipped that if there is no river flow, it is not part of the river, thus making the 200' measurement from the river shoreline, not the boat basin.

The City must address the condition of the Boat Basin shoreline and water. Makers and the City Council indicated a park in the planning. The Trinity River project is reference of what "can be."

Respectfully submitted:

Carl Holder
PO Box 1316
Pasco WA 99301

Attached: Makers Report, 2010
Trinity River project, 2023.


WHERE NATURE UNITES DALLAS
2023 Annual Report
Trinity Park Conservancy
HAROLD SIMMONS PARK

Dear friends,

As chair of Trinity Park Conservancy, I am so pleased that you're receiving our first-ever annual report. If you know me, you have heard me talk about the Trinity River as one of our city's greatest -- yet underappreciated -- treasures.

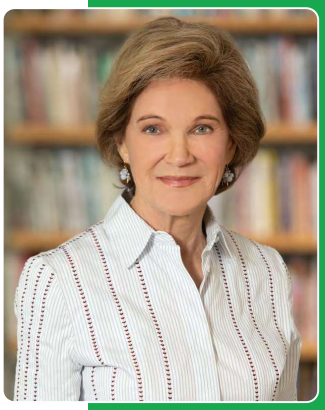
I truly believe that **Harold Simmons Park** can change the way we relate to nature in Dallas, and serve as a significant step in building our culture of conservation. Just as it contributes to the stewardship of natural ecosystems, we know that it will strengthen our economic and social ecosystems as well. Truly, we are building more than a park; **we're helping to build our city.**

This work is possible because of the curiosity, enthusiasm, and support of people like you, our many partner organizations, and the legacy of the Trinity Trust. This work is now at a stage where we can rally public excitement, and we want you to be among those who are most "in the know"!

Within this report, you'll see what Trinity Park Conservancy has been working on and ways you can get involved. In this year of exciting announcements, I thank you for being part of this vision.

With appreciation,

Deedie Rose
Chair, Board of Directors

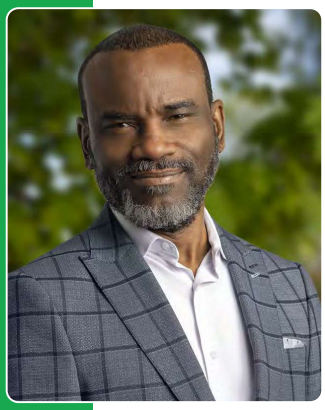




Dear friends,

This past year was crucial for Trinity Park Conservancy - so much so that our running theme was **"turning the corner."** Looking back, our team can celebrate significant progress on **Harold Simmons Park,** changing the project's trajectory and boldly showcasing a new and improved vision.

We prioritized objectives that are under our control as well as partnerships that are ready and willing to support this **transformative project for Dallas.** Together, we've advanced the West Overlook design to 65% and hired a pre-construction contractor, built momentum through public communications, and external awareness, plus premiered the Park's website, **HaroldSimmonsPark.org.**



We take great pride in our ongoing collaboration with the **City of Dallas** to drive forward this public and private city initiative, with our unwavering commitment to ensuring that Harold Simmons Park is a sustainable and enriching experience for generations to come.

The sum of these significant milestones is that **Harold Simmons Park** has truly **"turned the corner."** As we embark upon 2024, we are planning to **"turn the soil"** at a groundbreaking event this fall. Stay tuned for an exciting year.

With dedication and gratitude,

Tony Moore
President & Chief Executive Officer



MISSION

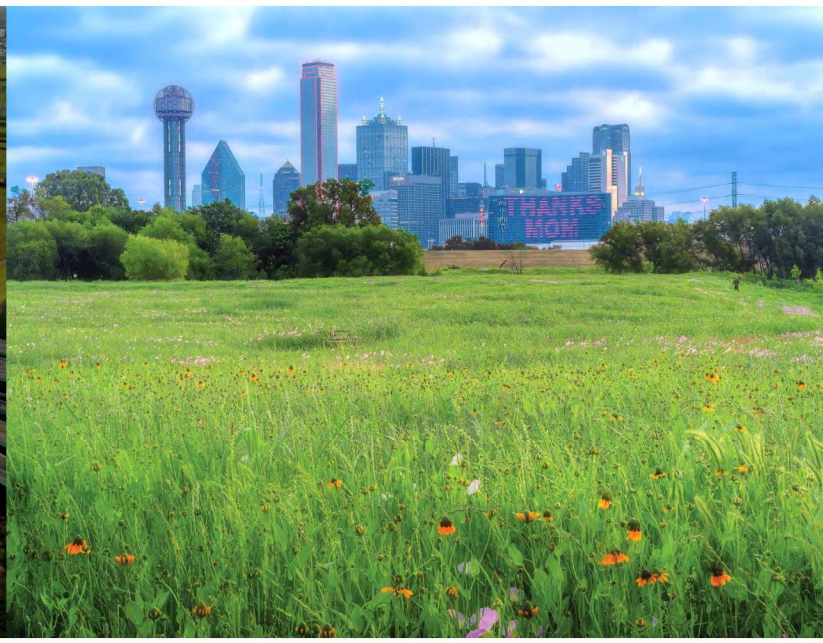
The Trinity Park Conservancy champions the transformation of the Trinity River to become the **heart of Dallas.** With the community, we will design public spaces that unite us, enrich people's lives through access to nature, create economic development opportunities, and inspire protection for the river ecosystems in this shared natural treasure.

VISION

Championing a Trinity River that forever deepens our connection to nature and each other.

PURPOSE

Fulfilling the promise of the Trinity River as the natural gathering place for Dallas.



GREAT CITIES ARE DEFINED BY GREAT PARKS

TRINITY RIVER CORRIDOR LOCAL GOVERNMENT CORPORATION

Harold Simmons Park will play a **vital role in the social, economic, and physical well-being** of Dallas and its residents. The Trinity River Corridor Local Government Corporation (LGC) is tasked with the civic oversight of the Park's development. Their invaluable expertise will steward the design, construction, and building of **Harold Simmons Park**. In 2023, under the leadership of Board Chair Vincent Parker, the LGC board was able to steer this project in a very deliberate manner to achieve our design completion goals.

BENEFITS OF THE PARK FOR DALLAS

- Encourages active lifestyles and reduces health costs.
- Helps improve public health by measurably increasing access to quality greenspace.
- Strengthens our local economy and creates job opportunities.
- Helps achieve Dallas' environmental equity goals.
- Increase social connection through engagement and interaction.
- Parks are one of the top economic drivers for urban sustainability of a city.

SMART ECONOMIC DRIVERS

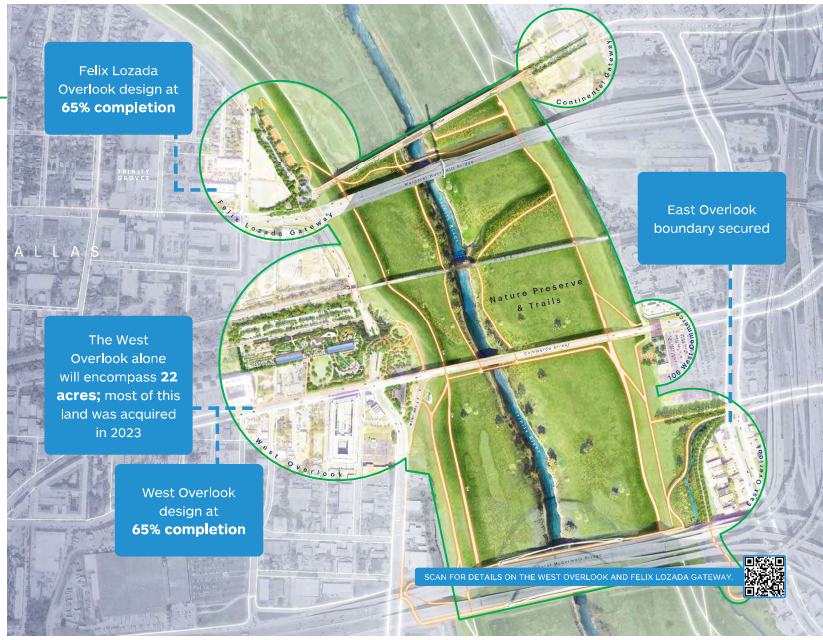
- **3 to 6 Million** vistors each year
- **$2.1 Billion** in tourism, recreation, and health savings
- **$6 Billion** in economic development (next 30 years)
- **530** new jobs
- **$3.5 Billion** in new real estate on vacant sites



"Harold Simmons Park represents smart economic growth for Dallas communities that have been neglected for so long."

— Pastor Vincent Parker

Chair, Local Government Corporation



WHERE NATURE UNITES DALLAS
NEW TO THE DESIGN TEAM

LAKE | FLATO

Architect for Park Buildings

David Lake, FAIA, and Ted Flato, FAIA have repeatedly distinguished themselves as preeminent architects and fearless advocates, pushing the limits of design while easing the burden on our planet. Their vision to connect people to nature through restorative and sustainable strategies will be evident in the Harold Simmons Park building designs.

wernerfield

The Shed Architect

Wernerfield is a progressive architecture firm dedicated to the art of building. They strive to create high quality buildings with exacting and rigorous detail that will endure. They search for a rich balance between the pragmatic and ethereal in each project. They believe in appropriate and timeless solutions.

BECK THINK. DESIGN. BUILD.

Pre-Construction General Contractor

"We believe that great design and great construction go together. Only when we rise to the level of true teaming, taking responsibility for each other's work, can we address the fundamental inefficiencies and the waste involved with delivering buildings."

- Fred Perpall

FAIA, Chief Executive Officer

WHERE NATURE UNITES DALLAS
THE AWARDS AND ACCOMPLISHMENTS

In 2023, the Michael Van Valkenburgh Associates team successfully brought the architectural designs for the West Overlook and Felix Lozada Gateway areas of **Harold Simmons Park** from **10% to over 65% completion**, which keeps **Harold Simmons Park** on track to **break ground in 2024.**





"As researchers, designers, and builders, we approach every project as an opportunity to expand the creative potential of our field. Our passion for landscape informs everything we do, from designing intimate gardens to planning urban regions."

- Michael Van Valkenburgh Associates



AIA Gold Medal 2024 Award Winners: Lake | Flato



Dallas Architecture Forum Design Recognition Award



Oak Cliff Chamber of Commerce Community Award

BUILDING A PARK FOR EVERYONE
COMMUNITY ENGAGEMENT

Harold Simmons Park is committed to creating a positive impact for the communities of Dallas, We are building a park for all, that improves the quality of life for the citizens of Dallas and **makes it an inclusive place to live, work, and play.**

You can't **"build a park for everyone"** without engaging the communities around it. Here is a snapshot of what we've learned from our neighbors.

Over 6,000 conversations with community members and leaders

Over 125 group sessions in the community

98.7% support the plan for Harold Simmons Park

TOP COMMUNITY CONCERNS

- Property tax assistance
- Legal advice
- Workforce training
- Access to jobs

HOW WE PLAN TO HELP IN 2024

- Working on a **Property Tax Assistance Program** for legacy homeowners.
- Developing a **pathway for legal advice** for homeowners and renters in adjacent communities.

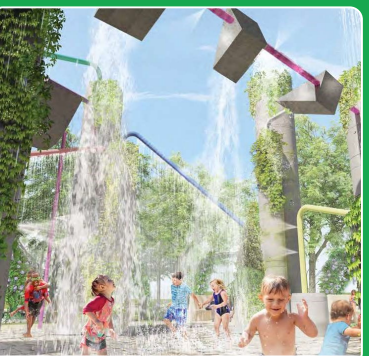


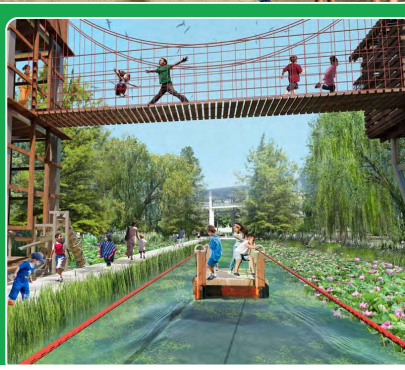
2023 ANNUAL REPORT

MORE THAN JUST A PARK
IMAGINE THE POSSIBILITIES.









WORKFORCE DEVELOPMENT
PRESENTED BY JPMORGAN CHASE & CO.

Trinity Park Conservancy is part of a national five-city cohort funded by the JPB Foundation to explore how park projects can **spark new career opportunities** for local residents. Among its peers, Trinity Park Conservancy is a leader in connecting neighbors of the future **Harold Simmons Park** with good-paying, high-need local jobs.

The Conservancy researched and ultimately selected **4 local community-based and minority-led organizations.** The goal was to address workforce needs on a local neighborhood level.

POCA PROFESSIONAL OPPORTUNITY CONNECTION FOR ALL · LONE STAR JOBS ALLIANCE · READY TO WORK · Workforce Solutions DALLAS

"Harold Simmons Park will bring growth and greater opportunity to Dallas. JPMorgan Chase is proud to support the innovative ways our new park will prepare people of all backgrounds to compete for good jobs and enjoy career pathways for a brighter future."

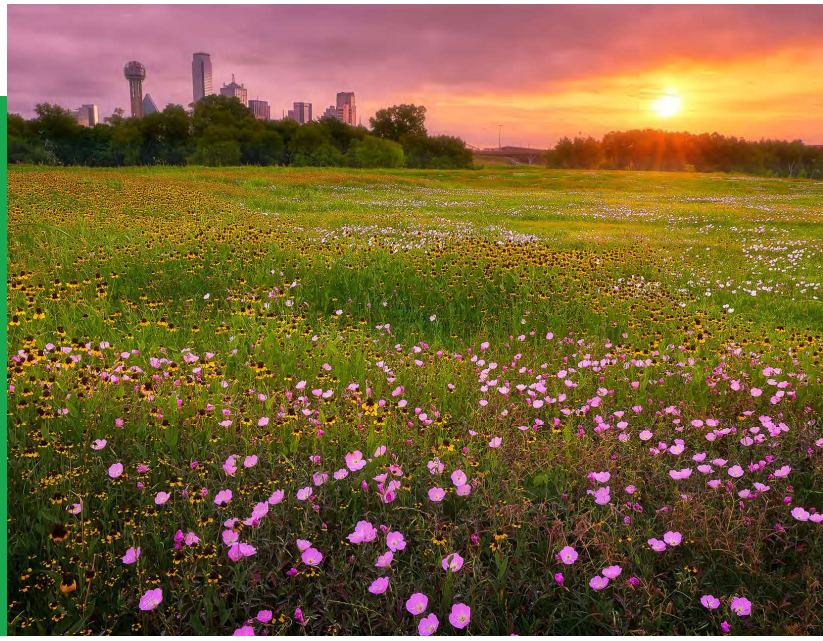
— Brian Page

Managing Director, JP Morgan Chase & Co.

SCAN FOR DETAILS ON OUR WORKFORCE DEVELOPMENT PROGRAMS.

2023 IMPACT AT A GLANCE

- More than **15 employment partnerships** were established
- Over **25 recruitment events** for the community
- Over **1,500 job seekers** engaged
- Over **1,000 local residents** were trained, certified, and employed for living wages within the first year
- **520 job seekers** received certifications
- More than **360 hired full-time**
- Over **130 people** receiving ongoing professional development and support
- **$3.00 per hour** average increase in pay
- **93,000 rides** from West Dallas/Oak Cliff to living wage jobs
- **11 undocumented** businesses made legal and employment ready



CONSERVATION
EDUCATION

TRINITY RIVER CREW
Nurturing Potential & Transforming Futures

The Trinity River Crew is a flagship collaboration between Trinity Park Conservancy and Greenspace Dallas. Now entering its fourth year, the program is dedicated to providing meaningful, paid conservation work experience and professional development to high-potential youth from river-adjacent neighborhoods. Crew members conduct dozens of assessments, improve acres of habitat, and present their findings to local groups. In the summer of 2023, surveys by our Crew members accounted for 4% of all iNaturalist data collected in the Dallas-Forth Worth region!





WESLEY-RANKIN CONSERVATION CREW

Trinity Park Conservancy kicked off an afterschool conservation crew with 5th and 6th grade students at Wesley-Rankin Community Center. Every Wednesday, these young scientists are immersed in a world of nature exploration, hands-on learning, and environmental stewardship right in West Dallas. Experiments, field trips, guest speakers, and career exposure help deepen their understanding of environmental quality and build the next generation of dedicated environmental enthusiasts.





CORPORATE RESPONSIBILITY
PARTNERSHIPS THAT SHAPE THE FUTURE

CORPORATE CLEANUP EVENTS
Springing into Action for the Trinity River

Trinity Park Conservancy hosted public and corporate cleanup events along the Trinity River. These hands-on efforts underscore our corporate partners' commitment to environmental stewardship and community involvement; while introducing hundreds of first-time visitors to the river.

177 corporate volunteers

660 seed balls planted

2100 pounds of trash removed
(the weight of two grand pianos and one piano player!)



FedEx celebrates its 50th Anniversary



Deloitte's 2023 National Day of Impact



Coca-Cola and CCSWB employees' Earth Day Cleanup



Toyota celebrates National Public Lands Day with neighbors at Fish Trap Lake

Trinity Park Conservancy's success is built on strong partnerships. Trinity River Audubon Center, John Bunker Sands Wetland Center, Lewisville Lake Environmental Learning Area, University of North Texas, City of Dallas, Texas Parks and Wildlife Department, Sunrise Dallas, Twelve Hills Nature Center, Texas Conservation Alliance, UWISH Agrilife, FedEx, Coca-Cola Southwest Beverages, Delloite, Wesley Rankin Community Center, NEEF, Toyota, and more are integral partnerships that ensure a diverse range of expertise, support, and resources.

WHERE NATURE UNITES DALLAS

On December 1st, 2023, after months of planning, we launched a new website - **HaroldSimmonsPark.org**, social media pages, a new logo, and robust marketing and public relations campaigns.









BUILDING A PARK FOR EVERYONE



HAROLD SIMMONS PARK MEDIA STATS

(December Launch)

7.49M
views for TV, print, online media
(opening weekend brand launch)

Launched
FB, IG, YouTube, X, LinkedIn on December 1

30K+
social media impressions in week 1

4.5K+
Video views
(December)

21.5M
in reach (December)

2,100
unique engagements

357
online 3rd party mentions
(21.2M in reach)

6,166%
audience growth from week 1 to week 2

CONSERVANCY COMMUNITY DEVELOPMENT CORPORATION (CCDC)

As our city grows, so do the macro-economic factors affecting our residents. In facing such challenges, we humbly seek to find practical ways to **make a difference in the communities we serve.** Therefore, the Trinity Park Conservancy has formed a sister organization called the Conservancy Community Development Corporation (CCDC).

The CCDC was created to assist the Trinity Park Conservancy in fulfilling its **mission of making a difference** in a meaningful manner with mission-aligned services. The hope is to use the Park's economic benefits to generate and **create opportunities** for residents to be empowered to **excel and thrive** in their local ecosystem.

The CCDC is currently **exploring social opportunities** that can help support healthy neighborhoods, support long-time residents and businesses, and create local jobs, attainable housing, mobility, and access to nature near **Harold Simmons Park.**

This work is incredibly **innovative and transformative** and will significantly enhance the social impact and contribution of **Harold Simmons Park.**

CONSERVANCY COMMUNITY DEVELOPMENT CORPORATION (CCDC)



"Not only will we enhance a natural attribute of our city but we do it with intention and with the help of the communities.
That's pretty noteworthy."

- Marguerite Hoffman
Vice Chair, TPC Board of Directors



"The creation of **Harold Simmons Park** will be a **huge boost to Dallas.** We want to be innovative in how we think about the Park's impact beyond its boundaries."

- Michael Young
CCDC Board Chair

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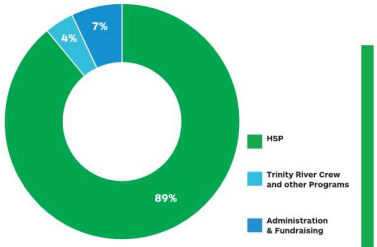
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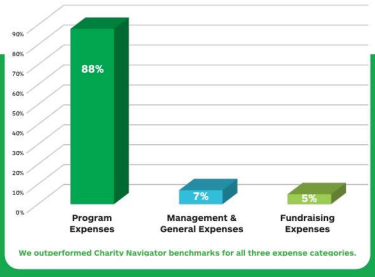
John Trahan, CFO

Tony Moore, CEO

YEARLY FINANCIAL DATA
2023

EXPENDITURES BY PROJECT:





We outperformed Charity Navigator benchmarks for all three expense categories.

To fund the accomplishments of 2023, the Trinity Park Conservancy is grateful to the philanthropic community for commitments of more than $26 million. An additional $5.5 million in commitments have empowered additional design work, community outreach, capacity-building, and education efforts.



WHERE NATURE UNITES DALLAS
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President & CEO



SHAYNA STONOM
Executive Assist. to the President & CEO



SARAH FLETCHER
Chief Financial Officer



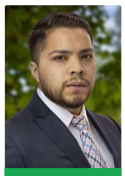
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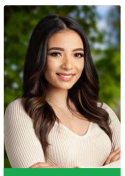
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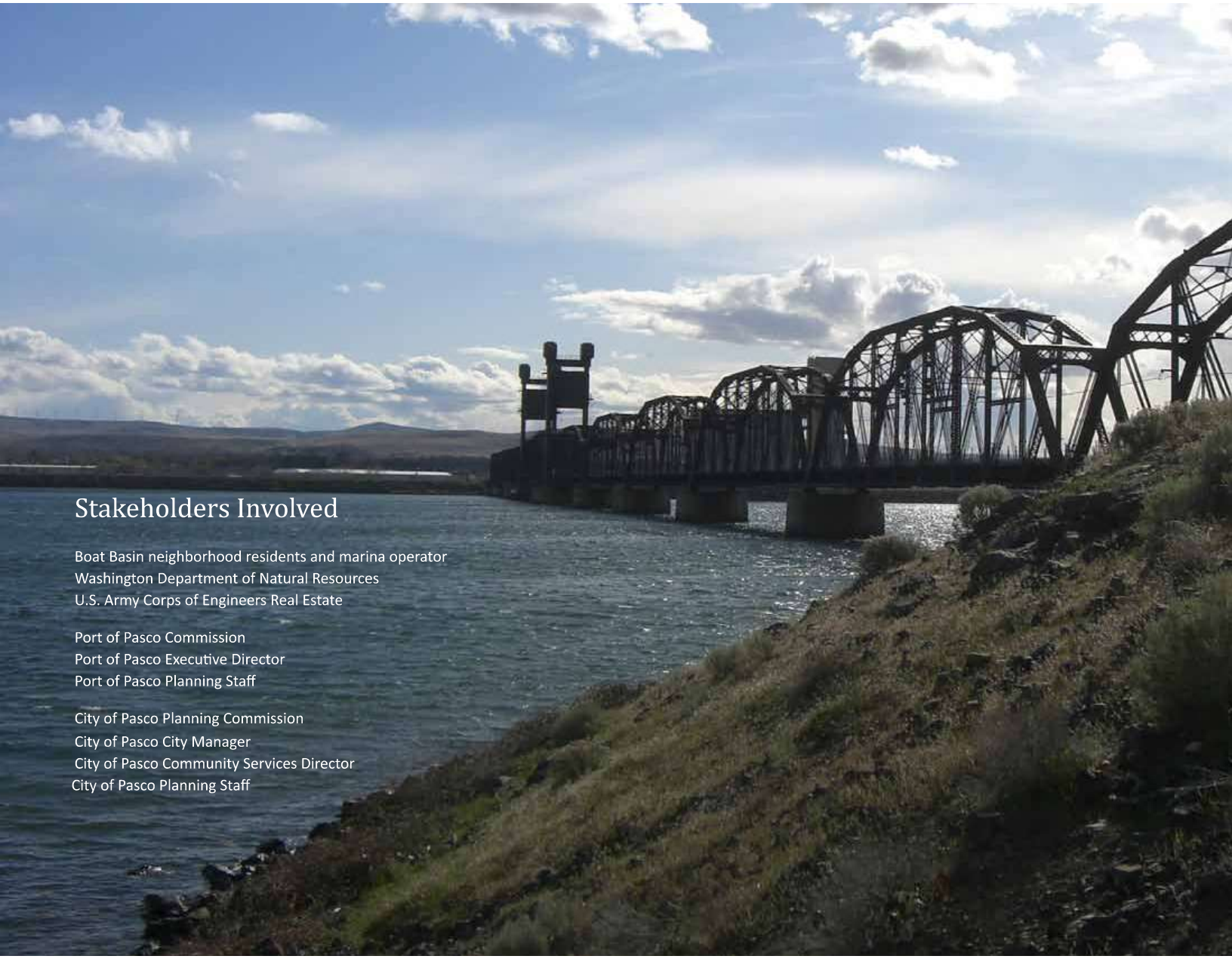
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Trinity
Park
Conservancy
1444 Oak Lawn Ave. #200
Dallas, TX 75207


Boat Basin and Marine Terminal Plan
City and Port of Pasco
September 2010
MAKERS
architecture · planning · urban design



Stakeholders Involved

Boat Basin neighborhood residents and marina operator
Washington Department of Natural Resources
U.S. Army Corps of Engineers Real Estate

Port of Pasco Commission
Port of Pasco Executive Director
Port of Pasco Planning Staff

City of Pasco Planning Commission
City of Pasco City Manager
City of Pasco Community Services Director
City of Pasco Planning Staff



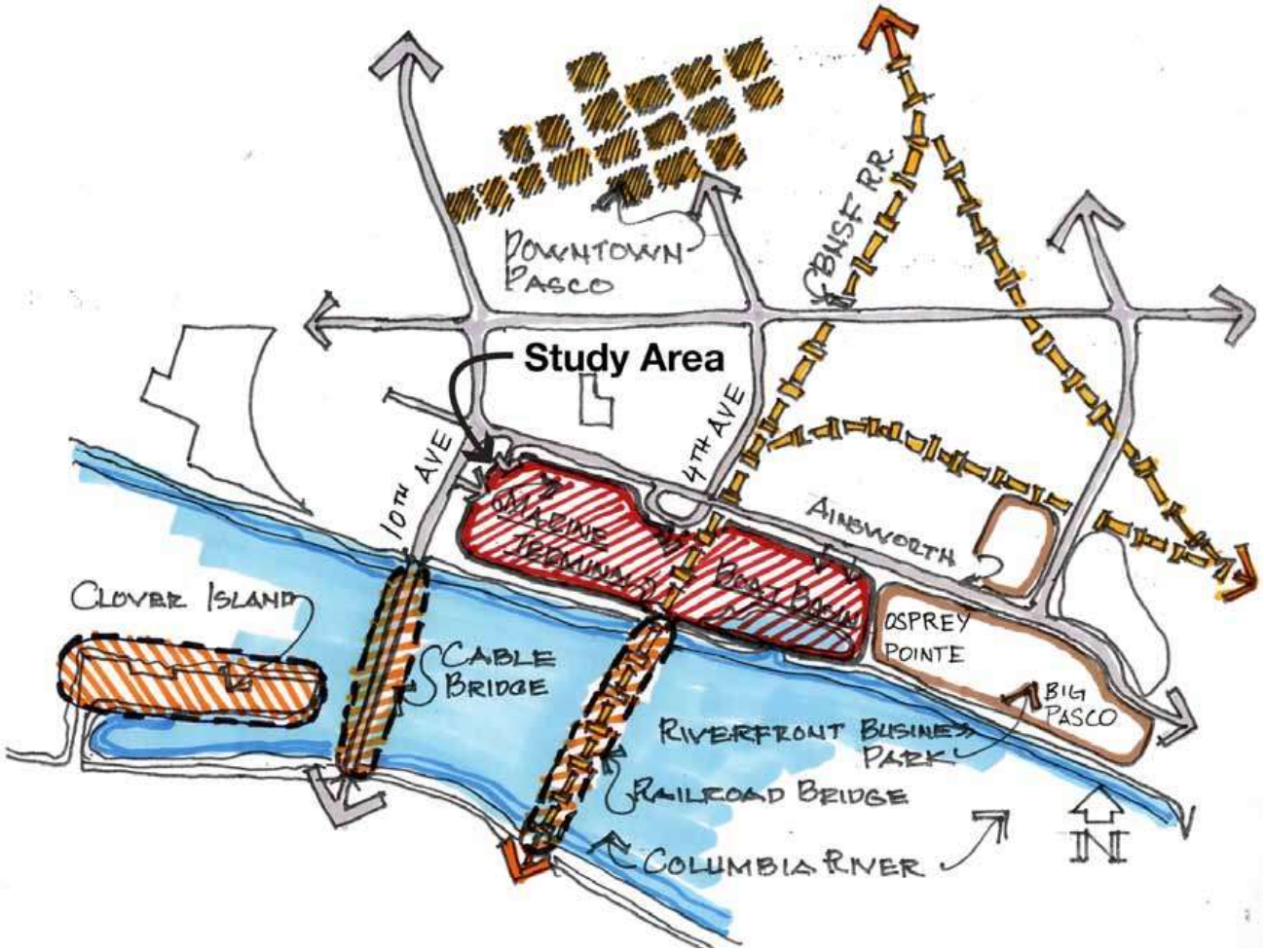
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Study area context map.

Introduction

In order to complete a coordinated planning process for land use, infrastructure, and amenity planning for the rivershore area east of the Cable Bridge, the City and Port of Pasco entered into an interlocal agreement to create a subarea plan for the Port of Pasco's former marine terminals site and the Boat Basin neighborhood, which includes the Boat Basin marina.

Planning for the future of the Boat Basin neighborhood and marina and the Marine Terminal site allows the City and the Port to:

- Plan and coordinate future infrastructure investments to encourage redevelopment
- Develop a land use concept to guide future development
- Set a development vision for the rivershore area east of the cable bridge
- Capitalize on a renewed interest in the Tri-Cities' rivershores
- Make the best future use of the site to support both community objectives and economic development



Sacagawea riverfront trail in the Marine Terminal site.

Study Area

The study area is located on the north shore of the Columbia River, south of Ainsworth Street, east of the Cable Bridge, west of the Port's Osprey Pointe Business Park, and approximately one mile south of downtown Pasco.

The 60 acre Marine Terminal site is primarily accessed from South 10th Avenue via Washington Street and from Ainsworth Street via South 9th and South 6th Avenues. South 4th Avenue provides access to downtown under the Ainsworth overpass. Washington Street provides east-west access across the width of the site. South 5th Avenue and South 9th Avenue provide north-south access on the east and west sides, respectively. South 5th Avenue turns into River Street, the levee frontage road, as it curves to the west.

The Boat Basin neighborhood, adjacent the Marine Terminal site, is an approximately 40 acre area with a small marina, a modest single-family residential neighborhood, and Schlagel Park. The area is divided from the Marine Terminal site by a heavily used rail line, a portion of the Burlington Northern Santa Fe system (BNSF). The eastern edge of the site abuts the Port of Pasco's Osprey Pointe Business Park project, a commercial and office mixed-use development, of approximately 110 acres.



Study area map.

Historic Context

The Marine Terminal site was once occupied by traditional industrial, storage, and material-handling uses. The site has been used primarily as a petroleum storage and distribution facility since the early 1940s. At its peak, the Marine Terminal housed 50 above-ground petroleum storage tanks. In addition to petroleum products, agricultural chemicals such as fertilizers, soil fumigants, and solvents were stored at the site. Transition of use and removal of the tanks began in the 1990s; by 1999, all storage tanks were removed.

A grain elevator and distribution center and a barge loading dock have also been removed from the site or deactivated in the last decade. In recent years, the Port has attempted to lease portions of the site for light industrial development with limited success.

Beginning in 1995 and continuing until 2008, the levee lowering project has opened up riverfront properties throughout the Tri-Cities for additional public access and recreational uses including the Sacagawea Trail Loop. Consistent with the levee lowering project, the Tri-Cities has seen a renewed and increasing interest in riverfront development such as the Port of Pasco's Big Pasco Industrial Center Plan and Osprey Pointe Business Park; the Port of Kennewick's Clover Island Redevelopment; the City of Kennewick's Bridge-to-Bridge, River-to-Rail planning; the City of Richland's Columbia Point Redevelopment; and the Tri-Cities Visitor and Convention Bureau's Waterfront Center Study.



Aerial photo of the Marine Terminal and Boat Basin in the 1990s.



Former grain elevator and distribution center on the Marine Terminal Site.

Existing

The Boat Basin currently contains a marina, a small residential area, and a park. The marina has a limited number of slips (some covered), an upland boat storage area, a sales area, and a boat repair shop. A majority of the marina's business involves repair work on smaller boats. The marina operator has plans to expand and upgrade the marina's in-water facilities and has indicated that most of the permits and approvals needed to begin the expansion and improvements are in place. Most neighbors appear to support the marina and its future plans. The marina's most significant issues are the size of the boat basin, which limits the capacity of the marina, and the lack of good signage and access to and within the area.

The residential area is comprised of mostly small, older, single-family homes that are primarily owner-occupied. Though the neighborhood has been typically viewed as a low-income area, on-site inspection reveals numerous well-kept homes with the image of an improving character.



Slips in the Boat Basin marina.



4th Avenue in the Boat Basin. Homes shown here are typical of the neighborhood.



Boat storage and upland facilities in the Boat Basin marina.

The construction of the Ainsworth Street overcrossing reduced access to the Boat Basin area to Second and Grey Avenues; Railroad, Fourth and Third Avenues now end at the overcrossing's retaining wall. The overcrossing is a mixed blessing: while it has improved sound protection and railroad crossing safety, the reduced neighborhood access and visual impact of the overpass retaining wall are an issue. The neighborhood is also impacted by noise from the existing railroad and from occasional problems caused by unsavory activities occurring in Schlagel Park, partly a result of the park's physical and visual isolation.

Schlagel Park is an attractive waterfront park with good river views and waterfront access, a picnic area, a boat launch, and open space. The park is isolated because of the aforementioned access limitations and a lack of connection to the Sacagawea riverfront trail. The boat launch is well used, but a conflict exists between boaters and recreational swimmers at the launch. In addition, the launch ramp and launch floats need maintenance and repair.



Schlagel Park with an excellent view of the rail bridge.



Ainsworth overpass in the Boat Basin neighborhood.



Boat Basin boat launch and covered boat slips in the marina.

The Marine Terminal site offers an accessible riverfront, an existing waterfront trail, significant views of the Columbia River and the Cable and Rail Bridges, and an open, flat topography with strong redevelopment potential located within Pasco's urban core.

Hydrocarbon contamination from prior uses on the west portion of the site is currently being remediated by the Port of Pasco, with completion anticipated in approximately 2016.

This site will become a blank slate for development as the few remaining businesses leave and final cleanup activities are completed. A truck wash, garage, electrical substation, and cement distributor with rail spur remain on the site. The cement facility is expected to leave the site in the near future. The electrical substation, owned by Pacific Power and Light, is assumed to remain.

The former barge wharf on the water side of the flood control levee is also inactive, presenting a unique opportunity to develop water-dependent, recreational, or public access uses on the water side of the levee.



Truck wash in the Marine Terminal site.



The electrical substation.



The cement distributor and rail spur servicing it.

Opportunities

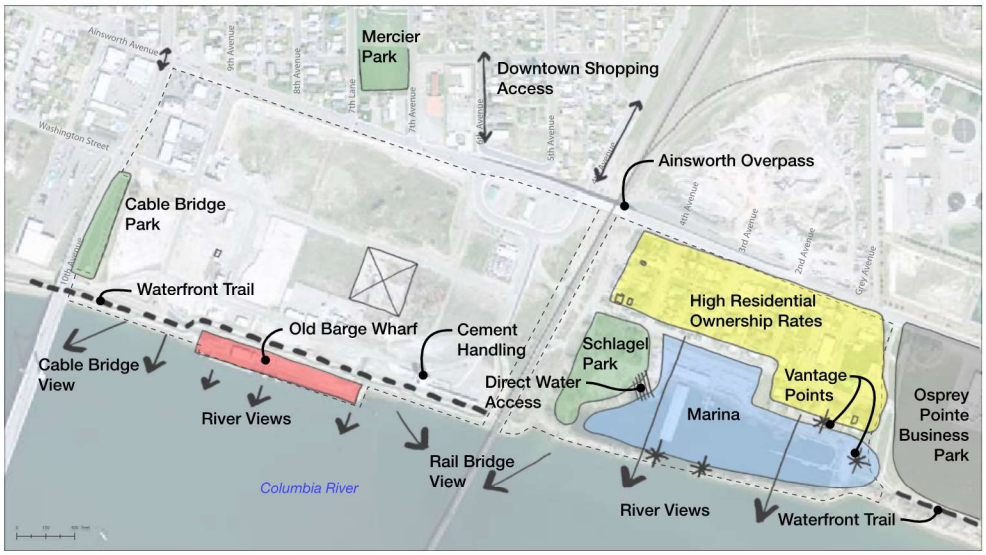
Riverfront Setting and Views. The Marine Terminal and Boat Basin sites have significant and attractive riverfront settings. Both sites offer commanding river views, with special views of the Cable and Rail Bridges. Schlagel Park offers direct water access and a boat launch for public use. The Sacagawea waterfront trail and Schlagel Park offer significant public view opportunities.

Existing Public Access Resources. The project planning area is served by the existing waterfront trail system and two parks, Schlagel Park and Cable Bridge Park. These parks, the small boat marina, and other public open space opportunities provide the area with an array of public access resources.

Open Site. The Marine Terminal site is in transition from its former industrial uses to new opportunities. As the remaining few uses, including the cement handling facility, leave and cleanup projects wind down, the property will offer alomst 60 acres available for waterfront redevelopment.

Affordable Waterfront. The Boat Basin neighborhood offers the potential for single-family homes at modest prices. Land values throughout the area are also reasonable, offering the potential for affordable waterfront residential.

Limited Ownership. The limited ownership of the Marine Terminal site, primarily the Port of Pasco, provides an opportunity to have more control over the quality and pace of development and investment.



Opportunities map.

Constraints

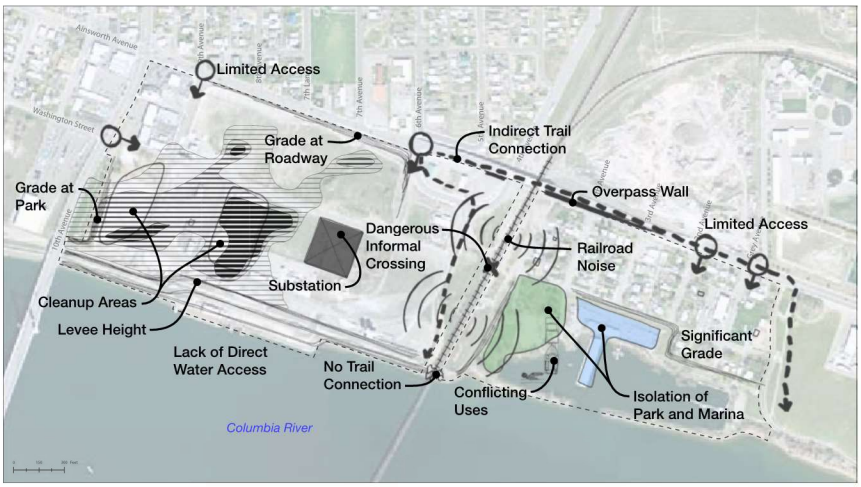
Limited Access and Visibility. Access to the Boat Basin is limited to two points from Ainsworth Street, one block apart, while the Marine Terminal site is limited to three access points, one from Washington Street and two from Ainsworth Street. This access limitation in the Boat Basin has an impact on the marina's ability to operate. Limited access and visibility also creates security and safety concerns at Schlagel Park.

Railroad Noise. The existing BNSF rail line, which divides the Marine Terminal and Boat Basin sites, is heavily used . The noise generated by the line will impact adjacent development.

Barriers. South 10th Avenue, Ainsworth Street, and the railroad all present high-traffic barriers at site edges or within the site. These barriers will impact development and restrict easy integration of the site with its adjacent neighbors.

Levee and Roadway Height. The Marine Terminal site is bordered by Ainsworth Street, Tenth Avenue, the BNSF rail line, and the flood control levee along the river. In all but its northwest corner, the property is 10 to 15 feet below the height of the adjacent roadway, railway, or levee. This edge condition will affect both views from the property and access to the site. River views from the site will generally occur at the second-floor level and primarily along the southern edge of the site.

Substation. An electrical substation occupies approximately one acre near the center of the Marine Terminal site. The substation is expected to remain as a permanent site fixture and will have a significant impact on the development of the site's functional layout.



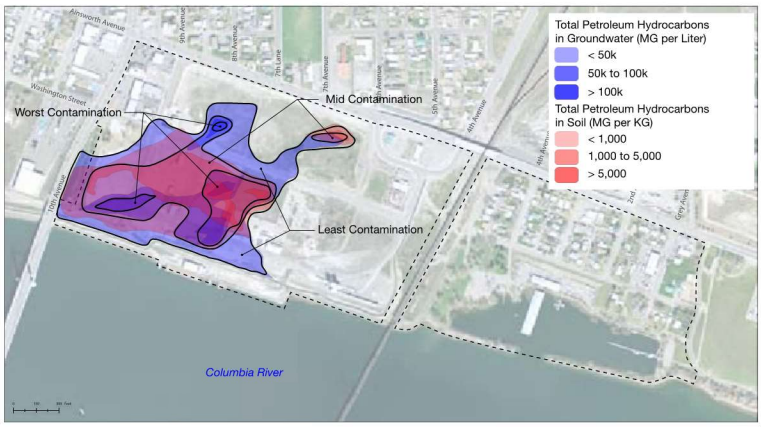
Constraints map.

Contamination

Contamination (primarily hydrocarbons from prior tank farm use) on the southwest portion of the Marine Terminal site is currently being remediated by the Port of Pasco, with completion anticipated in approximately 2016. Although a large portion of the Marine Terminal site is clean and ready for development, portions of the site are still being mitigated. These locations, generally in the southwest quadrant and in the center of the site, will continue to be part of an ongoing cleanup process for several more years. The degree of cleanup and length of time required to complete it will depend on the type of future use anticipated for that site. For example, a ground-floor residential use would require a higher level of cleanup than a ground-floor commercial use or parking.



On-site remediation area.



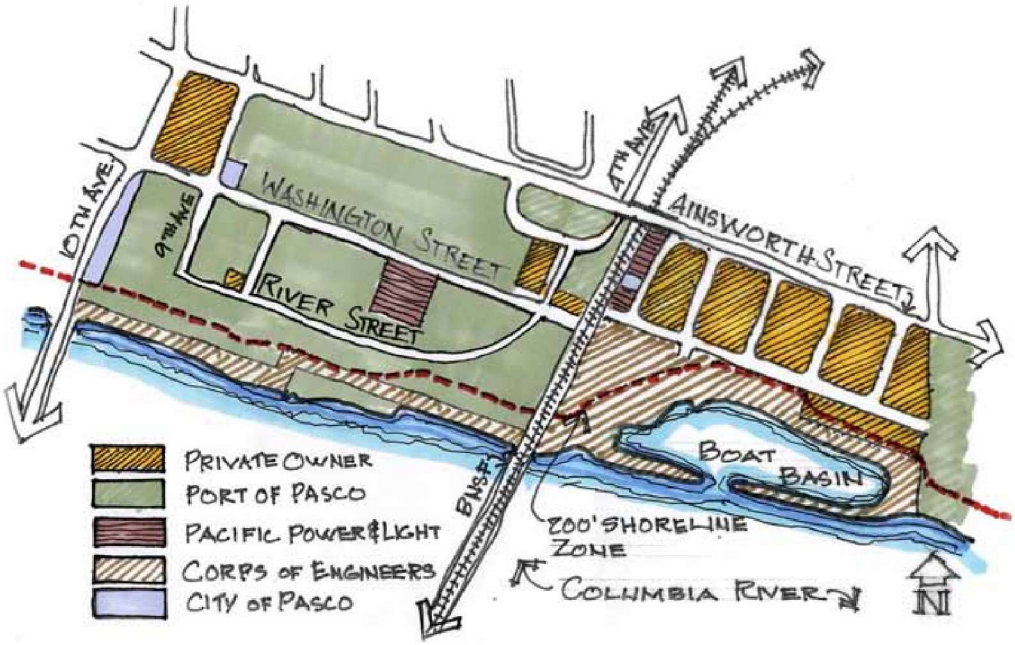
1993 contamination levels map.

Ownership

The Port of Pasco owns the majority of the Marine Terminal site. Other ownerships include the substation site (Pacific Power and Light), two smaller private owners, and the City-owned street rights-of-way.

Approximately 50 percent of the Boat Basin area is federally owned (Corps of Engineers), with the remaining property in private ownership. The privately owned property is primarily the residential area between Washington Street and Ainsworth Street.

With nearly three-quarters of the study area owned by the Port of Pasco and Corps of Engineers, the ability to create a coordinated development plan is significantly less complicated than reaching consensus among many different owners. This ownership pattern will be a significant advantage in implementing the plan.



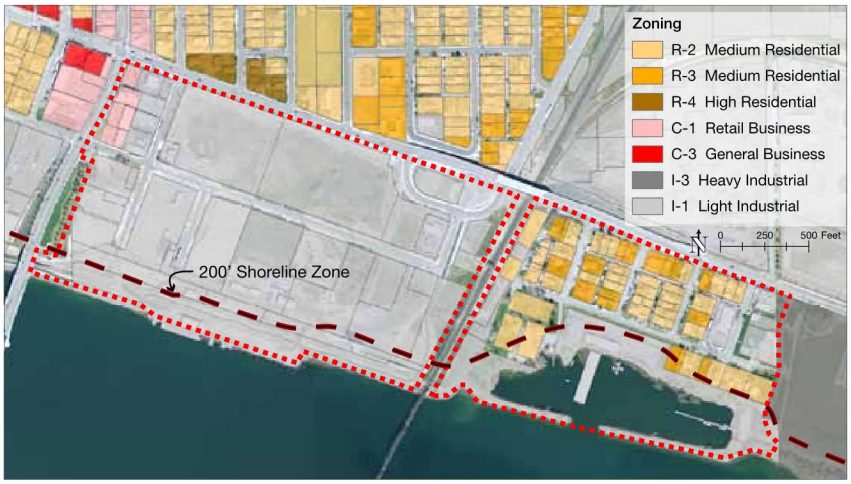
Existing property owners map.

Zoning

The project area is primarily zoned Light Industrial (I-1). This zoning classification covers the Port-owned property in the Marine Terminal site and the marina and Schlagel Park in the Boat Basin. A small upland area near the east end of the Boat Basin residential area is also zoned I-1. The Boat Basin residential area is a checkerboard of two different zones, R-2 and R-3, both Medium-Density Residential. A small area fronting South 10th Avenue at its intersection with Ainsworth Street is zoned Retail Business (C-1).

The primary restrictions under existing zoning are related to the development of mixed use including upper level residential uses on the Marine Terminal site. The current I-1 zoning allows only caretaker housing and does not provide appropriate land use flexibility to make mixed use construction on this site feasible.

In the Franklin County Shoreline Master Program, both the Marine Terminal and Boat Basin sites within 200' from the shoreline are designated Urban Shoreline. This designation focuses on water-dependent uses within this 200-foot Shoreline Zone and is divided into three categories: Commercial, Residential, and Ports and Industrial. In all three categories, the uses permitted outright are "water-dependent" uses such as barge terminals, marinas, boat launches, etc. The "water-related" uses permitted outright include parks, public access, and cargo or related warehousing facilities, including grain elevators. Conditional uses include parking, apartments, lodging, and food service. Residential with shoreline access is an allowed conditional use in the Shoreline Zone.



Existing zoning map.

Adjacent Uses

To the west of the Marine Terminal, on the opposite side of 10th Avenue, is an existing motel and warehousing uses. To the north, across Ainsworth Street, is a residential neighborhood that borders the south end of downtown Pasco.

Across Ainsworth Street, to the north of the Boat Basin, is an old gravel pit and the yard of Ray Poland & Sons, Inc., a general contractor. To the east is the Port of Pasco's Osprey Pointe Business Park development.



Adjacent uses map.

Osprey Pointe

Immediately adjacent to the east of the Boat Basin site is the Port of Pasco's future 110 acre Osprey Pointe Business Park. When completed, the Port envisions over one million square feet of new office and support buildings and significant open space and public access trails facing the Columbia River. Phase I of the project's implementation is now underway with the construction of a 21,000 square foot office and Port headquarters building expected to be completed in January 2011. The 20 acre Phase I development will include six office buildings and a five acre landscaped public access and gathering area and shoreline pathways.

The success of Osprey Pointe will provide a significant public benefit to the Pasco community by expanding the employment base and economic development opportunities. It can also be a significant force in promoting redevelopment of the Marine Terminal and Boat Basin marina. The potential creation of hundreds of new jobs within walking distance of the Marine Terminal site is a significant opportunity for economic development.



Osprey Pointe design.



Osprey Pointe anchor building.



Osprey Pointe site plan.

Geographic Conditions

Topography

With the exception of the northwest corner, the Marine Terminal site sits in a bowl. Although the site is primarily flat with a gentle slope toward the river, it is below Ainsworth Street, South 10th Avenue, the BNSF rail corridor, and the riverfront levee. This bowl setting is most likely due to prior site regrading that leveled the area behind the levee for industrial use. As a result, the site is between 8 and 15 feet below Ainsworth Street, the top of the riverfront levee, and the railroad. Being below the level of its surroundings means any building on the site where views are important will need to be constructed on a platform over parking or other ground floor use where view is not a critical concern. This condition will have the most impact for construction along the site's riverfront area.

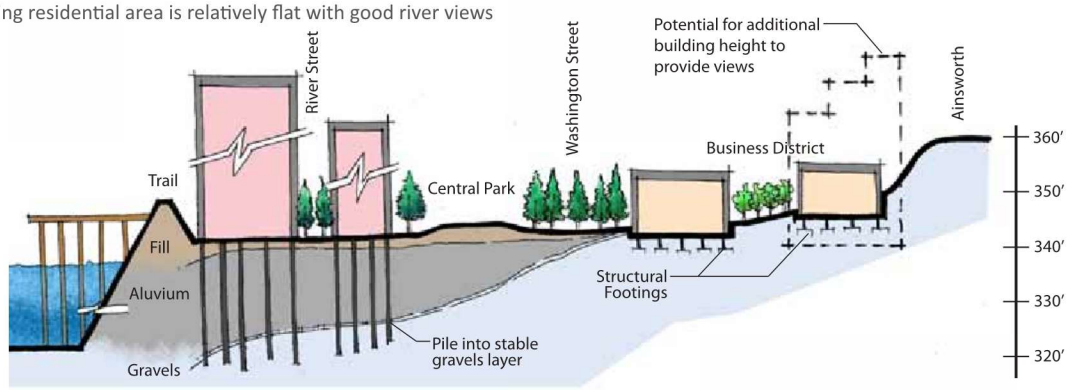
The Boat Basin marina was originally an excavation site for levee construction and is not a natural basin. It sits approximately 20 feet below its surroundings. The marina, therefore, is visible from the residential area but does not block views. The surrounding residential area is relatively flat with good river views to its south.

Soil Conditions

The Marine Terminal site soils are a compilation of fill material and stable soils. The site area north of Washington Street presents relatively stable soils. The area between the riverfront and Washington Street is composed of less stable soils and fill material sloping toward the levee, where the distance to stable soils is approximately 20 feet below grade. Construction of multi-story buildings in this area will require a pile-supported foundation.

Water Table

The water table in the Marine Terminal area averages between 4 and 6 feet below grade. This relatively high water table can be a constraint for underground utility installation and any below-grade construction.



Marine Terminal site section. Adapted from Meier Asscoiates' Conceptual Development Plan for Port of Pasco Bulk Fuel Terminal.

Utilities

In the Marine Terminal, there appear to be significant underground utilities under both the Washington Street and River Street rights-of-way. Maintaining these existing utilities will significantly reduce the initial implementation costs for Marine Terminal redevelopment. River Street may, however, require some adjustment in its right-of-way to provide adequate space for development between the roadway and levee. Investigation of the utilities in that area will be needed to see if adjusting the roadway location will require utility relocation.

Based on prior site analysis drawings, the following underground utilities are expected to be found on site.

Washington Street

- 20” sewer
- 8” water
- Natural gas to South 9th street
- Storm in the vicinity of South 9th Street

River Street

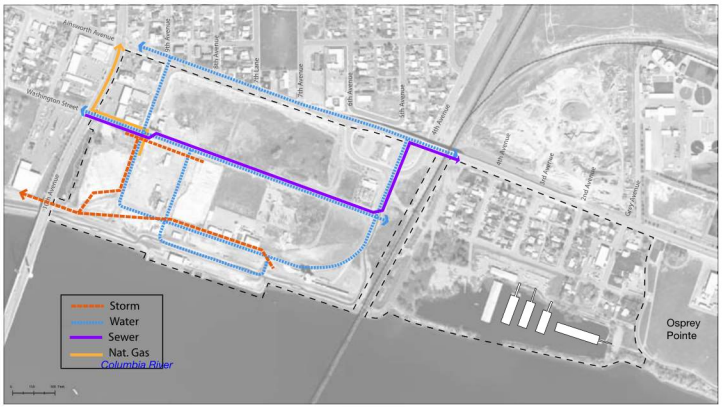
- 12” water
- Corps of Engineer storm

South 9th Street

- 16” water
- Natural gas south of Washington
- Storm

South 5th Street

- 12” water south of Washington
- 16” water north of Washington
- 20” sewer north of Washington



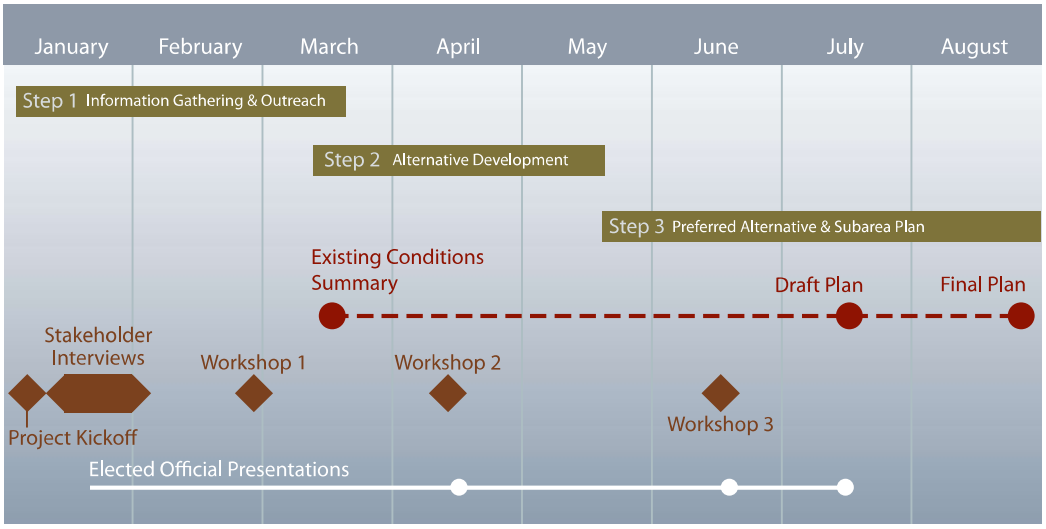
Utilities map.

Process

The Master Plan and supporting options were developed considering input from local stakeholder interviews, public workshops, and City Planning Commission and Port Commission meetings.

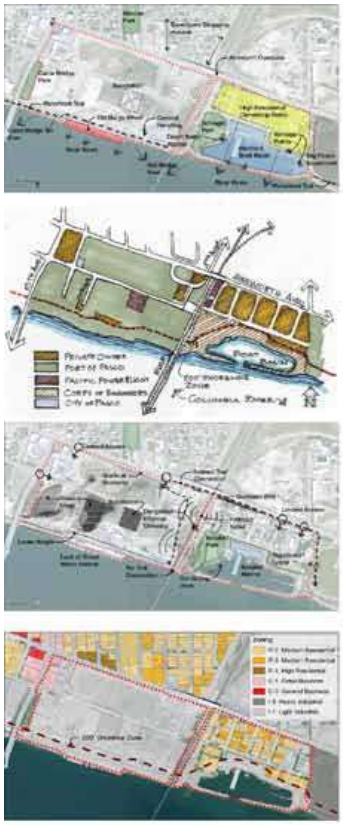
The following goals shaped this subarea plan:

- Define a new land use vision for the area
- Capitalize on riverfront setting, views, and access
- Incorporate a mix of uses: housing, retail, office, and light industrial
- Coordinate with other City and Port plans and objectives
- Encourage public access to riverfront
- Provide usable public open space and amenities
- Attract investment to the area



Project schedule.

Opportunities & Constraints



Preliminary Alternatives



Refined Alternatives



Preferred Alternative



Preliminary Alternatives

Preliminary Alternatives A through C – Existing Grid, Boulevard, and Central Green, respectively – were developed using data gathered for the Existing Conditions Summary. All three alternatives approach land use in the Marine Terminal site similarly. They place large floor plate uses along Ainsworth Street and taller, mixed-use buildings along the riverfront. This maximizes views and reduces impacts on neighbors to the north. All three alternatives improve a portion of the Boat Basin to create a designated public beach area, replace the boat launch, and connect the Sacagawea Waterfront Trail under the rail bridge.

Alternative A – Existing Grid builds upon existing streets in the Marine Terminal and aligns proposed streets with those adjoining the site. This alternative features the most efficient vehicular circulation and maximizes office and commercial uses. In the Boat Basin, this alternative leaves the neighborhood as is and supports the marina's expansion plans.

Alternative B – Boulevard envisions Washington Street as a large, curving gateway boulevard. It relocates the street to the north in order to reduce parcel sizes between Washington and Ainsworth Streets. The resulting parcels are well sized for smaller shopping centers, take advantage of good Ainsworth access, and provide services to south Pasco. The alternative also incorporates a mix of housing types. Similar to Alternative A, Boulevard leaves the Boat Basin neighborhood as is and supports the marina's expansion plans.

Alternative C – Central Green removes Washington Street in the Marine Terminal site in favor of a central, linear open space through the site's core. Mixed-use opportunities are concentrated around this central green and office space is primarily located at the site's west end. Circulation is more circuitous in this alternative and surrounds the mixed-use and office development. This alternative also upzones the Boat Basin neighborhood to unify its zoning to R-3. It replaces the marina with a community aquatic facility that includes large beach areas, kayak rental and lessons, and supporting retail.



Alternative A - Existing Grid.



Alternative B - Boulevard.



Alternative C - Central Green.

Refined Alternatives

During the review of the Marine Terminal portion of the preliminary alternatives, it was determined that these alternatives were too reliant on residential uses, included sensitive uses in areas with long term contamination mitigation needs, and could disrupt existing utility lines. In addition, during the planning process, updated information on the location of contaminated areas was provided. The refined alternatives were developed in response to these concerns and new information. All three refined alternatives relocate residential use to the upper levels of new mixed use buildings or to areas without contamination. They are based on Preliminary Alternative A - Existing Grid and are described as follows.

The Lunchtime Meander concept removes residential uses from the Marine Terminal site completely, focusing on attracting employment centers. Large open spaces are minimized in favor of linear spaces. These will cater to employees by providing long stretches of uninterrupted landscaped paths for walking, jogging, and cycling. Taller office buildings are located on the riverfront to take advantage of the views, while single story business park uses occupy the remainder of the site.

The Retail Village concept maximizes small scale retail on a central plaza that is well connected to the riverfront. The concept envisions a hotel sited between the plaza and river to take advantage of the views and plaza. A small residential area is located in the southeast corner of the site. Office use is located above ground floor uses surrounding the retail plaza. Ainsworth Street and South 10th Avenue are lined with auto-oriented commercial and business park uses.

The Capped Central Green concept provides a large open space in the center of the site, with connections to the riverfront. Because the open space sits on top of the most contaminated area, an engineered cap will be needed to allow recreational use by residents and visitors. Similar to Retail Village, a mixed-use residential component is located in the southeast corner of the site, mixed-use along the central waterfront area, and office along the southwest side. A hotel is envisioned to take advantage of river views. Auto-oriented commercial and business park uses would front Ainsworth Street.



Alternative A.1 - Lunchtime Meander.



Alternative A.2 - Retail Village.



Alternative A.3 - Capped Central Green.

Preferred Alternative

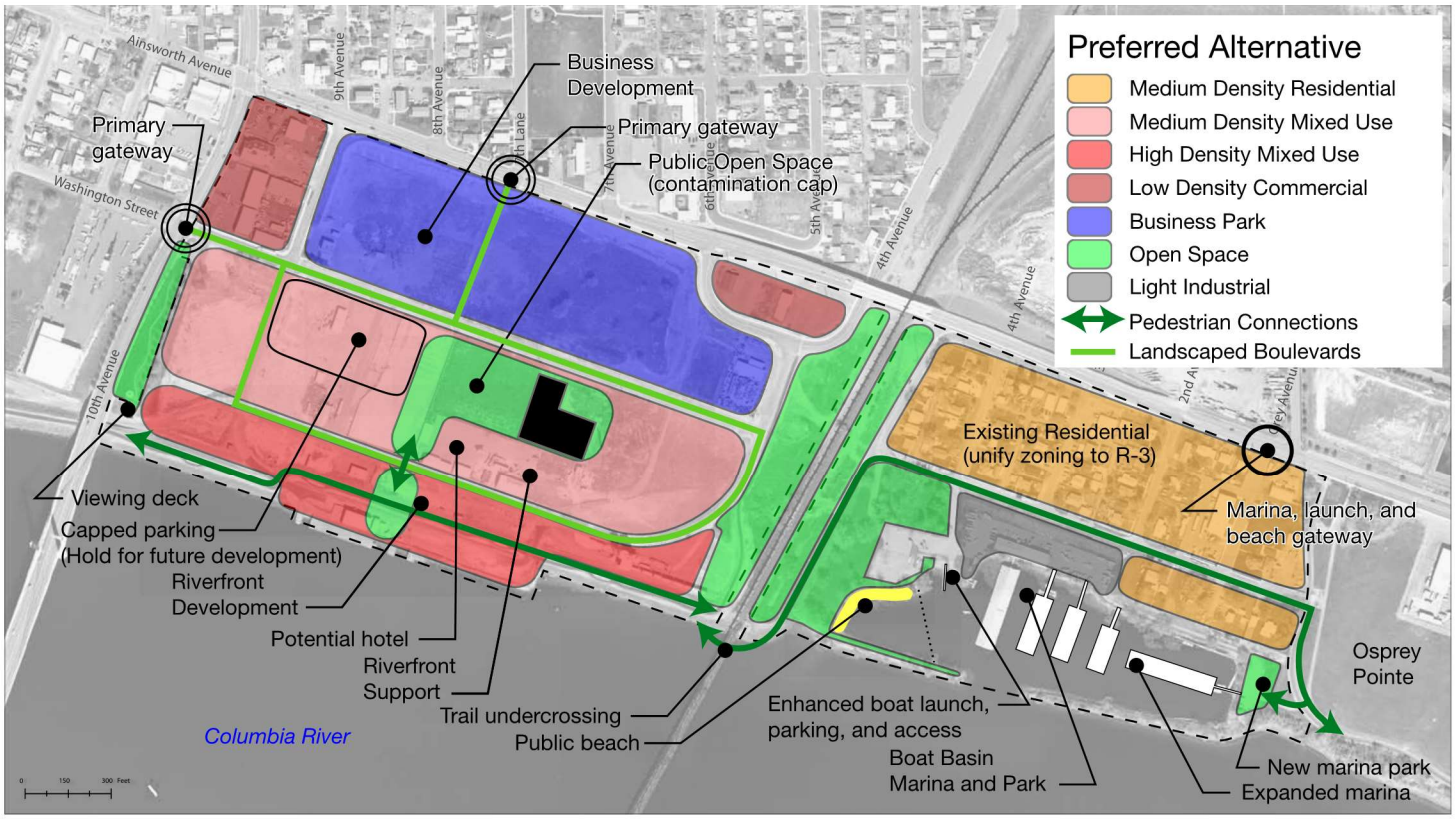
Both the Preliminary and Revised Alternatives were evaluated relative to each option's flexibility, use of existing transportation infrastructure, avoidance of utilities, response to contaminated areas, and orientation to maximize riverfront views. Based on this analysis, the preferred alternative was created. It expands primarily upon the Capped Central Green concept, but replaces single purpose office and residential within the Marine Terminal site with mixed-use commercial and residential. This concept leaves the maximum flexibility for future development since commercial land use can include a variety of uses, such as retail, office, and residential. As for the Boat Basin neighborhood, zoning is recommended to be unified to R-3 to ensure consistency and a less complex mix of zones within the neighborhood.

The preferred alternative calls for two primary gateways to the Marine Terminal: 1) South 10th Avenue and Washington Street and 2) Ainsworth Street and South 7th Lane. A secondary gateway at Ainsworth and Grey Avenue will signify the appropriate entrance to the Boat Basin for the marina, boat launch, and Schlagel Park. A public beach and expanded marina are also recommended in the Boat Basin.

Alternative analysis table.

	Flexibility	Uses Existing Transportation	Does Not Disrupt Existing Utilities	Minimizes Zoning Complexity	Land Use Reflects Contaminated Areas	Takes Best Advantage of Riverfront Opportunities
Alternative A	X	X	X			
Alternative B	X					
Alternative C	X		X	X		
Retail Village	X		X		X	X
Lunchtime Meander	X				X	X
Capped Central Green	X	X	X		X	X
Preferred Alternative	X	X	X	X	X	X

Preferred alternative land use designations.

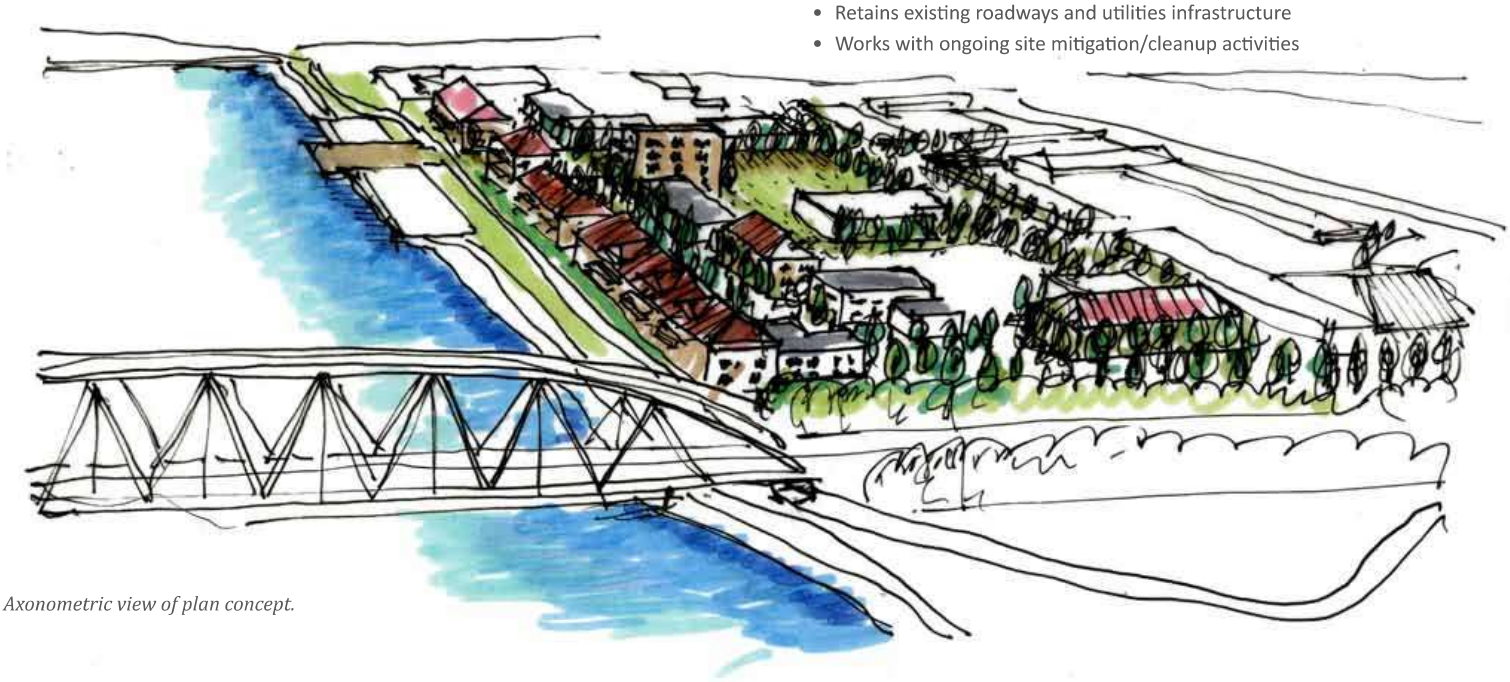


Plan

The preferred Boat Basin and Marine Terminal Master Plan envisions an efficient riverfront development that supports commercial, recreational, residential, and business park activities in the Marine Terminal site. For the Boat Basin, the plan respects the existing neighborhood and builds on existing assets such as Schlagel Park and the marina.

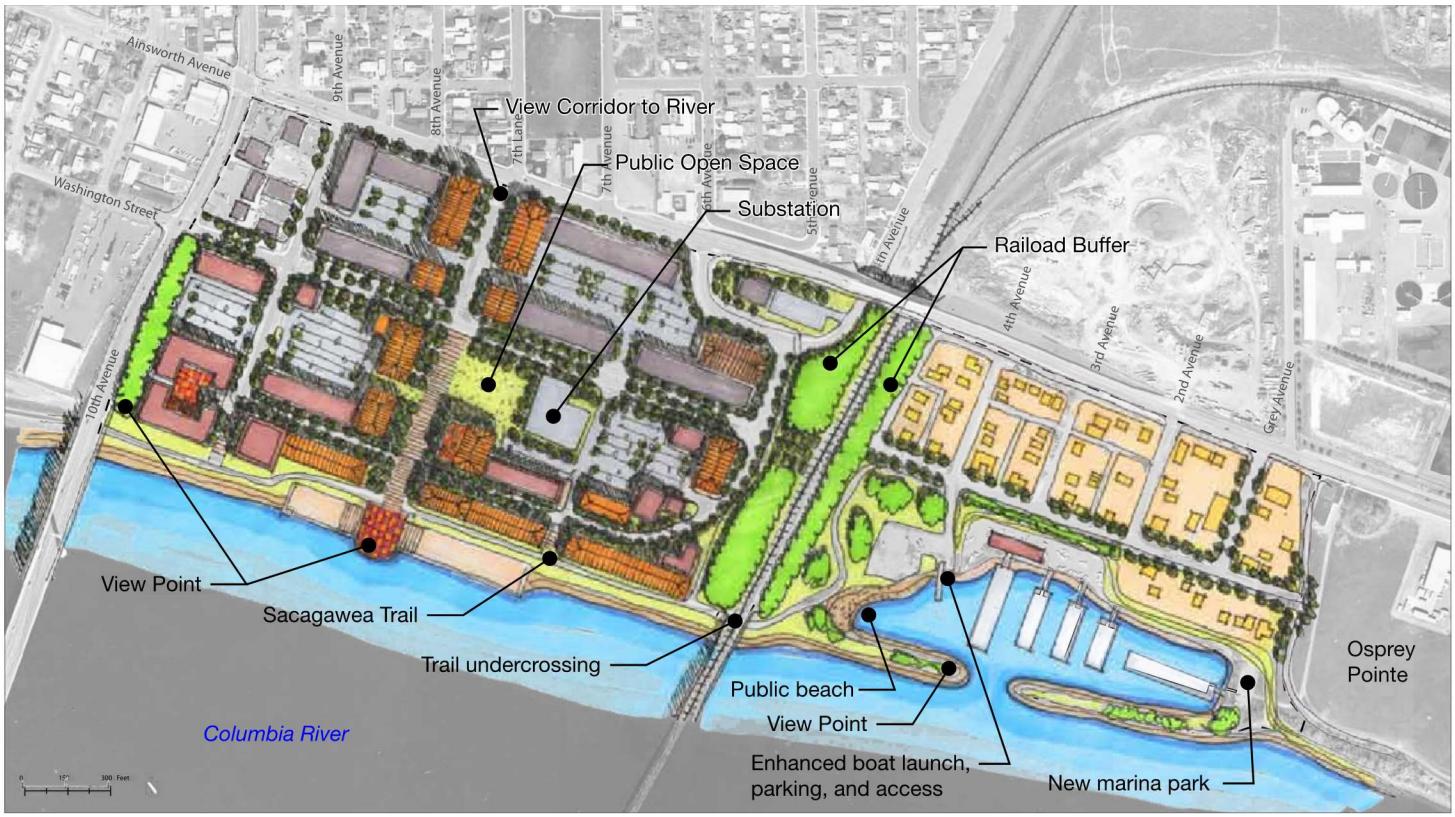
The plan:

- Maximizes the benefits of the riverfront setting
- Is flexible for future uses dependent upon demand
- Supports a mix of uses in the Marine Terminal core riverfront area
- Integrates the existing Boat Basin neighborhood
- Retains neighborhood identity established by Boat Basin residents
- Supports plans to expand marina operations
- Can be implemented in phases to reduce up front costs
- Retains existing roadways and utilities infrastructure
- Works with ongoing site mitigation/cleanup activities



Axonometric view of plan concept.

Preferred concept plan.



Land Use

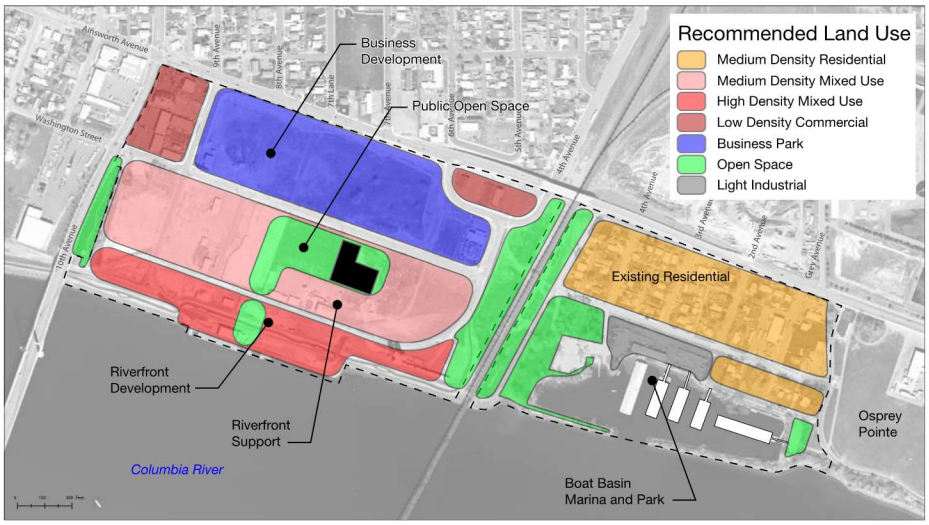
The following land use recommendations take advantage of the unique character and development potential of the Marine Terminal and Boat Basin properties. They are based on a layering concept that locates uses with the highest development and land value potential nearest to the riverfront. Supporting uses, such as parking, support services, and open space, are clustered behind the riverfront area. Uses requiring larger ground floor areas and direct arterial access are located adjacent to Ainsworth Street. The recommended land uses are summarized as follows:

Low Density Commercial. This use is recommended to respect the existing commercial uses along Ainsworth Street. It allows single-story drive-up commercial uses.

Medium Density Residential. This use is recommended to unify the zoning in the existing Boat Basin residential area. It allows one residential unit per 3,000 square feet of lot area with two to three story buildings.

Medium Density Mixed Use. This use recommends upper floor residential or commercial office use with ground floor retail commercial uses comprised of approximately three story buildings. A Planned Unit Development is recommended.

High Density Mixed Use. This use recommends upper floor residential or commercial office use with ground floor retail commercial and parking uses with a potential building height of three to five stories. A Planned Unit Development is recommended.



Recommended land use.

Marine Terminal Site Areas

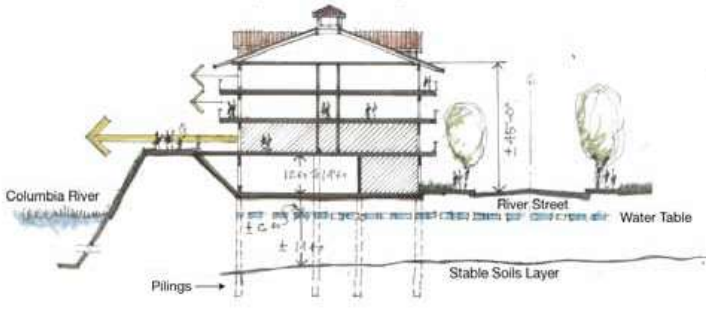
Riverfront Development Area

The area between River Street and the levee has the highest land and amenity value and the most development potential. With proper design, this area is expected to grow as a highly desirable mixed use area with ground floor commercial/retail uses and upper level residential. The recommendations for this area create incentives to encourage development of a cohesive, viable mixed-use project adjacent to the riverfront.

The ground floors in this area will be below the top of the levee and will lack river views. For this reason, this floor should be devoted to commercial and parking uses where view is not as important an amenity. The second building level would be at or near the levee height and would be appropriate for either commercial office, restaurant with river views, residential uses, or a combination of the three. Floors above the second level would be most valuable as a residential use.

It is anticipated that buildings in this area need to be between 45 feet and 55 feet tall depending on use of gabled roofs and how their height is measured. Allowing at least three floors of construction above the top of the levee will be needed to provide the density required to make development economically feasible.

Key Development Consideration: River Street is located close to the levee. When the street is reconstructed, it must be appropriately located to provide adequate space between the levee and street right-of-way to allow the construction of proposed buildings.



Conceptual riverfront development area section.



Illustration of development scale.

Riverfront Support Area

This area is located between Washington Street and River Street. It is primarily an open space, parking, and support area for the Riverfront Development Area; however, other uses may include convenience retail, commercial office, professional office, and upper level residential. The recommendations for this area promote mixed-use development in support of the Riverfront Development Area.

The support area has slightly less land value than the riverfront zone with less view amenity and less direct connection to the riverfront. Therefore, it is a primary location for non view associated parking, retail, and public open space in support of the riverfront development area.

Since the site is relatively flat, it is also a primary location for a large public open space. A large central open space is suggested between Washington and River Street, adjacent and surrounding the electrical substation. The open space both buffers the substation and is an engineered capped and shallow fill over some of the site's existing hydrocarbon remediation areas. A wide corridor also links the open space to the waterfront. It is recommended that most of the buildings fronting the central green include street front retail use to help enliven and activate the space.

Most buildings in this area should be two to three stories in height with a mix of uses including retail, office, and some upper floor residential. A taller four to five story hotel is also a possibility if sited adjacent to River Street and the pedestrian corridor with one side opening onto the central green.

Business Development Area

This area is located between Ainsworth and Washington Streets. Its large open areas with good arterial access make it valuable for uses with larger ground-level floor plates. The recommendations for this area promote the development of high-quality, job-producing businesses that support residential and retail uses envisioned on the site.

The vision includes development of clustered commercial, research, and high-technology manufacturing uses in a campus planning concept. The large-lot parcels that are possible in this area are compatible with campus style development.



A wide corridor links the central green to the riverfront.



Example retail fronting the central green.



Example of a central green.

Boat Basin Site Areas

Existing Residential Area

This area includes the existing residential community on the bluff above the Boat Basin marina and park area. The recommendations for this area allow more flexibility and uniformity in future residential development.

The existing Boat Basin residential site contains a modest collection of owner-occupied and rental homes. The area is currently zoned a mixture of R-2 and R-3, with a small area of Light Industrial (I-1) zoning. To improve the value of the neighborhood and promote more opportunities for future redevelopment, unifying zoning throughout is recommended.

Boat Basin Marina and Park Area

This area includes the existing small boat marina, upland marina support areas, and Schlagel Park. The existing conditions and zoning are adequate for the current and anticipated future use. Should the marina operation cease, then a new zoning classification may need to be considered.

Though outside the scope of this plan, coordinating with the Port to alter the west end of Osprey Pointe to more residential and residential supporting commercial uses is recommended. This would build off the strengths of the existing neighborhood, align itself nicely with those desiring marina adjacent homes, and improve the transition between the Boat Basin and the Osprey Pointe development. It may also provide a location for marina supporting retail services, a critical need identified by the marina operator and in the Tri-Cities Waterfront Plan.

Transportation Infrastructure

The plan's street and vehicular transportation concept is built efficiently on existing street rights-of-way and attempts to maintain existing utilities for future use. It enhances right-of-way function for pedestrian, bicyclist, and vehicles and provides good access to redevelopment sites.

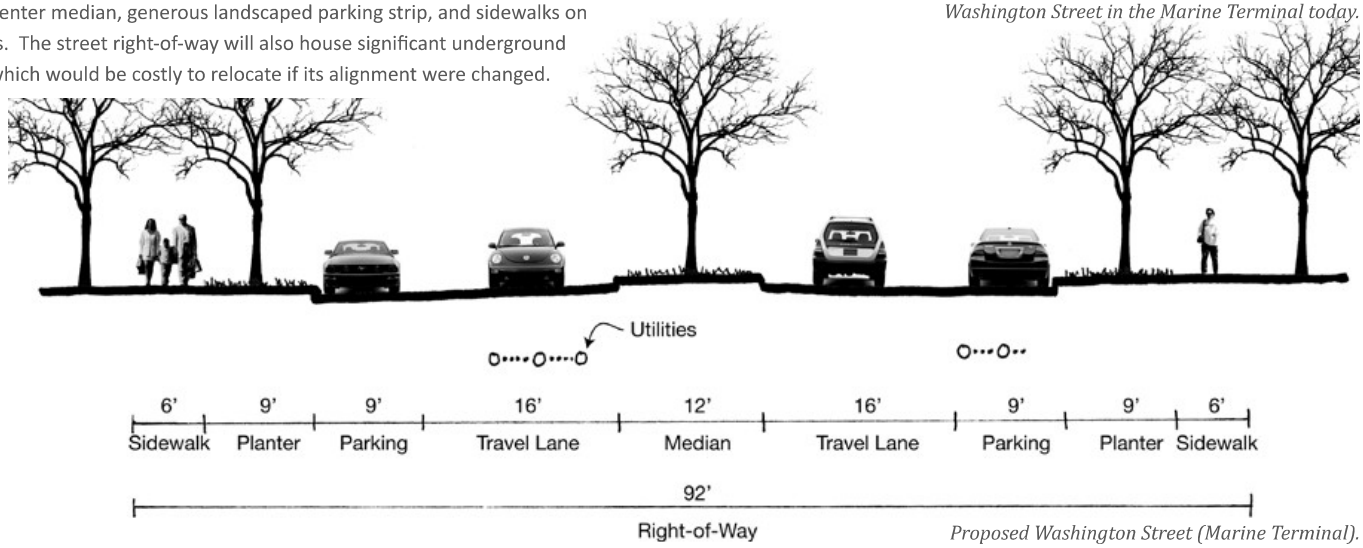
Undergrounding electrical and phone lines during roadway reconstruction should be considered, especially in the residential areas of both sites.



Washington Street in the Marine Terminal today.

Marine Terminal Site

Washington Street. Washington Street is envisioned as the site's defining boulevard and circulation spine. It will be a two-lane roadway with curbside parking, center median, generous landscaped parking strip, and sidewalks on both sides. The street right-of-way will also house significant underground utilities, which would be costly to relocate if its alignment were changed.



Proposed Washington Street (Marine Terminal).

Streets and access routes concept.

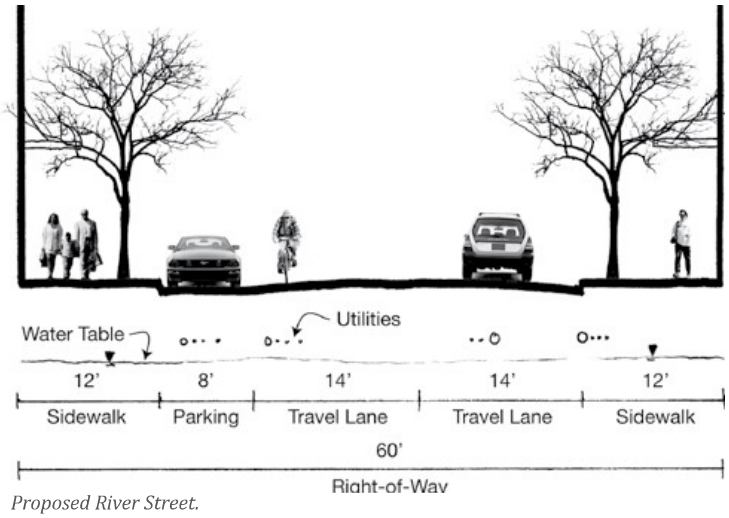


River Street, South 5th Avenue, and South 9th Avenue. These streets provide riverfront area access. The plan recommends upgrading these to two-lane roadways with parking on either side. Siting buildings close to the street right-of-way should be encouraged to provide a neighborhood retail atmosphere.

There are several utilities under the existing street alignment. These utilities should be considered in order to limit costly utility relocations as the area redevelops.



River Street today.



Proposed River Street.

Boat Basin Site

Washington Street. Washington Street is the primary circulation, marina and park access, and pedestrian corridor for the Boat Basin. The plan recommends defining this street with curbs, gutters, landscaping, and a consistent walking path, which will eventually become part of the Sacagawea Trail.

Carefully design landscaping on the portion of Washington Street above the Boat Basin site so it does not impact views for local residents. When connecting Sacagawea Trail along this street, install a bioswale on the south side between the roadway and path to respect the existing neighborhood character and reduce stormwater runoff. Relocate the marina's security fencing to the bottom of the hill and replace with a decorative fence adjacent to the new pathway.

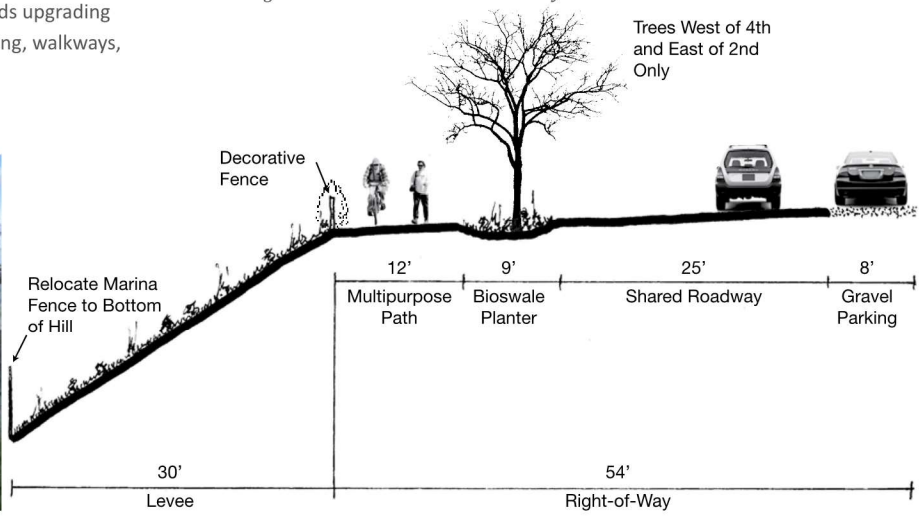
Grey Avenue and South 2nd Avenue. These access streets provide the only vehicular access to the Boat Basin area. The plan recommends upgrading Grey Avenue as the main gateway and access route with paving, walkways, landscaping, and signage.



Washington Street in the Boat Basin today.



Relocate the marina's fence to the bottom of the hill.



Proposed Washington Street (Boat Basin).

Trail and Pedestrian Improvements

Sacagawea Trail. Promote the Sacagawea Trail as a regional public amenity. Align with active uses to support the trail and to improve its accessibility, continuous riverfront setting, and security.

Coordinate the design of Sacagawea trail improvements and additions with the rest of the trail as a regional facility with some tailoring to indicate arrival at the Marine Terminal and Boat Basin area.

Improve Sacagawea Trail safety by continuing to work toward an undercrossing at the BNSF Railroad Bridge. The existing path, which detours around the Boat Basin site on Ainsworth Street, tempts trail users to shortcut this detour by crossing the railroad at informal—and potentially unsafe—locations.

Once the undrecrossing is achieved, link the trail to Washington Street in the Boat Basin and then to Osprey Pointe. This will significantly improve the trail's usability, user base, and the connection between Marine Terminal, Boat Basin, and Osprey Pointe sites.



The rail bridge is frequently visited, despite the lack of a formal undercrossing.

Pedestrian routes and improvements concept.



Other Improvements

The following, in addition to land use and transportation improvements, are other recommended improvements to support the Boat Basin and Marine Terminal plan. These projects will occur in the publicly owned areas and may be provided as part of:

- Public improvement costs to support the project
- Private developers' investment in the project
- Public/private partnership where the Port, City, and developers to share capital improvement costs

Old Barge Wharf. Improve the old barge wharf as an open space and seating for outdoor and adjacent restaurants and cafes. Consider incorporating a direct river access feature, such as stairs leading to the water.

Substation. Isolate and screen the existing power substation by surrounding it with green open space, parking, and significant landscaping to reduce its visual impact. Consider buffering with a rail car exhibit (in coordination with the Washington State Railroads Historical Society Museum), building on the unique setting of the area.



The barge wharf is a great location for outdoor seating and direct water access.



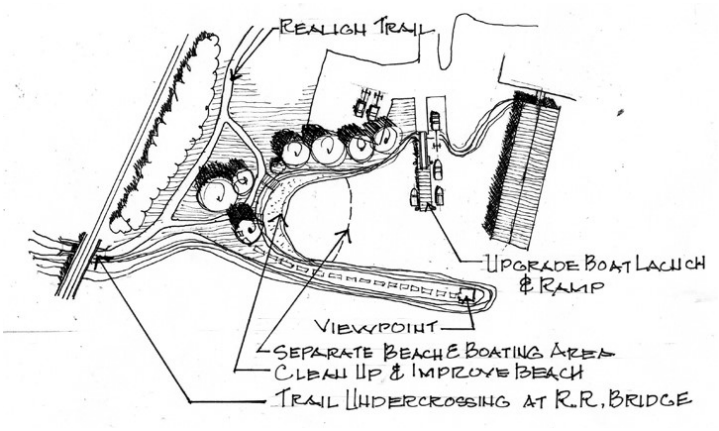
Screening with significant landscaping will help reduce the visual impact.

Railroad Buffer. Provide a significant, heavily landscaped open space buffer a minimum of 100 to 150 feet between each side of the BNSF rail line and any adjacent occupied building. Incorporating a rail car exhibit into the buffer (in coordination with the Washington State Railroads Historical Society Museum), would build on the unique history of the area.

Beach Area and Safety. Create an expanded beach area at Schlagel Park that will separate boat launch and swimming activities in this area.



Screening both sides of the tracks will help decrease the noise impact of the rail line.



Envisioned beach area.



Create a beach area that separates conflicting activities.

Boat Launch. Replace the existing boat launch with a new launch ramp and pier to improve boater access and safety.

Cable Bridge Park. Construct viewing platform atop the old bridge footing to match the City of Kennewick's on the opposite side of the river.



Replace deteriorating boat launch.



The old bridge footing will make for an excellent viewing platform for visitors.

Summary

Recommendations and suggested phasing.

	Implementation Phase		
	Initial	Mid-term	Long-term
Land Use			
Marine Terminal			
Construct central green		X	
Transportation Infrastructure			
Marine Terminal			
Construct Washington St boulevard treatment and landscaping; underground electrical lines		X	
Construct River St, 9th Ave, and 5th Ave improvements and landscaping; underground electrical lines	X		
Construct gateway entry at Washington Blvd		X	
Construct gateway entry at Ainsworth and 7th Ave		X	
Make pedestrian connection between central green and riverfront		X	
Boat Basin			
Construct Washington St improvements, bioswale, and landscaping; relocate marina fence; construct decorative fence; underground electrical lines	X		
Construct Grey Ave improvements and landscaping; underground electrical lines			
Gateway entry at Grey Ave	X		
Connect Sacagawea Trail along Washington St to Osprey Pointe	X		

	Implementation Phase		
	Initial	Mid-term	Long-term
Overall			
Coordinate with BNSF to construct a Sacagawea Trail undercrossing			X
Construct miscellaneous view and rest points, facility, and landscape enhancement on trail			X
Other Improvements			
Marine Terminal			
Enhance the old barge wharf for open space, outdoor seating, and vantage spots		X	
Construct direct river access feature on the old barge wharf		X	
Construct viewing platform on old bridge footing in Cable Bridge Park			X
Install landscape buffer around substation	X		
Boat Basin			
Construct beach at Schlagel Park	X		
Upgrade boat launch at Schlagel Park	X		
Overall			
Install landscape buffer on both sides of railroad		X	
Install landscape buffer around substation	X		

Development and Design Guidelines

This chapter establishes design standards to ensure coordinated, attractive, and quality development of the study area. These are interim design standards intended to provide a preliminary framework that should be expanded when the City adjusts zoning in the future.

Architectural Elements

The intent of these guidelines is to:

- Create an intimately scaled, pedestrian friendly, and informal architectural character
- Encourage use of quality building materials with a low life cycle cost
- Create design unity, a sense of place, and community identity
- Reduce the visibility of unsightly service and utility elements from view while providing efficient service and equipment areas

Marine Terminal

Building Siting and Layout

Building Siting. Site buildings to reinforce view and circulation corridors and to allow public access corridors to the waterfront.

Retail Frontages. Promote concentrated retail uses along central green perimiter, primary pedestrian access routes, and River Street.

Large Buildings. Keep large floor plan buildings, such as assembly, service, and sales, in the portion of the Marine Terminal site north of Washington Street.

Landscaping. Design landscaping to create visual buffers and provide shade and windbreaks. Locate plantings to reinforce and enhance the character and organization of the master plan area.



Conceptual retail use fronting the open space.

Roofs

Roof designs. Provide scale-reducing elements within the Marine Terminal using roof design. Buildings should have a variety of roof slopes, details, materials, and configurations.

Parapets. Articulate all flat roofs with a parapet wall. Parapets and articulated cornice lines should not appear as applied elements.

Mechanical equipment. Screen roof-mounted mechanical equipment from view.

Dormers. Buildings with gabled roofs are encouraged to use dormers to expand potential attic living areas and to provide more interest to the roof profile.



Conceptual architectural features.

Exterior Building Materials

Materials. Use durable and high-quality materials. Shiny or highly reflective materials are not allowed. Materials should be those of typical use in Pasco, including:

- Stucco
- Rock, stone, and brick
- Architectural shake-style roofing
- Metal roofs with standing seams
- Metal, clay, or concrete tile roofs

Sheet materials. If sheet materials, such as composite fiber products or metal siding, are used as a siding material over more than 25 percent of a building's facade, use material with a matted finish in a muted color. Include the following elements:

- Visible window and door trim painted or finished in a complementary color
- Corner and edge trim that covers exposed edges of the siding material

Concrete blocks. If concrete blocks (concrete masonry units or cinder blocks) are used for walls that are visible from a public street or park, use one or more of the following architectural treatments:

- Textured blocks with surfaces such as split-face or grooved
- Colored mortar
- Other masonry types, such as brick, glass block, or tile, in conjunction with concrete blocks
- Other treatment methods approved by the City

Application requirement. Provide samples of the material if deviating from the list guidelines above.

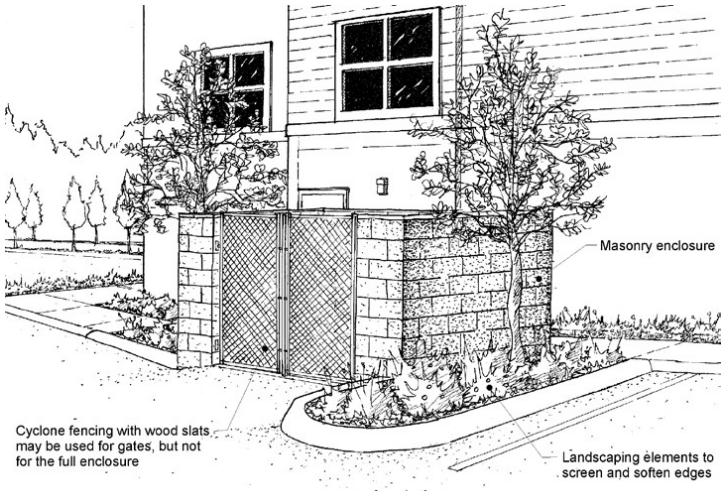
Colors

Muted colors. Use muted colors as the background color in most buildings. A darker background color will allow the effective use of lighter colors for trim where highlights will show up better.

Application requirement. Submit a color palette.

Building Equipment and Service Areas

Visibility. Locate building service elements and utility equipment in areas not visible to public, such as within the building envelope or behind a sturdy, well designed screen.



Conceptual illustration of screening equipment and service areas.

Parking areas

The intent of these guidelines is to:

- Provide convenient parking areas that encourage people to leave their cars and walk throughout the Marine Terminal
- Provide more flexibility in the design of the development by relaxing existing City parking standards for the riverfront area
- Provide parking areas that do not diminish pedestrian and visual qualities of the site
- Maintain the built street edge through effective screening of all parking lots
- Minimize the impacts of driveways

Marine Terminal

Parking Locations. Locate at-grade parking areas outside of the Riverfront Development Area. Locate parking under buildings in the Riverfront Development Area, not facing public open space. Parking under the building which is screened by retail frontage is acceptable.



Recommended parking layout map.

Public Open Space

The intent of these guidelines is to provide:

- A variety of open spaces that attract people to the area
- A focal open space that functions as a community gathering space
- Outdoor spaces for relaxing, eating, socializing, and recreating

Marine Terminal

Size. Retain a minimum of between one and one and a half acres for the central green in the Marine Terminal.

Materials. Construct the central green with lawn and other soft landscaped surfaces with concrete or brick walkways along its western edge. Other paving should be pavers or concrete with special texture, pattern, or decorative features.

Adjacent buildings. Construct ground floor spaces at the edge of the central green to feature retail, civic/community, and/or office uses. Pedestrian-oriented facades are required for abutting buildings unless the building and/or park are planned so that the wall without a pedestrian-oriented facade is used for park activity (e.g., brick wall for a performance area backdrop or basketball/active sports area). Parking areas must not abut the central park unless the City determines that there is a public benefit to such an orientation and the parking is screened using landscaping. The intent is to surround the green with active storefronts or supporting uses.

Upper stories. Buildings with upper floors containing windows and/or balconies overlooking the central park are strongly encouraged. Upper story uses may be residential, commercial, and/or office.

Transition. Provide a pedestrian transition zone of approximately 10 feet along the building edge adjacent the central green for outdoor seating, display area, and/or landscaping.

Amenities. Provide pedestrian amenities such as seating, planters, drinking fountains, artwork, and focal elements such as sculptures or water features.

Lighting. Install fixtures approximately 10-15 feet above the surface. Pathways should average between one and two foot-candles of light. Lawn areas should average at least one-half foot-candle.



Example illustration of the central green.

Boat Basin

Trail Landscaping. When connecting Sacagawea Trail along this street, install a bioswale on the south side between the roadway and path to respect the existing neighborhood character and reduce stormwater runoff. Carefully design landscaping on the portion of Washington Street above the Boat Basin site so it does not impact views for local residents. Relocate the marina's security fencing to the bottom of the hill and replace with a decorative four foot fence adjacent to the new pathway.

Overall

Trail landscaping. Plantings should frame vistas and emphasize views.

Trail Amenities. Provide pedestrian amenities such as seating, planters, and drinking fountains.

Adjacent Buildings. Construct floors at levee height in adjacent buildings to interact with the trail such as connecting with a pathway or deck or allowing restaurant or cafe seating to look out over the trail.

Upper stories. Buildings with upper floors containing windows and/or balconies overlooking the trail are strongly encouraged. Upper story uses may be residential, commercial, and/or office.

Lighting. Install fixtures approximately 10 to 15 feet above the surface. Pathways should average between one and two foot-candles of light.

Street Furniture. Select a cohesive collection of pedestrian features and furniture that are similar in style throughout the trail and pathway areas. Choose items that are made of high-quality materials that are easy to maintain or replace. Develop standards for lighting (roadway/parking, pedestrian, and trail), bicycle racks, handrails, benches and picnic tables, trash receptacles, shelters, fencing, and safety bollards.

Signage. Develop a consistent signage system to orient visitors throughout the master plan area. Pay special attention to directing users to the central green, marina, and Schlagel Park.

Pedestrian-Oriented Spaces

The intent of these guidelines is to:

- Provide an attractive pedestrian environment

Marine Terminal

Location. Pedestrian-oriented spaces are encouraged along the pedestrian connections and near key building entries. They can be small to large walking space, landscaped areas, or areas for outdoor dining.

Amenities. Pedestrian amenities shall be provided such as seating, plants, distinctive paving, or artwork.

Lighting. As in other public open spaces, fixtures should be approximately 10-15 feet above the surface and may be building mounted. The overall lighting should be at least two foot-candles, without "dark spots" that could cause security problems.

Access. The spaces must have visual and pedestrian access (including barrier-free access) to abutting structures and public streets or pathways.

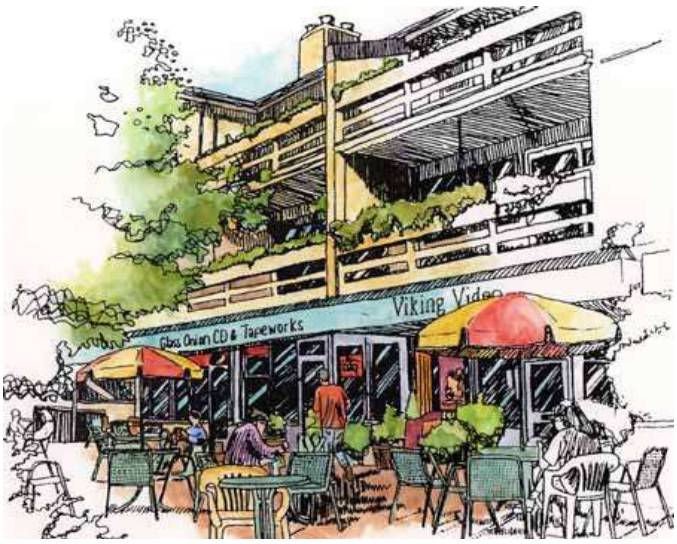
Signage

Marine Terminal

Signage plan. Develop a Marine Terminal signage plan to establish standards for new signs and coordinate wayfinding elements throughout the site.

Overall

Wayfinding plan. Develop a wayfinding plan for both the Marine Terminal and Boat Basin sites to help visitors and trail users locate destinations.



Conceptual illustration of pedestrian oriented spaces.

Affidavit of Mailing

In regards to MF# SMP2025-006

I, Carmen Patrick, hereby confirm that notification was sent by mail July 29, 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 29th day, July of 2025.



Representative's Signature

TAXPAYER_NAME	MAIL_ADDRESS	MAIL_CITYST	ZIP_CODE
ARNOLDO SANTOS DIAZ	1220 S 2ND AVE	PASCO WA	99301-5702
NW GR8 PROPERTY LLC	2725 WILLOWBROOK AVE	RICHLAND WA	99352-8717
DEBORAH A & TAMELA NELSON	1228 S 2ND AVE	PASCO WA	99301-5702
IDEAL ENERGY LLC	4350 KIMBERLY ST	RICHLAND WA	99352-8477
JANICE L HAMPTON-CASE	1231 S 2ND AVE	PASCO WA	99301-5701
DOUGLAS E ROBBINS (ETAL)	PO BOX 203	SPANAWAY WA	98378-0203
ROBERT G & RUTH GREEN	1303 S GREY AVE	PASCO WA	99301-5747
LUIS M LICEA	512 E WASHINGTON ST	PASCO WA	99301-5759
CARL G HOLDER	PO BOX 1316	PASCO WA	99301-1316
FC NEWHOUSE PROPERTIES LLC	520 W KENNEWICK AVE	KENNEWICK WA	99336-3822
CORY D LEE	420 E WASHINGTON ST	PASCO WA	99301-5760
USA	GOVERNMENT LAND		98104-0000
JOHN ROGER SWIGART	503 E WASHINGTON ST	PASCO WA	99301-6335
ROGER SWIGART	PO BOX 2753	PASCO WA	99302-2753
JOHN R SWIGART	PO BOX 2753	PASCO WA	99302-2753
PORT OF PASCO	PO BOX 769	PASCO WA	99301-0769

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 August 13, 2024, at 6:00 pm

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

Proposal: Cory Lee has submitted a Shoreline Special Permit Application (***SMP 2025-006***) for a proposed residential home to replace demolished home. Features of the proposal include a new single-family residence, detached garage, driveways, and a block fence. The proposal is at 420 E. Washington St. (Parcel # 112402517) 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 ***August 13, 2024,*** 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 30 July 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.

SMP2025-006 Lee Vicinity Map



7/25/2025, 4:24:17 PM

City Limits

Urban Growth Boundary

Parcels

Road Centerlines

Local

Annexation History

1:914

0 0.01 0.01 0.03 mi

0 0.01 0.02 0.04 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Affidavit of Mailing

In regards to MF# SMP2025-006

I, Carmen Patrick, hereby confirm that notification was sent by mail July 1, 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 1st day, July 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

NOTICE OF APPLICATION/SEPA ODNS DETERMINATION

(Optional DNS Process)

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Proposal: Cory Lee has submitted a Shoreline Special Permit for a proposed residential home to replace demolished home. Features of the proposal include a new single-family residence, detached garage, driveways, and a block fence.
Location: The subject property is located at 420 E. Washington St. (Parcel 112402517) Pasco, WA 99301.
Application submittal date: 06/04/2025
Date that application was determined to be substantially complete: 06/16/2025
Public Comment Period: Any interested party may comment on this application. Written SEPA comments must be submitted to CED by **5PM, 07/16/2025** via email to gundersona@pasco-wa.gov; via mail to PO BOX, 293 Pasco, WA 99301; or in person to the CED Planning Division at 525 N 3rd Ave, Pasco, WA 99301.
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Preliminary Determination of Regulations Used for Project Mitigation: To evaluate the impacts of the proposed project, the following may be used for mitigation, consistency, and the development of findings and conclusions:

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It is probable that a Determination of Non-Significance or Mitigated Determination of Non-Significance will be issued for this proposal (WAC 197.11.355 optional DNS process). This may be the only opportunity to comment on the environmental impacts of this proposal or to appeal any State Environmental Policy Act related decisions. A copy of the subsequent threshold determination and any other information concerning this action may be obtained by contacting the CED.

Required Permits: None at this time. Future construction may require a building permit.

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

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SMP2025-006, Lee Residential Home Vicinity Map



NAME	ADDRESS	CITY	STATE	ZIP
DEAL ENERGY LLC	4350 KIMBERLY ST	RICHLAND	WA	99352
DOUGLAS E ROBBINS (ETAL)	PO BOX 203	SPANAWAY	WA	98378
F A & J L HAMPTON CASE	1231 S 2ND AVE	PASCO	WA	99301
DEBORAH A & TAMELA NELSON	1228 S 2ND AVE	PASCO	WA	99301
USA	GOVERNMENT LAND			98104
CARL G HOLDER	PO BOX 1316	PASCO	WA	99301
FC NEWHOUSE PROPERTIES LLC	520 W KENNEWICK AVE	KENNEWICK	WA	99336
NEVA J CORKRUM	4307 SANTA ANNA LOOP	PASCO	WA	99301
LEE, CORY D	420 E WASHINGTON	PASCO	WA	99301
ROBERT G & RUTH GREEN	1303 S GREY AVE	PASCO	WA	99301
LUIS M LICEA	512 E WASHINGTON ST	PASCO	WA	99301
PORT OF PASCO	PO BOX 769	PASCO	WA	99301

City of Pasco
Community Development Department
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CITY OF PASCO PUBLIC NOTICE

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SMP2025-006, Lee Residential Home Vicinity Map




Looking East
E GRAY AVE
WASHINGTON


Looking North
MOBILE
PET WORKS


Looking South


Looking West

REPORT TO HEARING EXAMINER
PUBLIC HEARING
City Hall – 525 North Third Avenue – Remote
WEDNESDAY, 13 August 2025
6:00 PM

MASTER FILE #: **Z 2025-007**

APPLICANT: Leticia Marin Arroyo
613 W Clark St.
Pasco, WA 99301

REQUEST: **REZONE**: 613 W Clark Street Rezone from C-1 (Retail Business District) to R-1 (Low-Density Residential)

TIMELINE

03 June 2025	Application Submitted
03 June 2025	Application Deemed Complete
30 July 2025	Notice of Public Hearing (NOPH) sent to Tri-City Herald, public agencies, and property owners within 300 ft.
06 August 2025	Agenda Report Published

BACKGROUND

1. **PROPERTY DESCRIPTION:**

   Legal: LOTS 25 & 26, BLOCK 10, GERRY'S ADD (Parcel 112054385).

   General Location: Said property is located along the north side of West Clark Street.

   Property Size: Approximately .16 acres (7,000.02 square feet)

2. **ACCESS:** The parcel has access from W Clark Street.

3. **UTILITIES:** Municipal water is available off W Clark Street and sewer is available in the alleyway between West Bonneville Street and West Clark Street.

4. **LAND USE AND ZONING:** The site is zoned C-1 (Retail Business District) and has a vacant shop on the bottom floor with a residential home on the top floor. Surrounding properties are zoned as follows:

   NORTH: R-1 Low-Density Residential
   EAST: C-1 Retail Business
   SOUTH: R-2 Medium-Density Residential
   WEST: C-1 Retail Business

5. **Comprehensive Plan:** The City of Pasco Comprehensive Plan designates this site as "Low-Density Residential." The Low-Density Residential designation accommodates 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, or 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.

6. **ENVIRONMENTAL DETERMINATION:** The rezone application is exempt from SEPA due to the project meeting the requirements of WAC 197-11-8009(6)(c).

ANALYSIS

Request

Applicant Leticia Marin Arroyo wishes to rezone a property located at 613 W Clark Street (Parcel 112054385) in Pasco, WA 99301 from C-1 (Retail Business) to R-1 (Low-Density Residential). The site comprises approximately .16 acres (7,000.02 square feet).

The underlying Land Use Code has recently been amended to "Low-Density Residential," which specifies 3 to 6 dwelling units (DU) per acre.

History

The site was platted into lots 25 and 26 back in 1906, as part of the Gerry's Addition to Pasco. In the time since it was platted, both of those lots have since been aggregated into one parcel. The property was originally zoned R-2 Residential through Ordinance No. 435 back in 1938. The zoning changed to the current zoning of C-1 through Ordinance No. 529 in 1941.

There originally was a residential home located that was demolished back in 1989 and was vacant until the current mixed-use structure was constructed back in 2020 (B18-2887). The mixed-use structure itself was approved by a special permit in 2018 (SP2018-004). The applicant is requesting the zone change to R-1 to expand the residential component to the lower level. This can only be accomplished through a zone change to residential.

Rezone Criteria

The initial review criteria for considering a rezone application are explained in PMC. 25.88.030. The criteria are listed below as follows:

1. The date the existing zone became effective:

The site was assigned C-1 zoning in 1941 via Ordinance No. 529.

2. The changed conditions, which are alleged to warrant other or additional zoning:

The business that was located on the ground level has since closed and the applicant has expressed interest in converting the space into a residential area.

3. Facts to justify the change on the basis of advancing the public health, safety and general welfare:

The site has had a Low-Density Residential Comprehensive Plan Land Use Designation since at least 1995. Low-Density Residential allows for 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, or R-1-A2 zoning.

Per PMC 25.215.015 the 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

The rezone application and proposal are consistent with the Council-approved amendments to the Pasco Comprehensive Plan, which has been determined to be in the best interest of advancing public health, safety and general welfare of the community.

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 Land Use Map Low-Density Residential designation for the site. According to the table in Pasco Municipal Code (PMC) 25.215.015, the Low-Density Residential classification is intended to accommodate "[a] Variety of residential housing at a density of 3 to 6 dwelling units per acre," and allows for R-S-20, R-S-12, R-S-1, R-1, R-1-A, and R-1-A2 zoning designations. A move away from nonconforming uses and toward conforming uses is anticipated to stabilize property values in and enhance the character of the neighborhood.

5. The effect on the property owner or owners if the request is not granted:

If the property remains with the current C-1 zoning designation, the applicant stated in their application that it would be difficult to maintain the current configuration of having a business located on the ground floor with residential located above.

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 accommodates 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, or R-1-A2 zoning.

Per PMC 25.215.015 the 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.

7. Such other information as the Hearing Examiner requires:

The rezone application is consistent with and meets the intent of the Comprehensive Plan.

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 posted in the Tri-City Herald on July 30, 2025.
2. Applicant wishes to rezone 613 W Clark St. (Parcel 112054385) from C-1 (Retail Business) to R-1 (Low-Density Residential).
3. The site comprises approximately .16 acres (7,000.02 square feet).
4. The underlying land use designation is "Low-Density Residential," which specifies 3 to 6 dwelling units (DU) per acre.
5. The site was platted in 1906, as part of the Gerry's Addition to Pasco.
6. The site was assigned R-2 zoning in 1938 via Ordinance 435.
7. The zoning for the site was changed to C-1 via Ordinance 529.
8. Site originally had residence that was demolished in 1989.

9. Present mixed-use structure was constructed back in 2020 through the approval of SP2018-004.
10. Applicant is seeking zone change to expand the residential area to the lower level.

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 Land Use Element of the Comprehensive Plan designates the lot "Low-Density Residential District." A change in zoning would be consistent with the comprehensive plan Land Use Map designation for the site. According to the table in Pasco Municipal Code (PMC) 25.215.015, the Low-Density Residential classification is intended to accommodate "[a] Variety of residential housing at a density of 3 to 6 dwelling units per acre," and allows for R-S-20, R-S-12, R-S-1, R-1, R-1-A, and R-1-A2 zoning designations.

Land Use Goal 2: Plan for a variety of compatible land uses within the UGA.

> *Goal 2, Policy D: Encourage the use of buffers or transition zones between non-compatible land uses.*
>
> *In changing the zoning to R-1, the property will serve as a buffer between the increasing commercial uses to the south and the residential areas to the north. It will further the use of W Clark St as a buffer between residential and commercial uses as shown in the Comprehensive Plan Land Use map.*

Land Use Goal 5: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

> *Goal 5, Policy A: Allow a variety of residential densities throughout the UGA.*
>
> *Changing the zoning to R-1 will allow for an increase in the amount of land zoned for residential use.*

Housing Goal 1: Encourage housing for all economic segments of the City's population consistent with the local and regional market.

> *Goal 1, Policy 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 zoning to R-1 will increase the number of single-family homes within the local area.*

2. The effect of the proposal on the immediate vicinity will not be materially detrimental.

The site is near existing single-family and multi-family dwellings. A move away from nonconforming uses and toward conforming uses is anticipated to stabilize property values in and enhance the character of the neighborhood.

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.

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 would likely 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 Lots 25 & 26 of Gerry's Addition to Pasco; (Parcel 112054385), in Pasco WA., be rezoned from C-1 (Retail Business District) to R-1 (Low-Density Residential).

City of Pasco
Community & Economic Development Department
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P: 509.545.3441 / F: 509.545.3499

Fee: $825

CITY OF PASCO
PETITION FOR ZONE CHANGE

Master File # Z2025-007

Date Submitted: 06/03/2025

Applicant Info	Owner Info (if different than applicant)
Name: Leticia Marin Arroyo	Name:
Address: 613 w clark st Pasco WA 99301	Address:
Phone: (509) 528-3031	Phone:
Email: Pcteralcar@hotmail.com	Email:

Project Address: 613 W Clark st Pasco WA 99301

Project Parcel Number: 112054385

Current Zoning: C-1

Requested Zoning: R-1

Describe the nature and effect of the proposed change: Change from comercial to residential. for living proposed

Estimated time frame of development: fall of 2025

What conditions warrant the proposed rezone? the ~~bus~~ current business is closing and I would like to live here.

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

the rezoning change will work better with the community ~~project plans~~ and the city comprehensive plan.

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

the change will be minimun because is supported by the comprehensive plans.

How does the proposed rezone relate to the City's Comprehensive Plan?

changin the zone to R-1 matches better the comprenhensive plans of the city

What effect will be realized by the owner(s) if the proposed rezone is not granted?

it will be dificult to mantain te comercial bussines ~~down~~ first floor, with second flor being residential.

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~~ $750.00

~~☐ SEPA Checklist~~ ☐ Site map ☐ Fee of ~~$825~~ 750

Signature of Applicant

***Notarized Signature of Property Owner**

State of Washington)
ss.
County of Franklin)

On this 3rd day of June, 2025, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned an sworn, personally appeared Leticia Marin Arroyo 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 3rd day of June, 2025

NICOLE EDWARDS
NOTARY PUBLIC #23024488
STATE OF WASHINGTON
COMMISSION EXPIRES
JUNE 7, 2027

Notary Public in and for the State of Washington
Residing at Benton County
My Commission expires June 7, 2027

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: Z2025-007

TYPE OF APPLICATION: Rezone

APPLICANT: Leticia Marin Arroyo
613 W. Clark St.
Pasco, WA 99301

PROJECT NAME: Arroyo C-1 to R-1

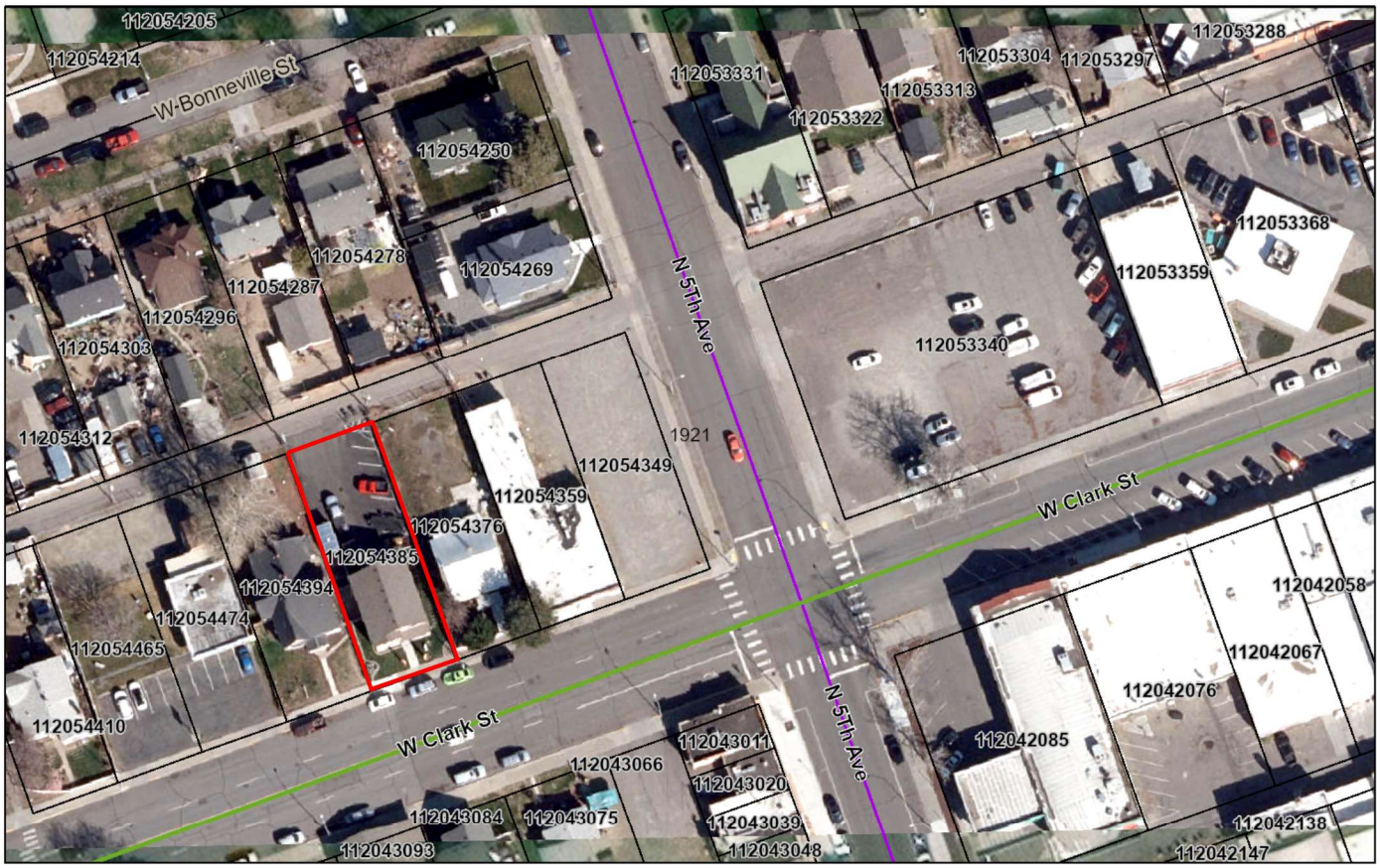
It has been determined that your application for a rezone is complete for processing by the City of Pasco. These materials will be dispersed to City departments and affected agencies for review and comment.

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: 06/03/2025

Staff Contact: Aaron Gunderson
Planner II, Community & Economic Development Department
509.905.2604/gundersona@pasco-wa.gov

Z2025-007 Arroyo Vicinity Map



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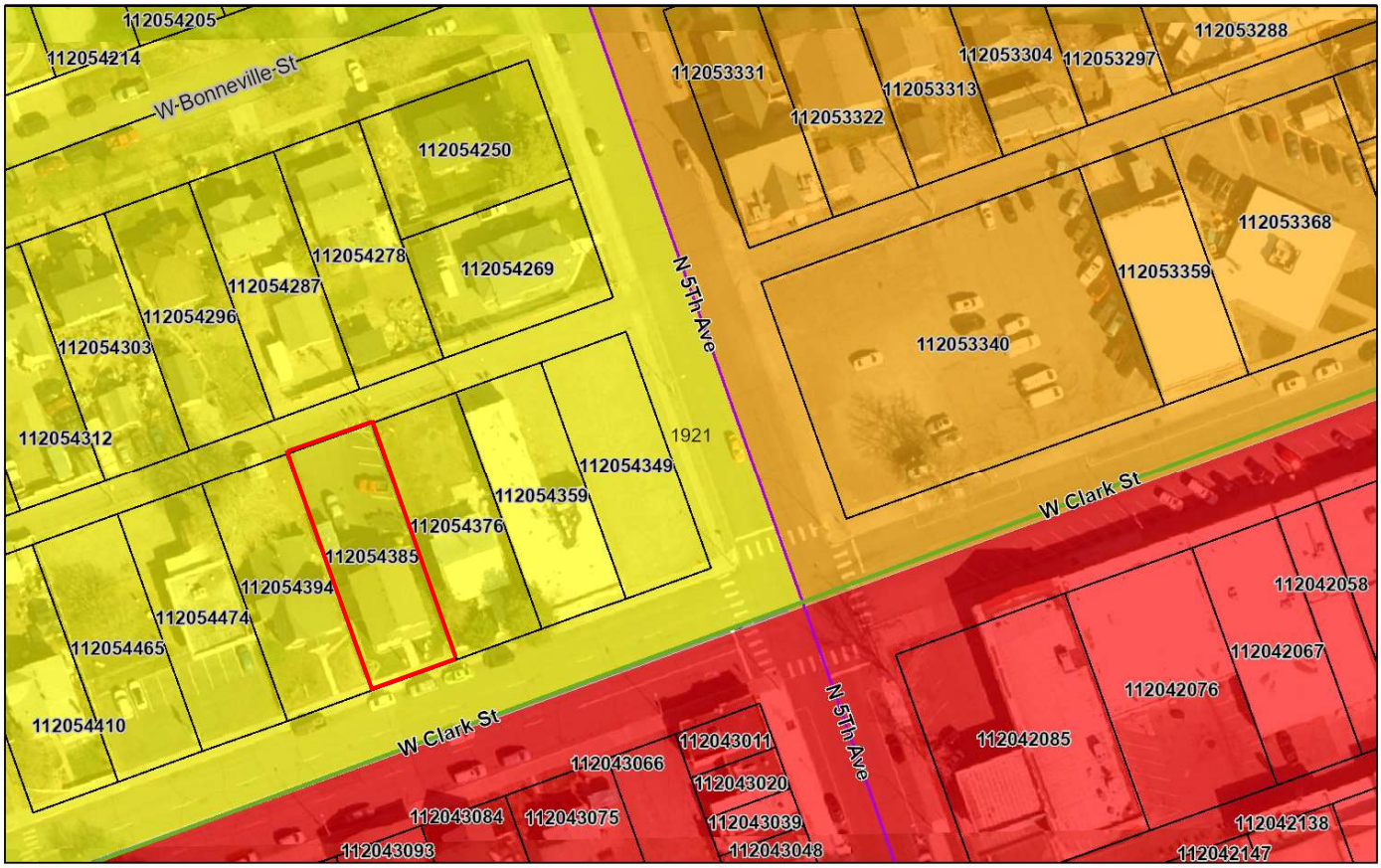
City Limits
Urban Growth Boundary
Parcels

Road Centerlines
Minor Arterial
Major Collector
Local
Annexation History

1:914
0 0.01 0.01 0.03 mi
0 0.01 0.02 0.04 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Z2025-007 Arroyo Land Use Map



7/25/2025, 4:08:09 PM

City Limits
Urban Growth Boundary
Parcels

Road Centerlines
Minor Arterial
Major Collector
Local

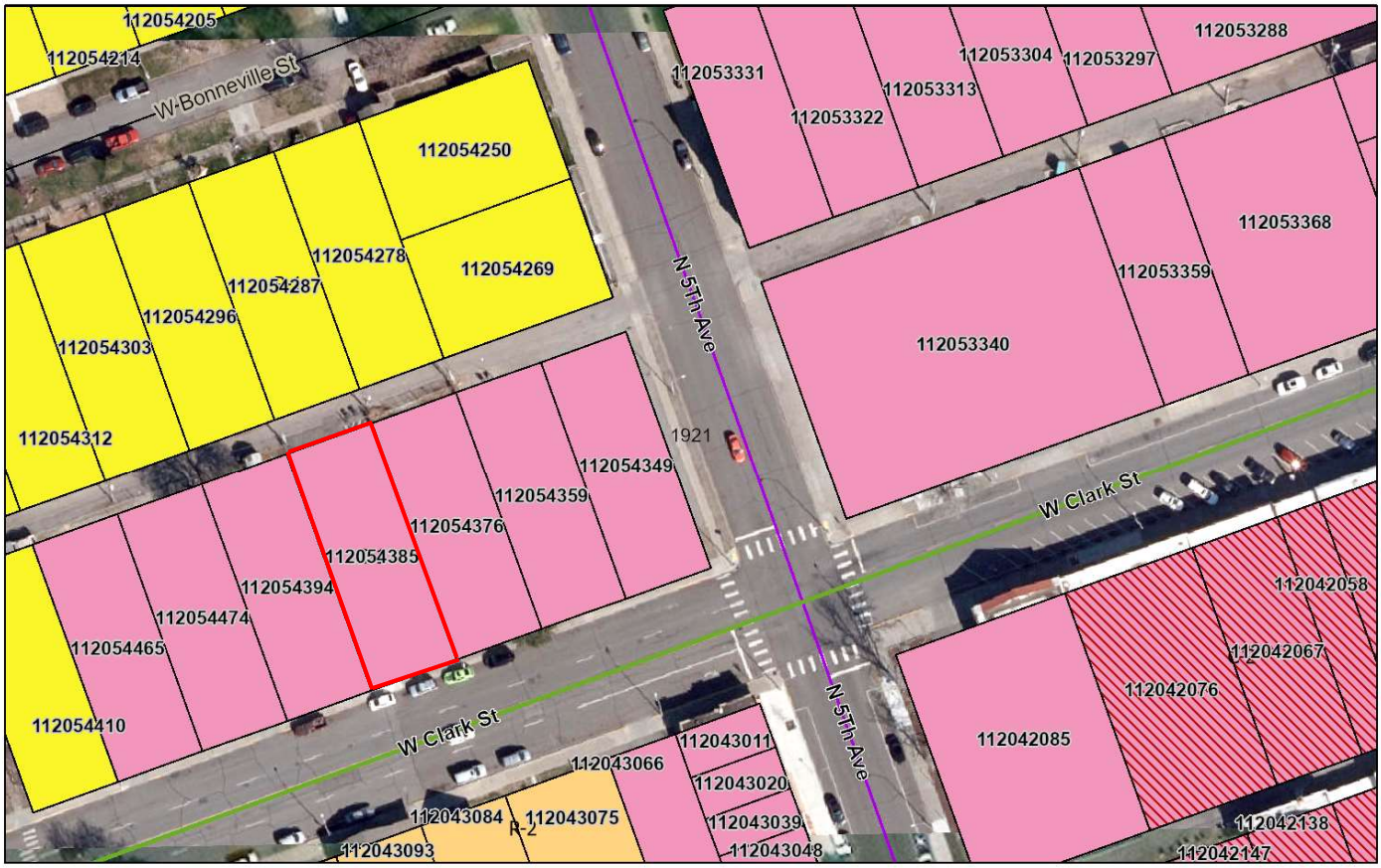
Land Use
Commercial
Low Density Residential
Medium Density Residential
Annexation History

1:914

0 0.01 0.01 0.03 mi
0 0.01 0.02 0.04 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Z2025-007 Arroyo Zoning Map



7/25/2025, 4:06:38 PM

City Limits
Urban Growth Boundary
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Local
V_Zoning
C-1, Retail Business District
C-2, Central Business Overlay District
R-1, Low-Density Residential District
R-2, Medium-Density Residential District
Annexation History

1:914

0 0.01 0.01 0.03 mi

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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Affidavit of Mailing

In regards to MF# Z2025-007

I, Carmen Patrick, hereby confirm that notification was sent by mail July 29, 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 29th day, July 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 August 13, 2025 at 6:00 pm

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

Proposal: Leticia Marin Arroyo has submitted a rezone application ***(Z 2025-007)*** from ***C-1 (Retail Business)*** to ***R-1 (Low Density Residential)*** for one parcel with a size of approximately 0.16 acres, located at 613 W Clark St. (Parcel #'s 112054385) in Pasco, WA 99301. Comprehensive Plan Land Use Designation is Low-Density Residential. 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 ***August 13, 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

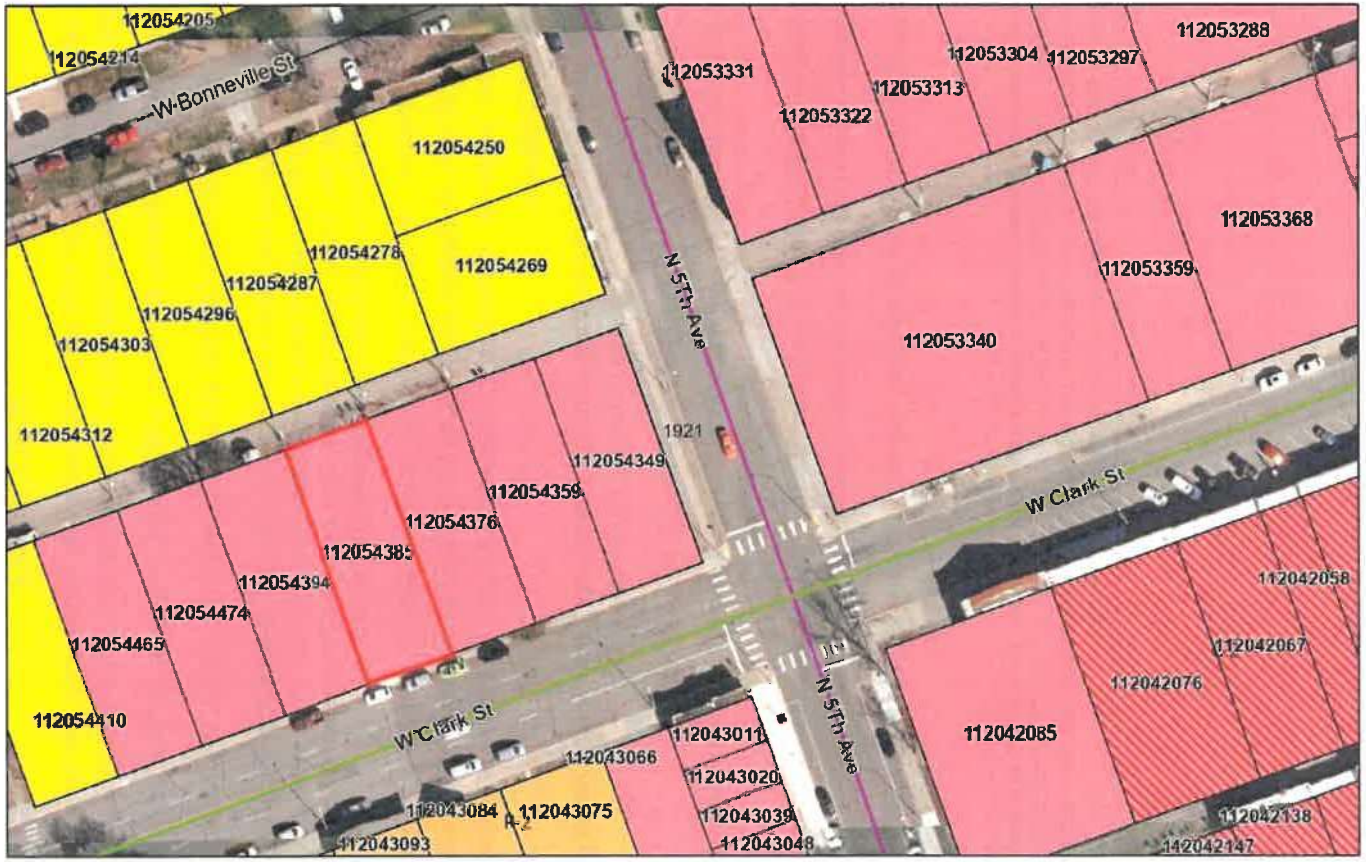
After registering, you will receive a confirmation email containing information about joining the webinar.

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 30 July 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.

Z2025-007 Arroyo Zoning Map



7/25/2025, 4:06:38 PM

City Limits
Urban Growth Boundary
Parcels
Road Centerlines
Minor Arterial
Major Collector
Local
V_Zoning
C-1 Retail Business District
C-2 Central Business Overlay District
R-1, Low-Density Residential District
R-2 Medium-Density Residential District
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Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

TAXPAYER_NAME	MAIL_ADDRESS	MAIL_CITYST	ZIP_CODE
T-C GREEK ORTHODOX CHURCH	627 W BONNEVILLE ST	PASCO WA	99301-5432
T-C GREEK ORTHODOX CHURCH	627 W BONNEVILLE ST	PASCO WA	99301-5432
MICAELA ACEVEDO (ETUX)	621 W BONNEVILLE ST	PASCO WA	99301-5432
CESAR MENDEZ	1316 N ROAD 42	PASCO WA	99301-2755
BELINDA ARAIZA	617 W BONNEVILLE ST	PASCO WA	99301-5432
KENNETH & S L GIBSON	609 W BONNEVILLE ST	PASCO WA	99301-5432
ZEFERINO HERRERA SALAZAR (ETUX)	607 W BONNEVILLE ST	PASCO WA	99301-5432
JORGE O GUZMAN MARISCAL	11443 S STEEPLECHASE DR	KENNEWICK WA	99338-2563
ZULAY A LARIOS (ETVIR)	4713 NW COMMONS DR	PASCO WA	99301-7122
JOSE YACUTA ANGELES	218 N 5TH AVE	PASCO WA	99301-5401
MARICELA AVALOS CABELLO (ETAL)	610 W BONNEVILLE ST	PASCO WA	99301-5433
ANA MARIA CENTENO (ETAL)	616 W BONNEVILLE ST	PASCO WA	99301-5433
RUPERTO (ETAL) ESPINOZA	620 W BONNEVILLE ST	PASCO WA	99301-5433
SERGIO AGUILAR	624 W BONNEVILLE ST	PASCO WA	99301-5433
PABLO M MARTINEZ	626 W BONNEVILLE ST	PASCO WA	99301-5433
MARIA ISABEL FLORES	630 W BONNEVILLE ST	PASCO WA	99301-5433
DUANE C & LAURA A RAUGUST (TR)	4713 INDIAN RIDGE DR	PASCO WA	99301-9137
ADELINA GARCIA (ETVIR)	629 W CLARK ST	PASCO WA	99301-5523
NICOLAS REYNALDO CHAVEZ	917 PITCHER ST	YAKIMA WA	98901-3063
NICOLAS REYNALDO CHAVEZ	917 PITCHER ST	YAKIMA WA	98901-3063
ALBA AREVALO	617 W CLARK ST	PASCO WA	99301-5523
LETICIA MARIN ARROYO	613 W CLARK ST	PASCO WA	99301-5523
SALVADOR BARAJAS	1020 ROAD 56	PASCO WA	99301-2128
GROUP ONE PROPERTIES LLC	PO BOX 4357	PASCO WA	99302-4357
GROUP ONE PROPERTIES LLC	PO BOX 4357	PASCO WA	99302-4357
BONNEVILLE PROPERTY MANAGEMENT LLC	204 E BRUNEAU AVE	KENNEWICK WA	99336-3728
FIRST LUTHERAN CHURCH OF PASCO	530 W BONNEVILLE ST	PASCO WA	99301-5355
FIRST LUTHERAN CHURCH OF PASCO	530 W BONNEVILLE ST	PASCO WA	99301-5355
SIMON P & ANITA OCHOA	5004 HILLTOP DR	PASCO WA	99301-8143
TILIKUM	301 SE HEARTHWOOD BLVD	VANCOUVER WA	98684-7430
TILIKUM	301 SE HEARTHWOOD BLVD	VANCOUVER WA	98684-7430
ROBERTO PRADO	120 N 5TH AVE	PASCO WA	99301-5512
ESPERANZA CORREA	PO BOX 206	PASCO WA	99301-1203
ADILENE HERRERA	4315 RIVERHILL DR	PASCO WA	99301-9461
TILIKUM	301 SE HEARTHWOOD BLVD	VANCOUVER WA	98684-7430
DELLA CANNADY	614 W CLARK ST	PASCO WA	99301-5524
JOSE L & LINDA CUEVAS	616 W CLARK ST	PASCO WA	99301-5524
AAA RENOVATION & CONSTRUCTION LLC	7511 W ARROWHEAD AVE STE B	KENNEWICK WA	99336-1179
LA LUZ DEL MUNDO PASCO WASHINGTON IG	622 W CLARK ST	PASCO WA	99301-5524
LA LUZ DEL MUNDO PASCO WASHINGTON IG	622 W CLARK ST	PASCO WA	99301-5524
BERTHA LANDIN	403 N 20TH AVE	PASCO WA	99301-4906
SEA-MAR FARMWORKER AND COMMUNITY	1040 S HENDERSON	SEATTLE WA	98108-4720
FILEMON & GUADALUPE DE LA MORA	724 S BEECH AVE	PASCO WA	99301-4406
JAIME ANN WISE (ETAL)	3802 W 48TH AVE	KENNEWICK WA	99337-2729
MANUEL REYES	702 W CLARK ST	PASCO WA	99301-5526
FELIPE MATEO VELASCO	626 W BONNEVILLE ST	PASCO WA	99301-5433
MARGARITA M RODRIGUEZ (ETVIR)	702 W BONNEVILLE ST	PASCO WA	99301-5435
AXEL A DAVILA	222 N 6TH AVE	PASCO WA	99301-5405

GOD'S NEW GENERATION-NUEVA GENERACI	PO BOX 1558	PASCO WA	99301-1552

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 PUBLIC NOTICE

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City of Pasco
Community Development Department
PO Box 293, 525 N 3rd Ave, Pasco, WA 99301
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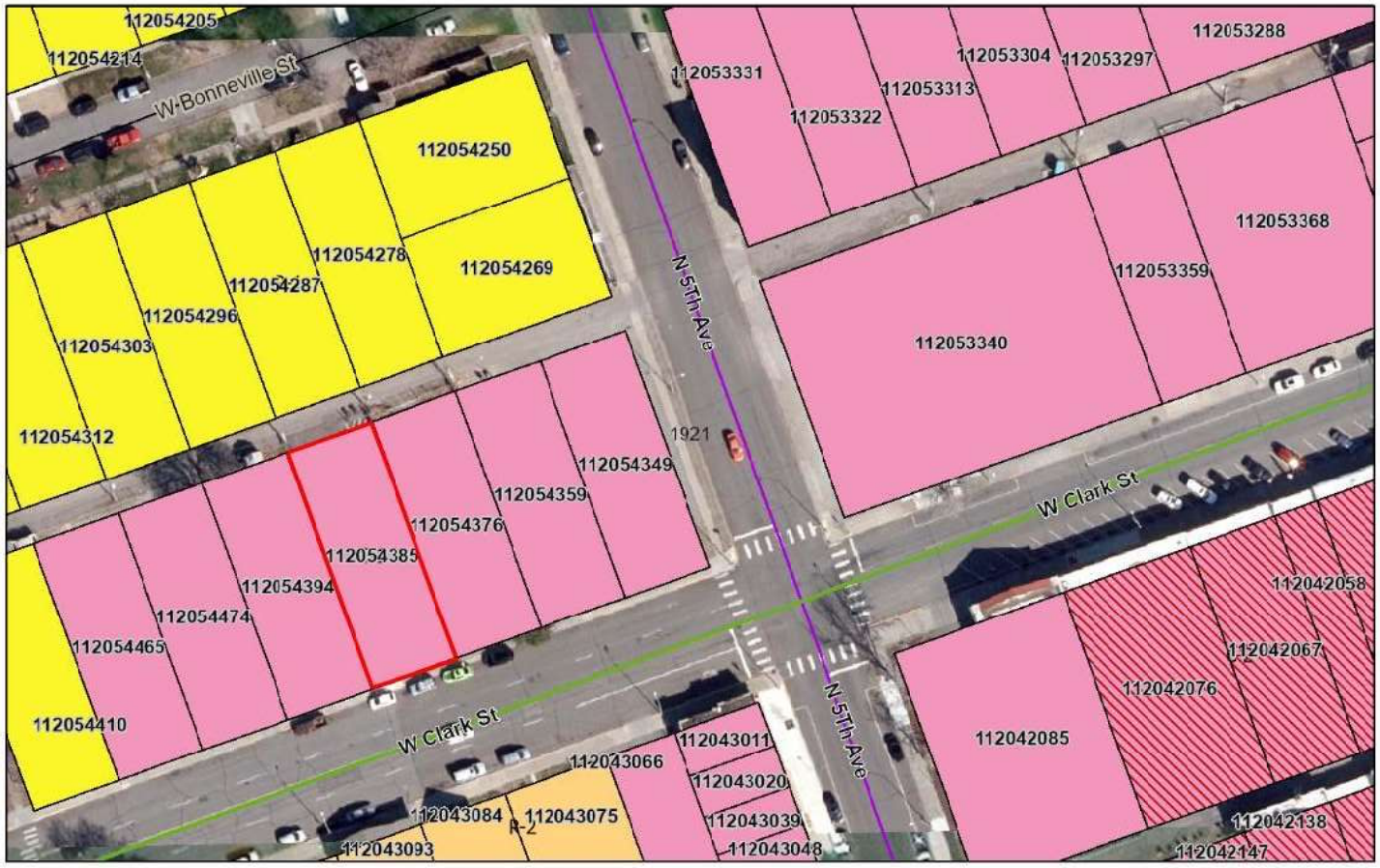
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Z2025-007 Arroyo Zoning Map

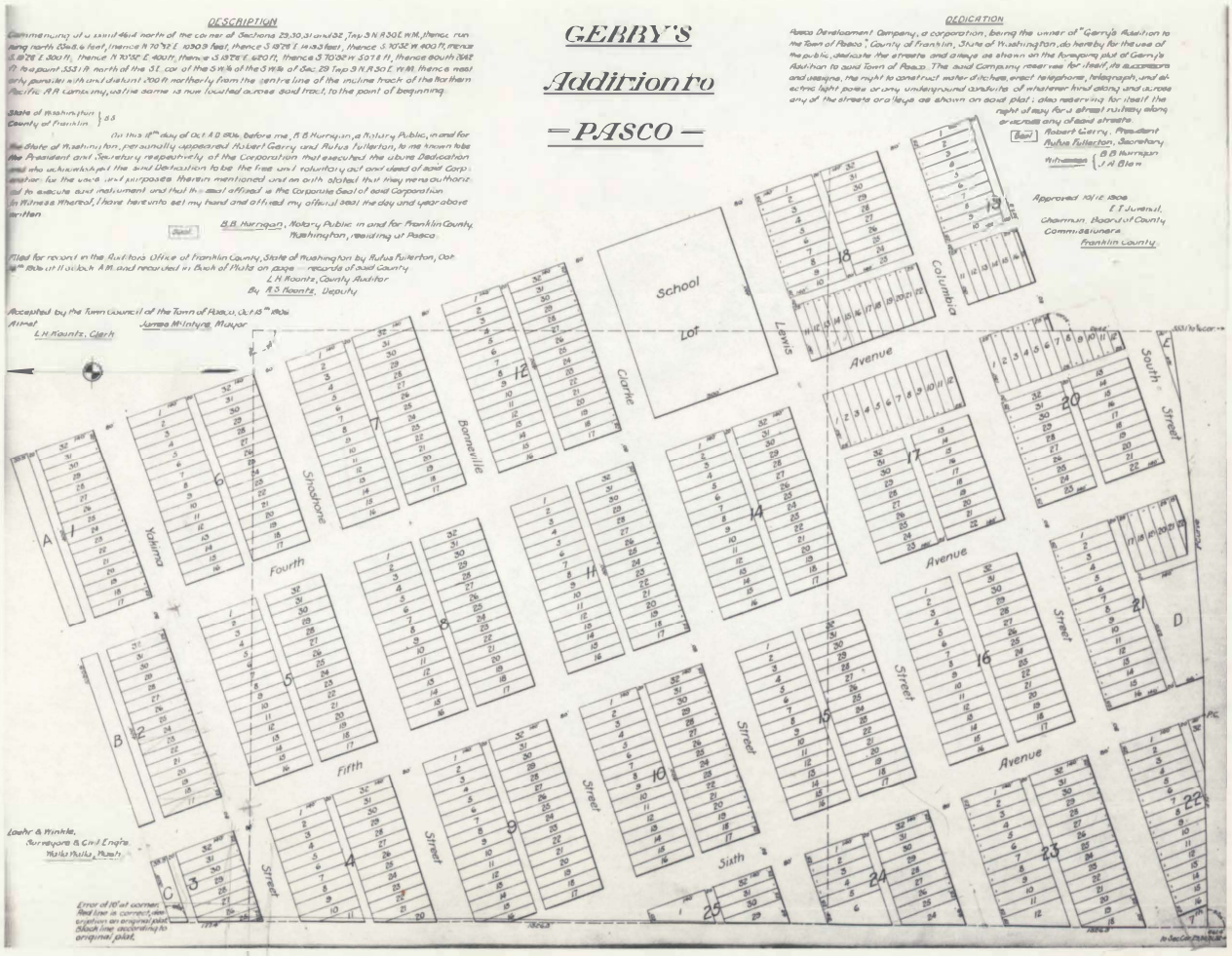


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R-1, Low-Density Residential District
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Annexation History

1:914
0 0.01 0.01 0.03 mi
0 0.01 0.02 0.04 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community


GERRY'S
Addition to
— PASCO —
DESCRIPTION
DEDICATION
School
Lot
Lewis
Columbia
Clarke
Bonneville
Shoshone
Yakima
Avenue
South
Street
Fourth
Fifth
Sixth
Loehr & Winkle,
Surveyors & Civil Engrs.
Walla Walla, Wash.

A-9

ORDINANCE NO. 435

AN ORDINANCE TO REGULATE AND RESTRICT THE LOCATION AND USE OF BUILDINGS AND THE USE OF LAND WITHIN THE CITY OF PASCO, WASHINGTON, TO LIMIT THE HEIGHT OF BUILDINGS; TO PRESCRIBE BUILDING LINES AND THE SIZE OF YARDS AND OTHER OPEN SPACES AND FOR THESE PURPOSES TO DIVIDE THE CITY INTO DISTRICTS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PASCO, AS FOLLOWS:

Section 1.

1. This ordinance shall be known as "The Zoning Ordinance of the City of Pasco."

2. This ordinance shall consist of the text hereof.

Section 2.

Definitions: Wherever the word "Commission" is used herein, it shall be deemed to refer to the Planning Commission of the City of Pasco.

Section 3.

Use Districts or Zones: The City of Pasco is hereby divided into four types of use districts as follows:

1. R-1, Residential District
2. R-2, Residential District
3. C-1, Commercial District
4. M-1, Manufacturing District.

Section 4.

R-1 Residential District: In the R-1, Residential District, no building or premises shall be used, and no building shall be hereafter erected or structurally altered, unless otherwise provided in this ordinance, except for one or more of the following uses:

1. One and two-family dwellings.
2. Libraries and art galleries.
3. Parks and playgrounds (including park buildings.)
4. (a) Accessory buildings, such as are ordinarily appurtenant to single-family dwellings, shall be permitted, including one private garage when located not less than 60 feet from the front line nor less than 20 feet from any flanking street line, or when attached to or within the dwelling.
   (b) The office of a physician, dentist or other professional person when located in his or her dwelling, also home occupations engaged in by individuals within their dwellings are permitted provided that no window display is made or any sign shown other than one not exceeding two square feet in area and bearing only the name and occupation of the occupant. The renting of rooms for lodging purposes only, for the accommodation of not to exceed eight (8) persons, in a single-family dwelling is likewise permitted.

(c) Signs not exceeding eight (8) square feet in area pertaining to the leasing, rental or sale of buildings or premises are permitted; signs on non-conforming uses are likewise permitted, provided however that such signs shall be erected flat against the building or painted upon the sides thereof. All other signs, signboards and billboards are prohibited. Provided, however, that signboards, billboards and other forms of outdoor advertising may be allowed by special permit for a period of five years or less, issued by the Commission after examination of the location and upon due proof to the satisfaction of the Commission that such signboard, billboard or other advertising will not be unduly detrimental to adjacent and surrounding property, but the same front and side yard provisions as required for buildings must be observed.

(d) Nothing herein contained shall be deemed to prohibit the use of vacant property for gardening or fruit raising.

(e) The Commission may grant temporary permits for the use of property for circuses, fairs and similar purposes, such permits to be granted only upon due proof to the satisfaction of the Commission that such use will not be unduly detrimental to adjacent and surrounding property.

(f) A nursery or greenhouse may be located within an R-1, Residential District, by special permit for a period of not more than ten years, issued by the Commission after public hearing and examination of the location and the making of a finding by the Commission that such nursery or greenhouse may be maintained for such period without undue detriment to adjacent and surrounding property.

(g) Telephone exchanges and electric substations and similar uses of public service corporations may be permitted by special permit from the Commission, provided such buildings shall conform to and harmonize with surrounding buildings as to type of architecture, set-back and landscaping. Complete plans showing elevations and location on the lot, together with the location of adjoining residential buildings, must be submitted to the Commission with application for permit.

(h) Churches and schools (either public or private) may be allowed by special permit from the Commission after public hearing and examination of the location upon due proof to the satisfaction of the Commission that such school or church will not be unduly detrimental to adjacent and surrounding property.

Front Yard: There shall be a front yard having a minimum depth of twenty (20) feet.

Rear Yard: There shall be a rear yard having a minimum depth of twenty-five (25) feet, except that on a lot which is a complete unit held under separate and distinct ownership from the adjoining lots and of record prior to the taking effect of this ordinance, this depth of rear yard may be reduced if necessary to such extent only as will permit a building depth of thirty (30) feet.

Side Yard: There shall be a side yard of not less than five (5) feet in width on each side of a building, provided, however, that on a lot having a width of less than forty (40) feet as shown by the last conveyance of record at the time of the passage of this ordinance, there shall be a side yard on each side of a building of not less than three (3) feet in width.

Site Area: Every building hereafter erected or structurally alterd which is located in an R-1, Residential District, shall provide a lot area of not less than forty-five hundred (4500) square feet; provided, however, that where alot has less th area than herein required as shown by the last conveyance of record at the time of the passage of this ordinance, the regulation shall not prohibit one (1) private dwelling and its accessory buildings on such lot.

Section 5.

R-2, Residential District: In the R-2 Residential District, no building or premises shall be used and no building shall be hereafter erected or structurally altered unless otherwise provided in this ordinance, except for one or more of the following uses:

1. Any use permitted in the R-1, Residential District.
2. All dwellings.
3. Apartment houses.
4. Boarding and lodging houses.
5. Hotels.
6. Churches.
7. Schools.
8. Hospitals and sanitariums except those for inebriates, the insane or those suffering from mental diseases; subject to the regulations of the Health Department.
9. Institutions for educationsl, philanthropic or eleemosynary uses other than correction.
10. Private clubs, fraternities and lodges; excepting those selling or furnishing the members beer, wine, or intoxicating liquors, and also excepting those the chief activity of which is a service customarily carried on as a business.
11. Nurseries and greenhouses.
12. Public garages for storage purposes only may be allowed by special permit issued by the Commission after public hearing and examination of the location, upon due proof to the satisfaction of the Commission that such public garage will not be unduly detrimental to adjacent and surrounding property. Nothing in this paragraph shall be deemed to prohibit the servicing of patron's cars with gasoline, oils, washing and similar services within such public storage garage, provided however that no signs or advertising of such uses be displayed without the building.
13. Tourist camps, or groups of small detached houses or cabins for the overnight accommodation of tourists may be permitted by the Commission after a hearing and examination of the location, upon due proof to the satisfaction of the Commission that the same will not be unduly detrimental to adjacent or surrounding property, or detrimental to the best interests of the City of Pasco or its inhabitants; and if permitted, the servicing of patrons' cars with gasoline, oils, washing, and similar services may be permitted in connection therewith.

Front Yard: There shall be a front yard having a minimum depth of fifteen (15) feet.

Side Yard: For buildings of two (2) stories or less in height, side yard requirements for R-1, Residential District shall apply. For buildings more than two stories in height, the width of the side yards shall be increased by one (1) foot for each additional story. This additional side yard is not required for the side of a corner lot on a flanking street.

Rear Yard: There shall be a rear yard having a minimum depth of fifteen (15) feet, except that on a lot which is a complete unit held under separate and distinct ownership from the adjoining lots and of record prior to the taking effect of this ordinance, this depth of rear yard may be reduced if necessary to such extent only as will permit a building depth of thirty (30) feet.

Section 6.

C-1, Commercial District: In the C-1, Commercial District, no building or premises shall be used and no building shall be hereafter erected or structurally altered unless otherwise provided in this ordinance, except for one or more of the following uses:

1. Any use permitted in Class R-1 and R-2 Residential District.
2. Retail stores and shops, limited to uses needed to serve residential district, such as grocery store, meat shop, retail bakery, drug store, confectionery store, personal service stores or parlors, moving picture theaters and uses similar to the above.
3. Public garages, service stations, and recreational enterprises are allowed, and all wholesale and retail mercantile establishments; manufacturing establishments employing not more than ten (10) persons shall be permitted. Auto wrecking yards or yards used for the storage of used cars shall not be permitted except upon permit obtained from the Commission, which such permits shall not be issued for periods exceeding three (3) years, but may be renewed upon new application. Laundries and cleaning establishments in operation at the time of effect of this ordinance shall be permitted. Lumber yards, coal and fuel yards, shall not be permitted. The storage of gasoline and oils for resale at wholesale is prohibited, but their storage in quntities sufficient only for sale at retail in connection with any service station or garage is permitted. Machine shops and warehouses shall not be permitted except upon permit obtained from the Commission, which may be issued after a hearing upon application therefor, and an examination of the premises by the Commission and its determination that such machine shop or warehouse will not be unduly detrimental to adjoining enterprises by the emission of dust, noise or vibration. The Commission may permit the location in Commercial District, C-1, of any enterprise commonly carried on in the business districts of towns of similar size where the Commission determines that such enterprises in such Commercial District would not be for any reason detrimental to the best interests of the City of Pasco and the inhabitants thereof.

Provided, that after the effective date of this ordinance, no building shall be erected or structurally altered to provide for service stations or public garages on Lewis Street, between the center line of Third Street and the center line of Fifth Street, nor

on Fourth Avenue, between the center line of Shoshone Street and the center line of Columbia Street. And provided, further, that all service stations and garages located in Commercial District, C-1, must be equipped with sanitary lavatory and toilet facilities for both men and women, separate and apart from each other, and such facilities shall be an integral part of the main building, and not separate or detached therefrom.

Height Limit: Whenever any C-1, Commercial District is located within or is adjacent to, on two or more sides, any R-1, Residential District, the buildings in such C-1, Commercial District shall be limited to one (1) story in height, provided however, that the Commission may allow a building to be erected to an additional height not exceeding two additional stories, by special permit after public hearing and examination of the location upon due proof to the satisfaction of the Commission that such additional height will not be unduly detrimental to adjacent and surrounding property.

Front, Side, and Rear Yards: Front and rear yard to be the same as required for the district within whose boundaries the C-1, Commercial District is located. No side yard is required except for corner lots along the side flanking a public street and also for lots whose side line adjoins a residential district. In such cases the side yards indicated for the surrounding residential districts shall be required.

Section 7.

M-1, Manufacturing District: In the M-1, Manufacturing District, all buildings and premises may be used for any use except the following:

1. Abattoirs.
2. Acetylene Gas manufacture or storage.
3. Acid manufacture.
4. Ammonia, Bleaching powder or Chlorine manufacture.
5. Arsenal.
6. Asphalt manufacture or refining.
7. Blast Furnace.
8. Bag cleaning.
9. Celluloid manufacture.
10. Coke Ovens.
11. Crematory.
12. Creosote treatment or manufacture.
13. Distillation of Bones, Coal or Wood.
14. Fat rendering.
15. Fertilizer manufacture.
16. Fireworks or Explosive manufacture or storage.
17. Fish Smoking and Curing.
18. Glue, Size or Gelatine manufacture.
19. Gunpowder manufacture or storage.
20. Incineration or Reduction of Garbage, Dead Animals, Offal or Refuse.
21. Oilcloth or Linoleum manufacture.
22. Ore Reduction.
23. Paint, Oil, Shellac, Turpentine or Varnish manufacture.
24. Potash Works.
25. Rock Crusher.
26. Rolling Mill.
27. Rubber or Gutta Percha manufacture or treatment.
28. Smelters.
29. Soap manufacture.
30. Stock Yards.

31. Stone Mill or Quarry
32. Storage or Bailing of Scrap Paper, Bottles, Iron, Rags or Junk.
33. Sulphuric, Nitric or Hydrochloric Acid manufacture.
34. Tallow, Grease or Lard manufacture or refining from animal fat.
35. Tanning, Curing or storage of Raw Hides or Skins.
36. Tar Distillation or manufacture.
37. Tar Roofing or Water Proofing manufacture.
38. And in general those uses which have been declared to be nuisances in any court of record, or which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas or noise.

Front Yard: No front yard is required.

Rear Yard: No rear yard is required except where a Manufacturing District abuts on a Residential District with no intervening street or alley, in which case a rear yard of not less than ten (10) feet is required.

Side Yard: No side yard is required except where a manufacturing district adjoins a residential district with no intervening street or alley, in which case the side yard requirements on the adjoining side shall be the same as required for the R-2, Residential District.

Section 8.

Height Limitations: In the R-1, Residential District, no building shall exceed a height of thirty-five (35) feet nor two (2) stories.

In the R-2, Residential District, no building shall exceed a height of Sixty-five (65) feet nor five (5) stories.

In all other districts except the C-1, Commercial District, no building shall exceed a height of eighty (80) feet nor six (6) stories.

GENERAL PROVISIONS

Section 9.

Front, Side and Rear Yards:

1. Front Yard: Where any front yard is required, no building shall be hereafter erected or altered so that any portion thereof shall be nearer the front property line than the distance indicated by the depth of the required front yard.

Exceptions: Eaves, cornices, steps, terraces, platforms and porches having no roof covering and being not over forty-two inches in height may project within the said front yard. Fences not over forty-two inches high may be built within a front yard. When forty (40) per cent or more, on front foot basis, of all the property on one side of a street between two intersecting streets at the time of passage of this ordinance, has been built up with buildings having a minimum front yard, or more, or of less depth than that established by this ordinance, and provided that the majority of such front yards do not vary more than six feet in depth, no building shall be built within, or shall any portion, save as above excepted, project into, such minimum front yard; provided further that no new buildings be required to set back more than thirty-five (35) feet from the street line in the R-1, Residential District, nor more than fifteen (15) feet from the

street line in the R-2, Residential District, nor more than two (2) feet farther than any building on an adjoining lot, and that this regulation shall not be so interpreted as to reduce a required front yard to less than ten (10) feet in depth.

2. Side Yard: Where any specified side yard is required, no building shall be hereafter erected or altered so that any portion thereof shall be nearer to the side lot line than the distance indicated by the width of the required side yard.

Exceptions: Eaves and cornices may extend overthe required side yard for a distance of not more than two (2) feet.

Accessory buildings when erected so that the entire building is within a distance of thirty (30) feet from the rear lot line, may also occupy the side yard on an inside lot line.

Fences not over forty-two (42) inches high may occupy a side yard.

The Commission may upon the joint request of the owners of adjoining properties, permit the erection of private garages or other ~~buildings~~ outbuildings upon or immediately adjacent to the division line between the two properties, after an examination of the location and the making of a finding that the granting of such permission will not be unduly detrimental to adjacent and surrounding property nor to the zone in which such permission is granted. Permits granted under the foregoing provision shall be limited to the life of the structure or structures for which the permit is issued.

3. Rear Yard: Where any specified rear yard is required, no building shall be hereafter erected or altered so that any portion thereof may be nearer to the rear lot line than the distance indicated by the depth of the required yard.

Exceptions: Eaves, cornices, stoops, platforms and rear porches, whether enclosed or not, but not exceeding in width one-half that of the building nor more than one story in height, may extend into the rear yard.

Accessory buildings may be built within a rearyard.

ADMINISTRATION AND ENFORCEMENT

Section 10.

Interpretation and Application:

1. In interpreting and applying the provisions of this ordinance they shall be held to be the minimum requirements for the promotion of the public health, safety, morals and general welfare; therefore where this ordinance imposes a greater restriction upon the use of the buildings or premises, or upon the height of buildings, or requires larger open spaces than are imposed or required by dher laws ordinances, rules, or regulations, the provisions of this ordinance shall control.

2. Furthermore, recognizing that there are certain uses of property that may, or may not, be detrimental to the public health, safety, morals and general welfare, depending upon the facts of each particular case, a limited power to issue permits for such uses is vested, by specific mention in this ordinance, in the Commission,

subject to review by the City Council as herein provided. Subject to such review, the Commission (or the Council on review) shall have power to place in such permit conditions or limitations in its judgment required to secure adequate protection to the zone or locality in which the use is to be permitted. Likewise subject to such review, the Commission (or the Council on review) shall have power to terminate any such permit, upon complaint and public hearing, for any violation of the terms or limitations therein prescribed.

3. The Commission may permit in a zone any use not described in this ordinance and deemed by the Commission to be in general keeping with the uses authorized in such zone.

4. The Commission may grant in undeveloped sections of the City, temporary and conditioned permits for not more than two-year periods, for structures and uses that do not conform with the regulations herein prescribed for the zones in which they are located.

5. In specific cases the Commission may authorize by permit a variation of the application of the use district regulations herein established, in harmony with their general purpose and intent, by granting a permit for a temporary building for commerce and industry in a residence district, which is incidental to the residential development, such permit to be issued for a period of not more than one year.

6. The Commission may, in specific cases where the topography of the premises or the location of buildings existing prior to the passage of this ordinance makes compliance with the provisions governing the location of private garages impossible, grant a special permit for a private garage to be located nearer to the street line than sixty feet but in any case where such location is within a required front or side yard, the highest point of a building so located shall not be more than thirty (30) inches above the average level of the ground on the side farthest from the street line.

7. It shall be the duty of the Commission:

(a) To interpret the provisions of this ordinance in such a way as to carry out the intent and purpose of the plan thereof, as shown by the maps fixing the several districts.

(b) To rule on the proper application or to interpret the meaning of the zoning ordinance in case there is a dispute between the administrative officials of the City and any owner or owners of property. Appeal to the Commission may be made within ten days from such ruling. Appellant shall file with the building inspector and with the Commission written notice of the appeal. The building inspector shall forthwith transmit to the Commission all papers constituting the record upon which the action appealed from was taken, and in addition thereto the Commission may receive such additional evidence as seems to it relevant.

Section 11.

Appeals to City Council:

Any interested citizen or administrative officer of the City may appeal to the City Council from any ruling of the Commission pertaining to the granting or denial of any permit applied for hereunder when such ruling is adverse to his interests, by filing with the Secretary of the Commission within ten (10) days from such ruling a written notice of appeal. Thereupon the Secretary of the Commission shall forthwith transmit to the City Council all papers

constituting the record upon which the action appealed from was taken and in addition thereto, the City Council may at its hearing receive such further evidence as seems to it relevant. Upon due and public hearing, the City Council shall have power to overrule or alter any such ruling of the Commission pertaining to the granting or withholding of any permit so applied for.

Section 12.

Boundaries of Districts:

The boundaries of the various districts herein provided for shall be as follows:

1. Residential District, R-1: Starting at a point on the northerly boundary of the said City at a point 150 feet east of the Northwest corner of Lot 16 in Northern Pacific First Addition to Pasco, Washington; thence running south on a line parallel to the eastern line of North Fourth Avenue and parallel with the eastern line of North Third Avenue and continuing south, parallel with the said eastern line of North Third Avenue, to the center line of Shoshone Street; thence west on the center line of Shoshone Street to the center line of North Fifth Avenue; thence south to the alley running east and west between Bonneville Street and Clarke Street; thence west to Seventh Avenue; thence south to the center line of Clarke Street; thence west on the center line of Clarke Street to North Tenth Street; thence north on the center line of North Tenth Street to the intersection of Yakima Street and Murray Avenue; thence north on Murray Avenue to Sylvester Street; thence west on Sylvester Street to Lucas Street; thence north on Lucas Street to Henry Street; thence east on Henry Street to Aurelia Street; thence north on Aurelia Street to the northerly limits of the City; thence east along the northerly boundary of the City to the place of beginning.

All the property within the boundaries above-described is hereby declared to be in Residential, R-1, and subject to all the restrictions and regulations in this ordinance provided for Residential District, R-1.

2. Commercial District, C-1: The following-described property shall be and is hereby declared to be in Commercial District, C-1, to-wit: Beginning at the intersection of East Columbia Street and Tacoma Avenue; thence west along the center line of said Columbia Street to Sixth Avenue; thence north along the center line of Sixth Avenue to Clarke Street; thence east to Fifth Street; thence north to the center line of West Shoshone Street; thence east along the center line of West Shoshone Street to Third Avenue; thence south on Third Avenue to Bonneville Street; thence east on Bonneville Street to Tacoma Avenue; thence south on Tacoma Avenue to the place of beginning.

All property within the lines so described shall be deemed to be included in Commercial District, C-1, and subject to all the restrictions and provisions in this ordinance provided for such Commercial District, C-1.

3. Manufacturing District, M-1: All the following described property shall be included in Manufacturing District, M-1: Beginning at the center of the intersection of West Columbia Street and Tacoma Avenue and proceeding west along the center line of Columbia Street to Tenth Avenue; thence south on the eastern line of Tenth Avenue to a point 120 feet north of the north line of "A" Street; thence east on a line running parallel to the north line of North "A" Street to the intersection with South First Street; thence south to the north line of "A" Street; thence east on the north line of "A" Street to South Front Street; thence north along the center line of Front Street to the intersection with the center line of Columbia Street; thence west to the place of beginning.

All property included within said boundaries are to be subject to the restrictions and provisions in this ordinance provided for Manufacturing District, M-1.

4. Residential District, R-2: All property within the corporate limits of the City of Pasco not described as being within the boundaries of Residential District, R-1, or of Commercial District, C-1, or Manufacturing District, M-1, shall be and is hereby declared to be in Residential District, R-2, and shall be subjected to all the regulations and restrictions provided for such Residential District, R-2.

Provided, however, that property of the Northern Pacific Railway Company lying north of Columbia Street and east of Tacoma Avenue and west of North Front Street and extending north to the City Limits is hereby expressly excluded from the provisions of this ordinance.

To facilitate the understanding of the territory embraced whithin the various districts herein provided for, the Commission has caused to be prepared a map of the City of Pasco on which is indicated, in appropriate colors, the boundaries of the said several districts, which said map has been authenticated by the signatures of the Chairman and Secretary of the Commission and placed on file in the office of the City Clerk. In the event of any discrepancy between the boundaries as indicated upon such map and the boundaries as described in this ordinance, the provisions of the ordinance shall prevail.

Section 13.

Enforcement.

It shall be the duty of the Building Inspector to see that this ordinance is enforced through the proper legal channels. He shall issue no permit for the construction or alteration of any building or part thereof unless the plans, specifications and intended use of such building conform in all respects with the provisions of this ordinance.

Plats: All applications for building permits shall be accompanied by a plat in duplicate drawn to scale, showing the actual dimensions of the lot to be built upon, the size, use and location of existing buildings and buildings to be erected, and such other information as may be necessary to provide for the enforcement of this ordinance. A careful record of such application and plats shall be kept in the office of the building inspector or proper enforcement official.

Section 14.

Amendments.

1. The City Council may, upon proper petition and after public hearing and with the concurrence of the planning commission, change by ordinance the district boundary lines or zone classifications as shown on the district maps.

2. The City Council may, upon its own motion and after public hearing and with the concurrence of the planning commission, amend, supplement or change by ordinance the regulations herein established.

3. A petition for change of zone classification or district boundary lines shall carry the consent of the owners of not less than fifty-one (51) percent (by area) of all property within a distance of two hundred (200) feet, streets and alleys excluded, of the proposed district, and having frontage upon any street passing through or adjoined by the proposed district. In calculating such areas the portion of any property lying at a distance of more than one hundred fifty

(150) feet from a street upon which its frontage, for the purpose of this section, is based, shall be excluded and not considered in the petition. Any property lying within a district of equal or less restrictive character than that petitioned for, shall not be included in calculating areas on such petition.

Section 15.

Completion and Restoration of Existing Buildings.

Nothing herein contained shall require any change in the plans, construction, designated or intended use of a building, for which a building permit has heretofore been issued, or plans for which are now on file with the building inspector, and a permit for the erection of which is issued within three (3) months of the adoption of this ordinance and the construction of which in either case shall have begun and been diligently prosecuted within three (3)months of the adoption of this ordinance, and which building shall be entirely completed according to such plans as filed,within one year from the adoption of this ordinance.

Nothing in this ordinance shall prevent the restoration of a building within a period of one year from the date of its destruction, which has been partly destroyed to the extent of not more than fifty (50) per cent of its assessed value, by fire, explosion, act of God, or act of the public enemy, subsequent to the passage of this ordinance, or prevent the continuance of the use of such buildings, or parts thereof.

The lawful use of the land existing at the time of the passing of this ordinance, although such use does not conform to the provisions of this ordinance, may be continued; but if such non-conforming use is discontinued for a period of one year or more, any further use of those lands and premises shall be in conformity with the provisions of this ordinance.

Section 16.

Certificate of Occupancy.

No vacant land shall be occupied or used, and no building hereafter erected shall be occupied or used, nor shall the use of a building be changed from a use limited to one district to that of any other district, as defined by this ordinance, until a certificate of occupancy shall have been issued by the building inspector.

No permit for excavation for any building shall be issued before the application has been made for certificate of occupancy.

Land: Certificate of occupancy for the use of vacant lands or the change in the use of land as herein provided, shall be applied for before any such land shall be occupied or used and a certificate of occupancy shall be issued within ten days after the application has been made, providing such use is in conformity with the provisions of these regulations.

Non-conforming uses: Upon a written request of the owner, the building inspector shall issue a certificate of occupancy for any building or land existing at the time of this ordinance taking effect, certifying, after inspection, the use of the building or land and whether such use conforms to the provisions of the ordinance. Where a plat as above provided is not already on file, an application for a certificate of occupancy shall be accompanied by a survey in duplicate form, such as is required for a permit.

Section 17.

Validity.

Should any section, clause or provision of this ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 18.

Conflicting Provisions.

That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed.

Section 19.

Violations and Penalties.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resist the enforcements of any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and shall be fined in any sum not more than fifty (50) dollars or imprisoned in the city jail for a term of not exceeding thirty (30) days, for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

Section 20.

When effective.

This ordinance shall take effect and be in force five (5) days from and after its passage and approval.

Passed and approved this 10 day of November, 1938.

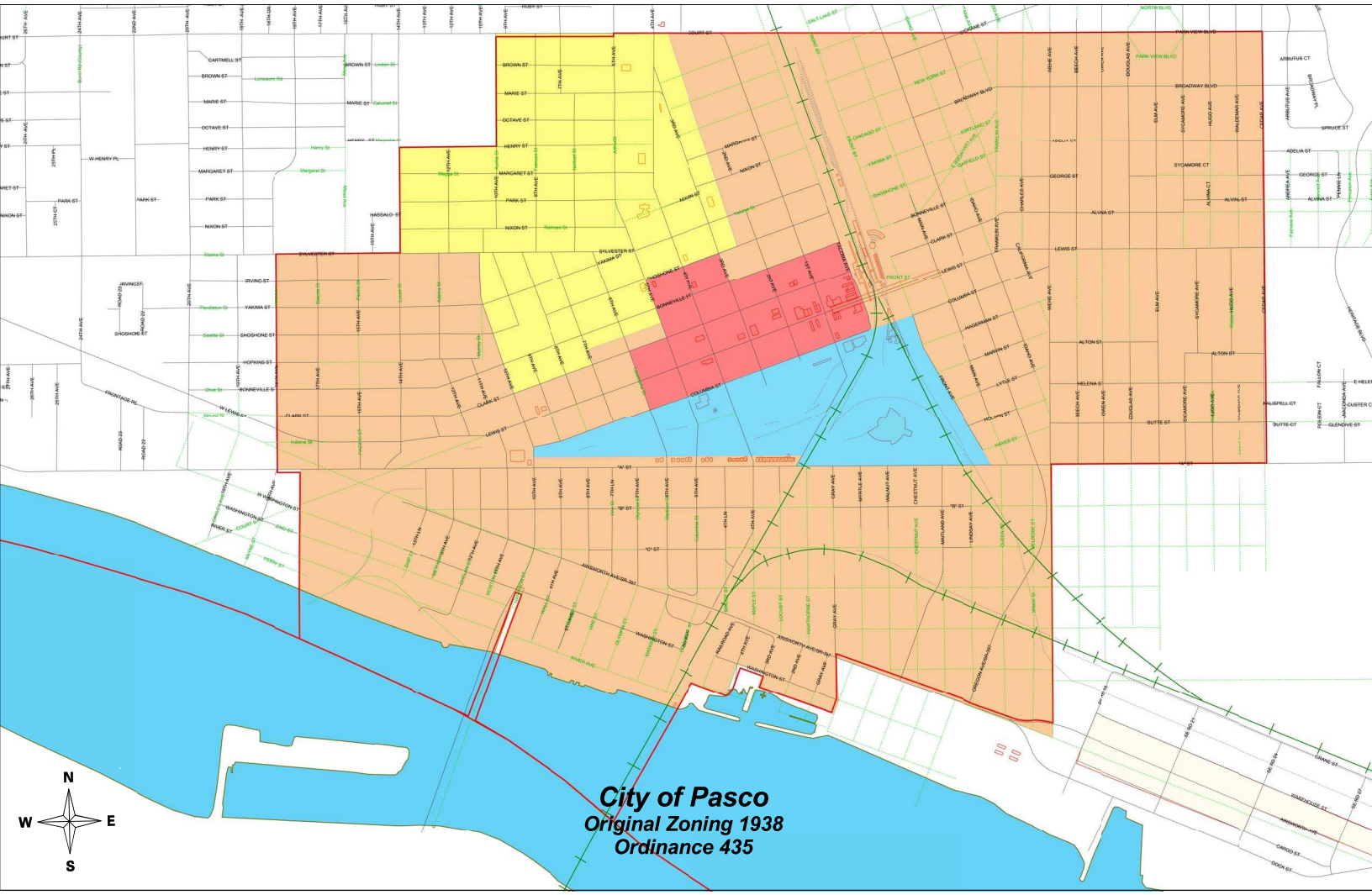
/s/ Raymond Hicks
Mayor

Attest:

/s/ Gertrude Speier
City Clerk

Approved as to form:

C. M. O'Brien /s/
City Attorney


N
W
E
S
City of Pasco
Original Zoning 1938
Ordinance 435

ORDINANCE NO. 529

AN ORDINANCE AMENDING SUB-DIVISION 1 AND 2 OF SECTION 12 OF ORDINANCE NO. 435 ENTITLED "AN ORDINANCE TO REGULATE AND RESTRICT THE LOCATION AND USE OF BUILDINGS AND THE USE OF LAND WITHIN THE CITY OF PASCO, WASHINGTON; TO LIMIT THE HEIGHT OF BUILDINGS: TO PRESCRIBE BUILDING LINES AND THE SIZE OF YARDS AND OTHER OPEN SPACES AND FOR THESE PURPOSES TO DIVIDE THE CITY INTO DISTRICTS" BY RE-DEFINING THE BOUNDARIES OF RESIDENTIAL DISTRICT R-1 AND COMMERCIAL DISTRICT C-1.

The City Council of the City of Pasco do ordain as follows:

SECTION I: That sub-division 1 and 2 of Section XXII of Ordinance No. 435 be and it is hereby amended to read as follows:

Section XXII: The boundaries of various districts herein provided for shall be as follows:

1. Residential District R-1: Starting at a point on the northerly boundary of said City at a point 150 feet east of the Northwest corner of Lot 16 in Northern Pacific First Addition to Pasco, Washington; thence running south on a line parallel to the eastern line of North Fourth Avenue and parallel to the eastern line of North Third Avenue and continuing south, parallel with the said eastern line of North Third Avenue to the center line of Shoshone Street; thence west on the center line of Shoshone Street to the center line of North Fifth Avenue; thence south to the alley, running east and west between Bonneville Street and Clark Street; thence west to Sixth Avenue; thence south to the center line of the alley running east and west between Clark and West Lewis Streets; thence west on the center line of said alley to north Seventh Street; thence west on the center line of said alley produced west to the center line of North Eighth Street; thence north along North Eighth Street to the center line of Clark Street; thence west on the center line of Clark Street to North Tenth Street; thence north on the center line of North Tenth Street to the intersection of Yakima Street and Murray Avenue; thence north on Murray Avenue to Sylvester Street; thence west on Sylvester Street

to Lucas Street; thence north on Lucas Street to Henry Street; thence east on Henry Street to Aurelia Street; thence north on Aurelia Street to the northerly limits of the City; thence east along the northerly boundary of the City to the place of beginning.

All the property within the boundaries above-described is hereby declared to be in Residential District R-1, and subject to all the restrictions and regulations in this ordinance provided for Residential District R-1.

2. Commercial District C-1: The following described property shall be and it is hereby declared to be in Commercial District C-1. Beginning at the intersection of East Columbia Street and Tacoma Avenue; thence west along the center line of said Columbia Street to Sixth Avenue; thence north along the center line of Sixth Avenue to the alley, running east and west between Columbia and Lewis Streets; thence west along the center line of said alley to South Seventh Street; thence west along the center line of said alley produced west to the center line of Eighth Street; thence north along the center line of eighth Street to the center line of the alley between Clark Street and Lewis Street produced west, said alley running in Block 8 of Pettit's Addition to Pasco; thence east along the center line of said alley produced west in Lot 7 of Pettit's Addition to Pasco to the center line of Seventh Avenue; thence west along the center line of said alley to the center line of Sixth Avenue; thence north along the center line of Sixth Avenue to the center line of Clark Street; thence east along the center line of Clark Street to the center line of Fifth Street; thence north to the center

line of West Shoshone Street; thence east along the center line of Shoshone Street to Third Avenue; thence south on Third Avenue to the center line of Bonneville Street; thence east to the center line of Bonneville Street to Tacoma Avenue; thence south on Tacoma Avenue to the place of beginning.

All property within the boundaries above described is hereby declared to be in Commercial District C-1, and subject to all the restrictions and provisions in this ordinance provided for such Commercial District C-1.

Passed by the Council and approved by the Mayor this 15 day of February, 1944.

E. A. Johnston
Mayor

ATTEST:

Adah Perry
City Clerk

APPROVED AS TO FORM:

Earl V. Grimm
City Attorney


Looking North
PELUQUERIA
Letty


Looking South
SUBURBAN


Looking East


Looking West

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.

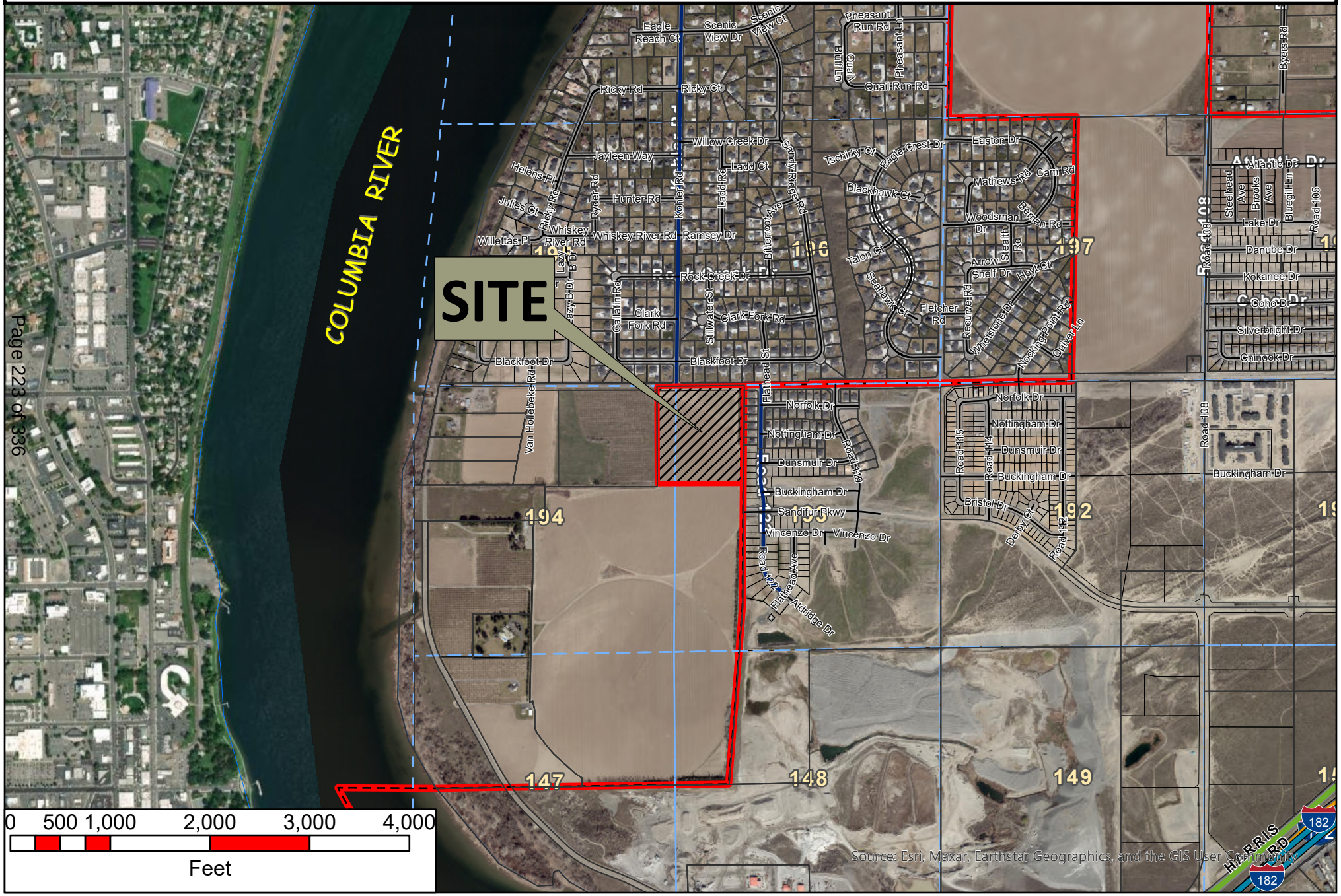
A concomitant agreement is not necessary for this proposal. The project meets all applicable standards and requirements without the need for additional agreements. Therefore, no terms or conditions related to such an agreement are recommended.

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.

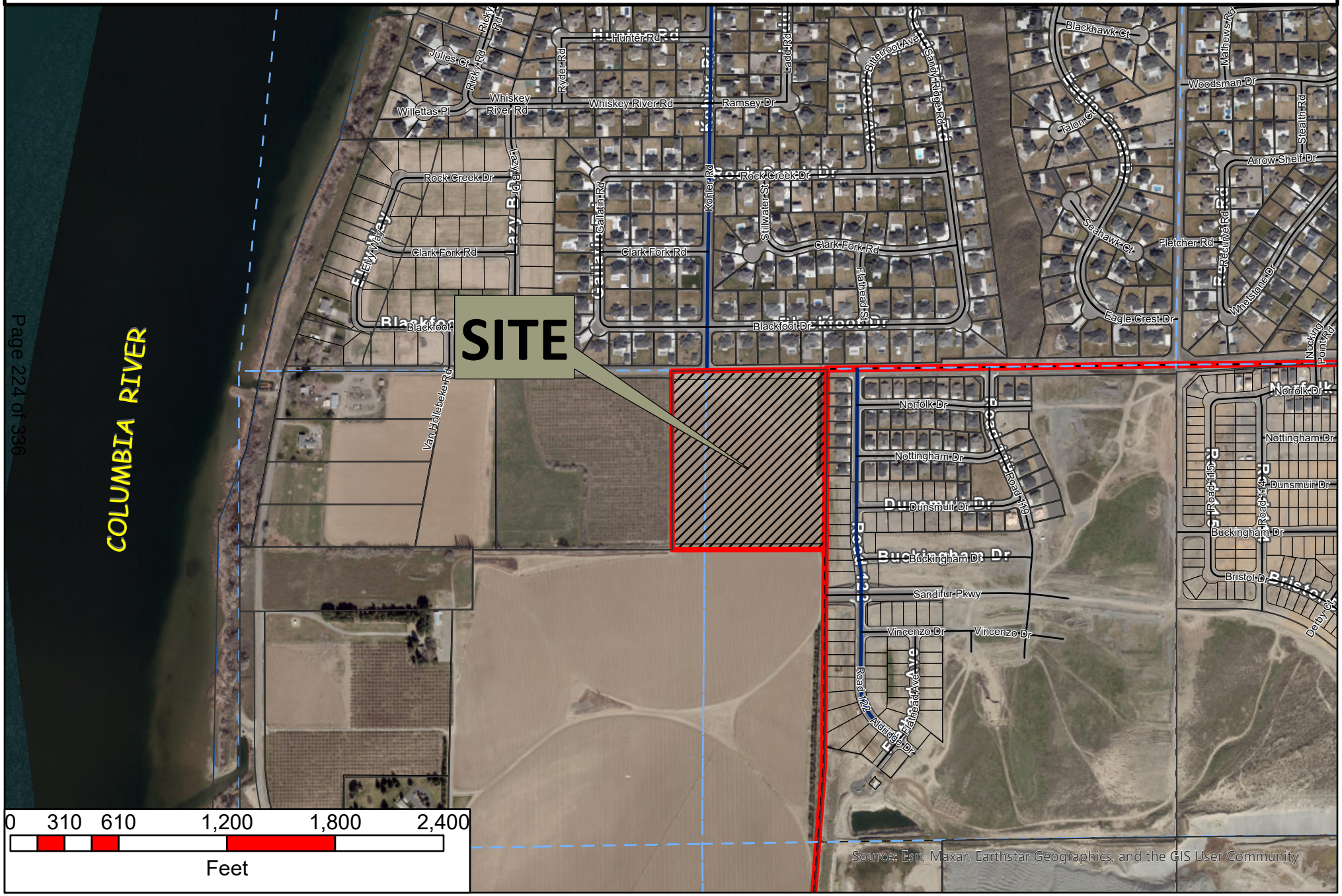
Overview Map

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



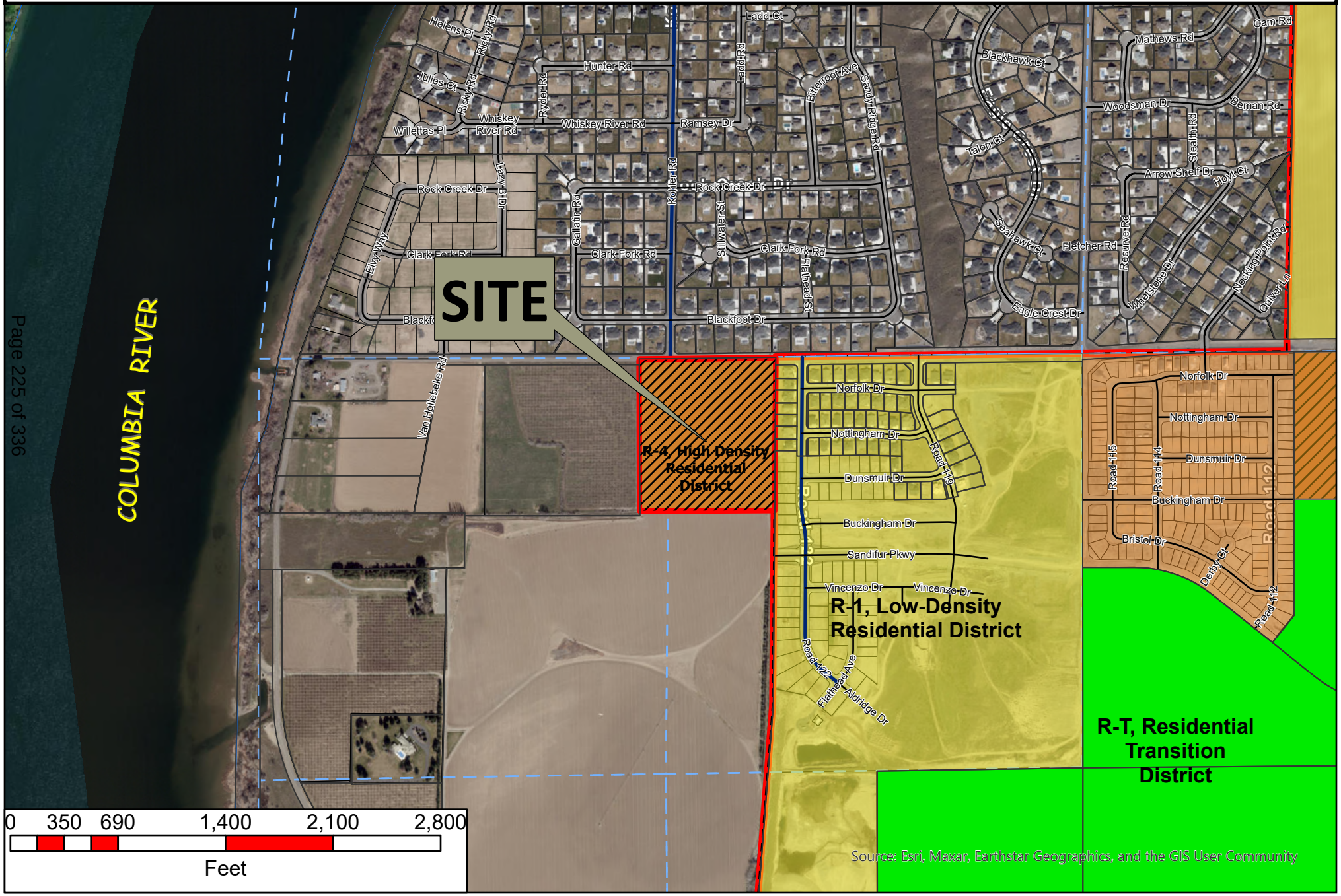
Vicinity Map

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



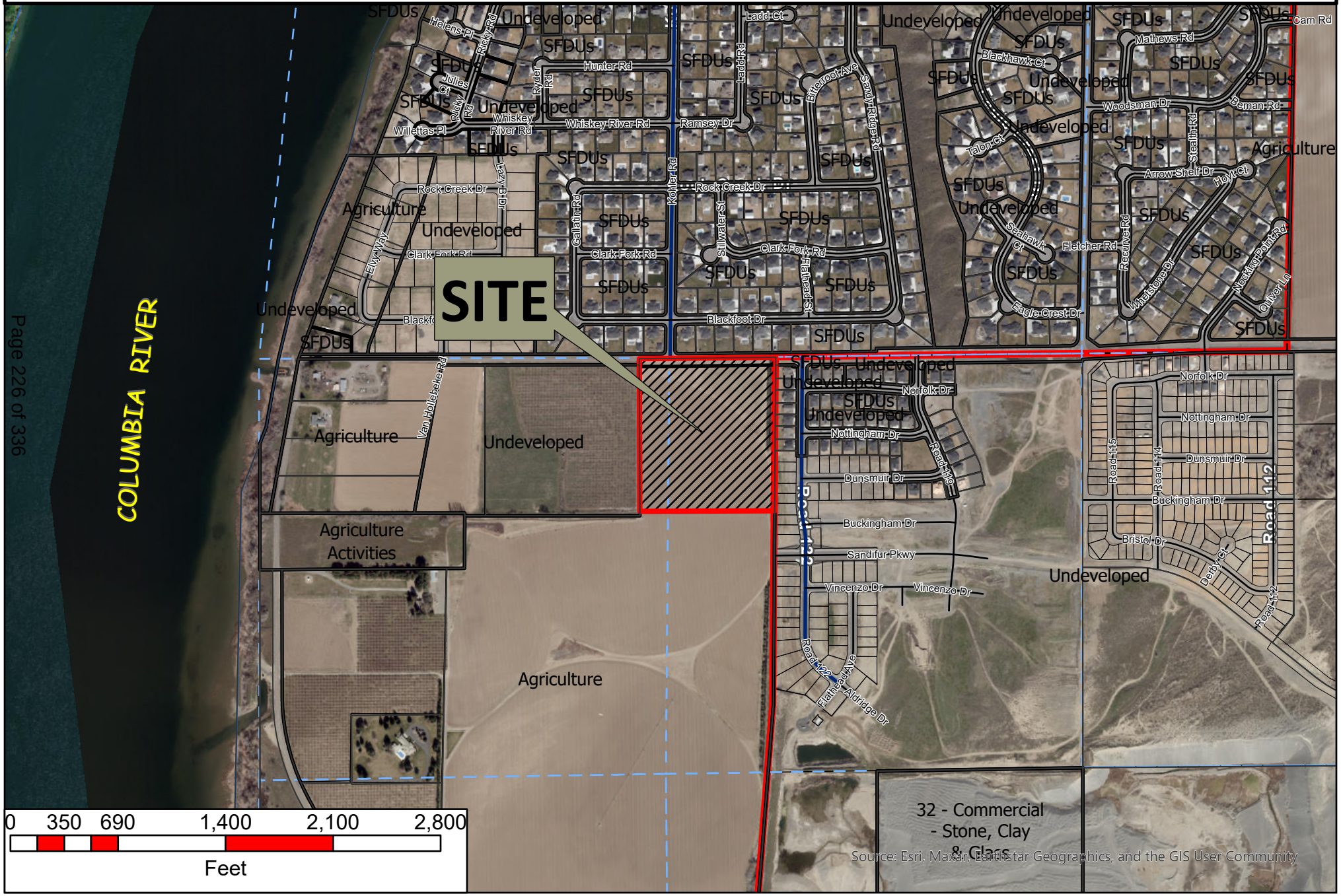
Zoning Map

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



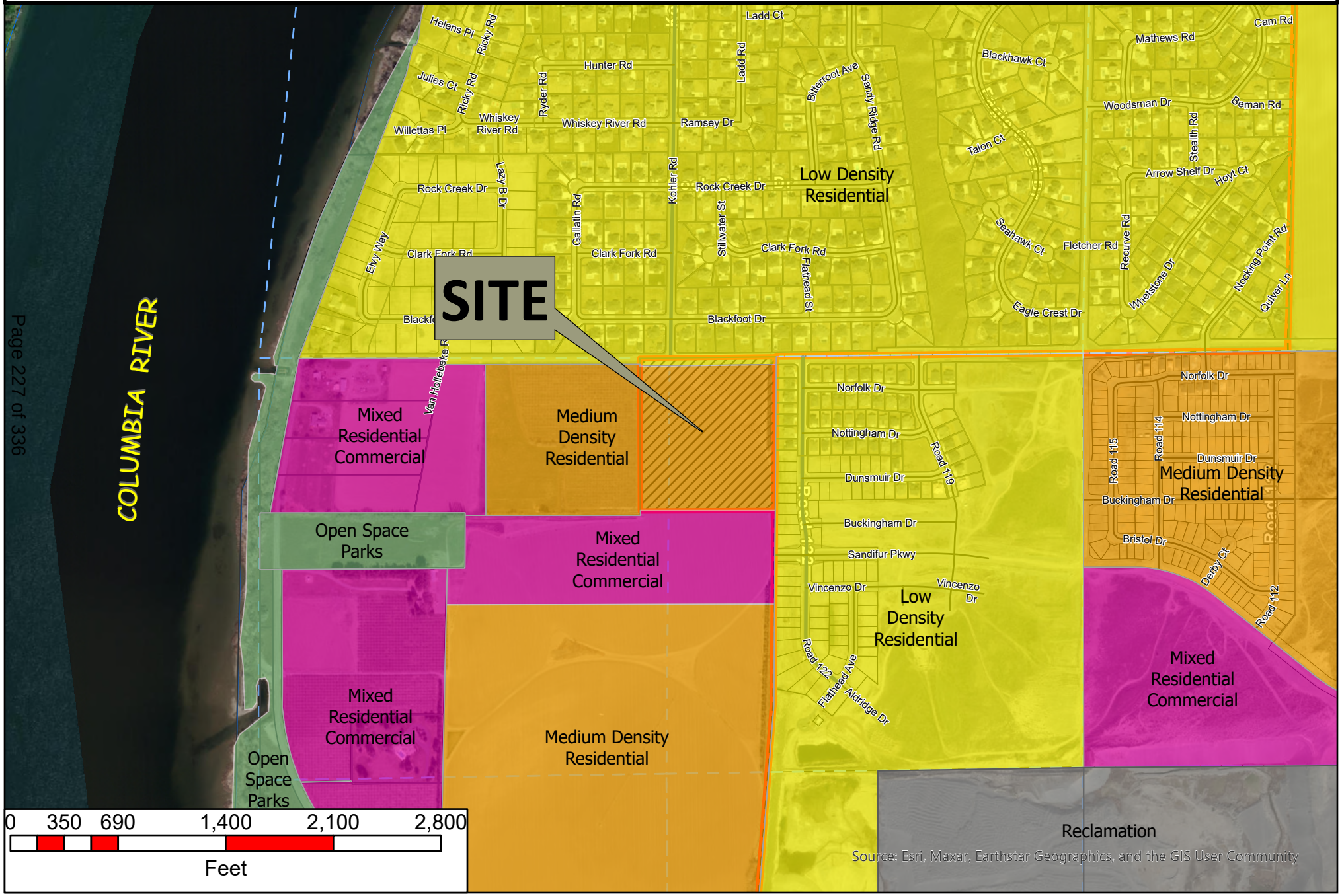
Land Use Map

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

RECEIVED
JUN 05 2025
COMMUNITY & ECONOMIC DEVELOPMENT

JUN 06 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: ~~$625~~ $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.

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:

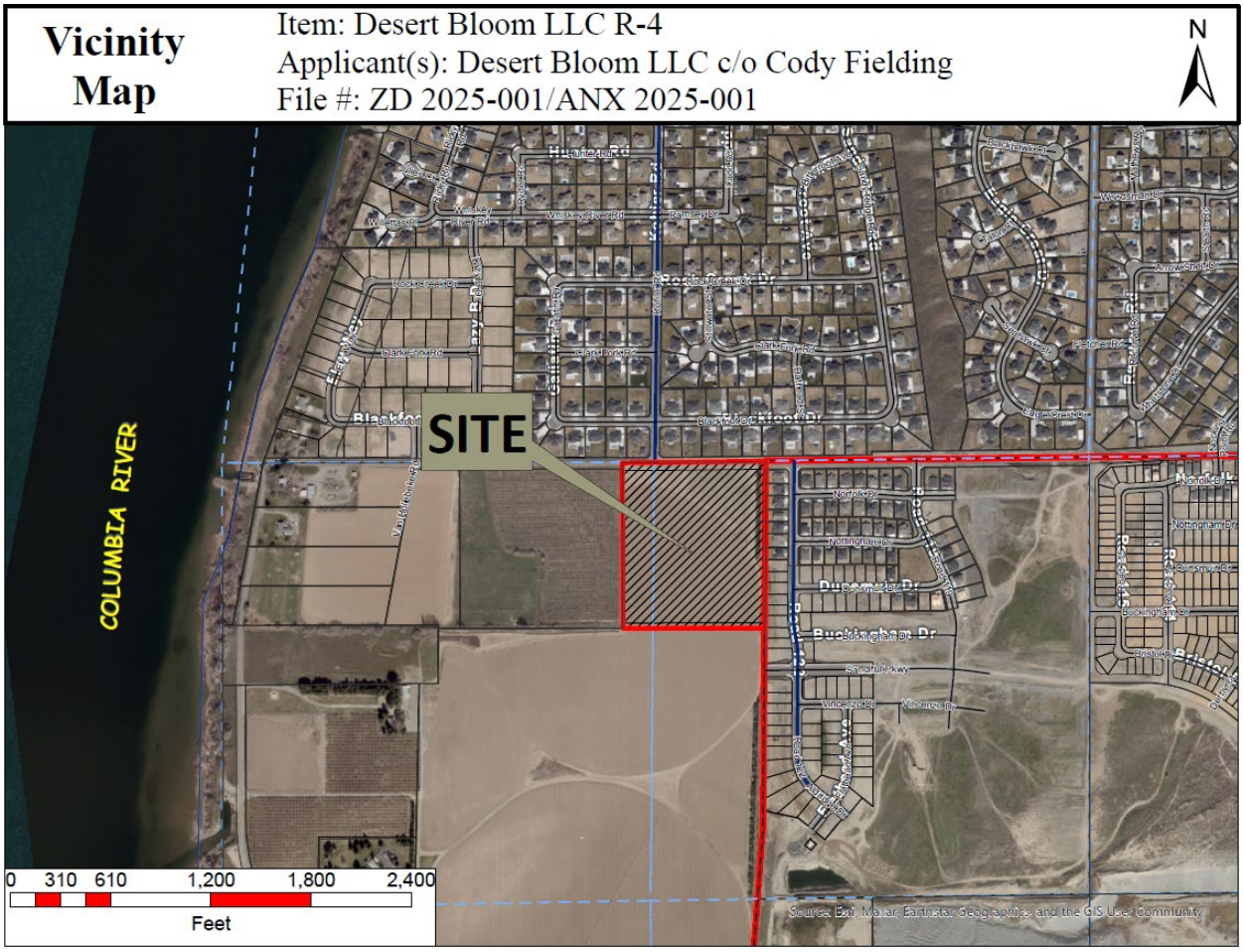
www.pasco-wa.gov/publiccomment

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.



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.

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
61D7704058D5497...

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.

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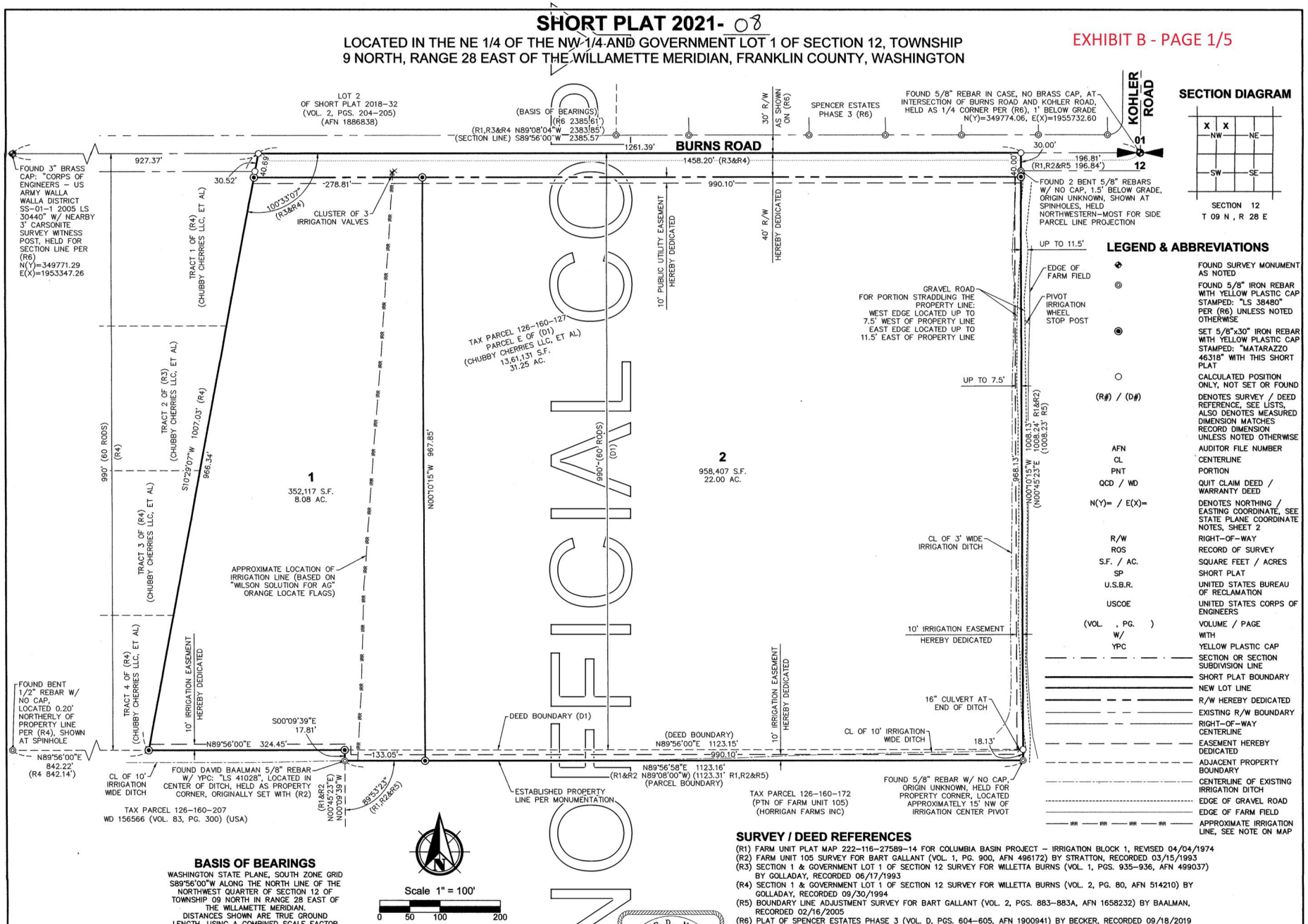
AFN # 1941262 SP
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(3 Page(s) $197.50
Matt Beaton, Auditor
Franklin Co., WA

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

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. Gurule
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
6/10/2021
ALEXANDER D. MATARAZZO, PLS 46318 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

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

Carri 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 Carri 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

Page 247 of 336

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)

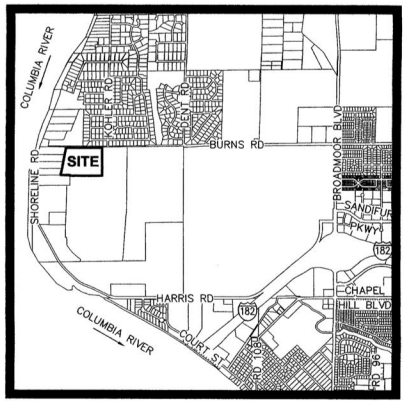
THE OWNER ACKNOWLEDGES THE USE AND EXISTENCE OF IRRIGATION WATER AND DELIVERY SYSTEMS MUST COMPLY WITH ALL DISTRICT RULES AND REGULATIONS AND MAY CAUSE DAMAGE OR BE A HAZARD TO PROPERTY AND PERSONS. THE OWNER ASSUMES ALL RISK ASSOCIATED WITH THE USE AND DELIVERY OF IRRIGATION WATER AND HOLDS THE DISTRICT 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 — 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 329 AT THE REQUEST OF PBS ENGINEERING & ENVIRONMENTAL INC.

COUNTY AUDITOR — Matt Beaton by deputy B. Bulen

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

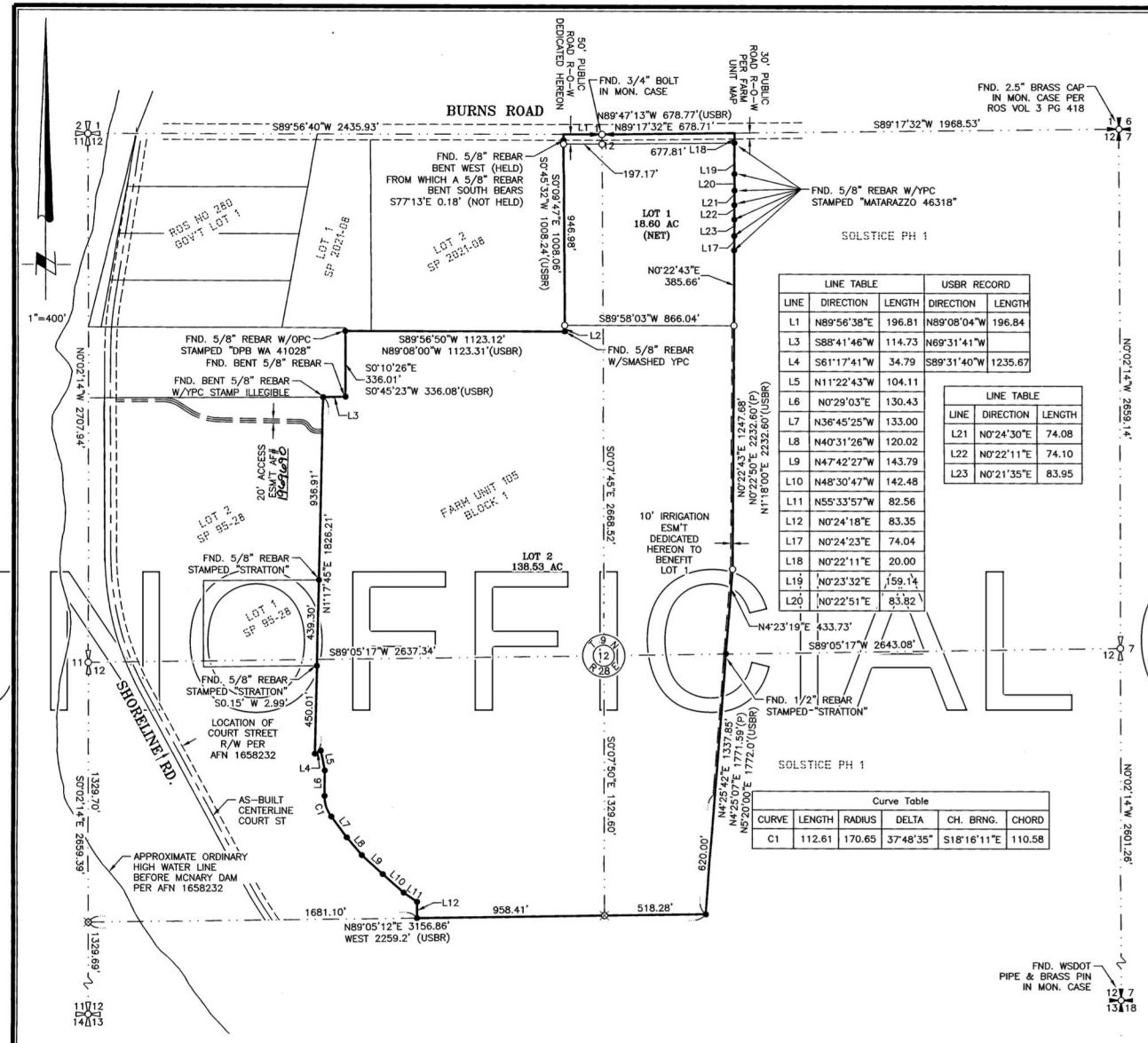
Matt Beaton, Auditor, Franklin County, WA. AFN # 1941262 Recorded 06/18/2021 03:14 PM DocType: SP Page: 3 of 3 Filing Instrument $197.50 RP DEVELOPMENT

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 249 of 336

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

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.

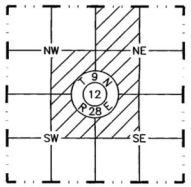
SURVEYOR'S CERTIFICATE

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

SECTION INDEX



400 200 0 400 800 1200
SCALE IN FEET

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

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. BALL — 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 Batson — 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

RSI 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

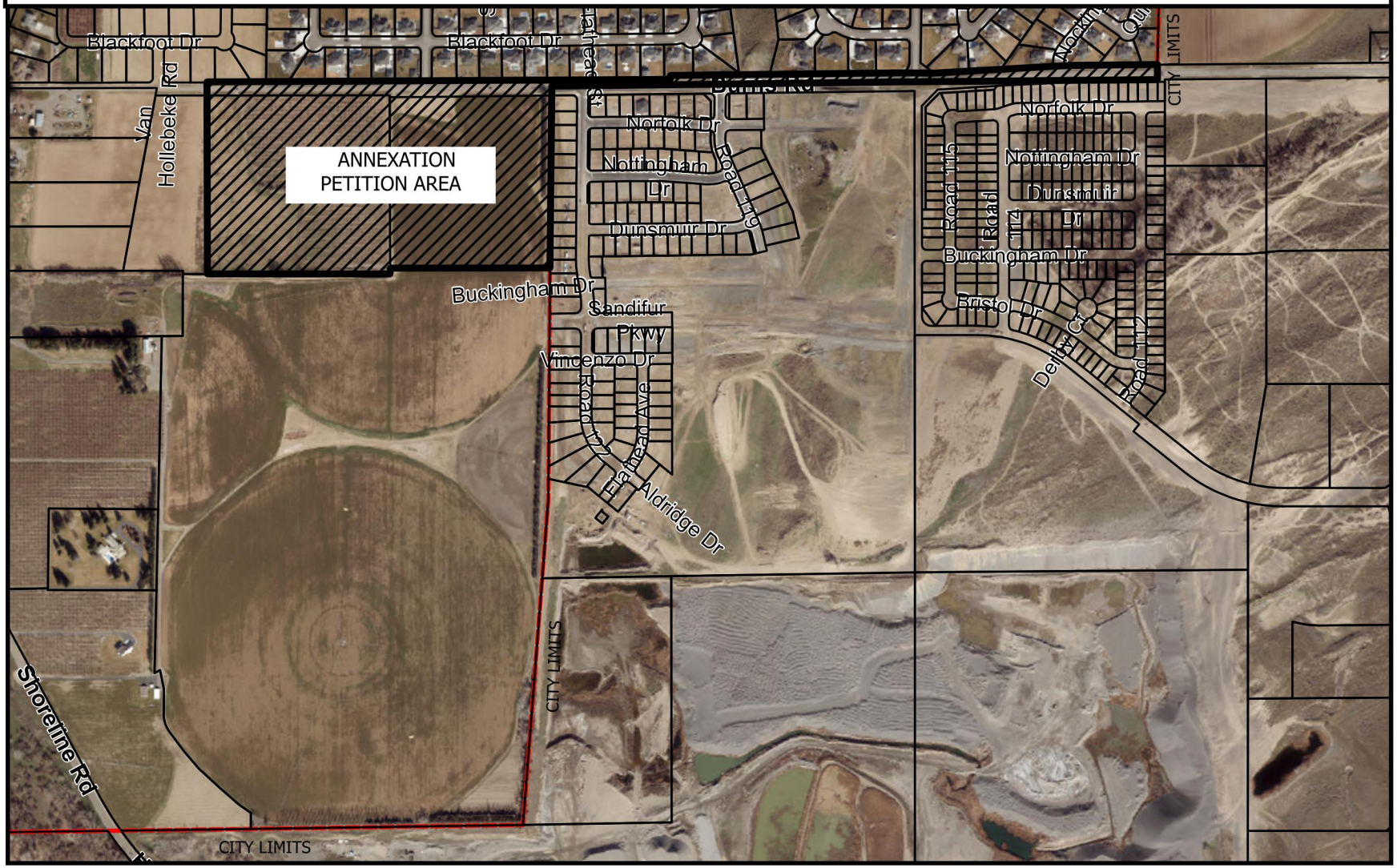
SHORT PLAT 2022-32 LOT 1, AND ALSO

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
August 13, 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.
August 4, 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. **BROADMOOR MASTER PLAN:** The City's Broadmoor Master Plan designates the site as *Medium Density Residential*, which allows for a variety of housing types at a density range of 6 to 29 dwelling units per acre, as outlined in both the Broadmoor Master Plan and Pasco Municipal Code (PMC) 25.97.055(1)(a) and (b). Within the Broadmoor Master Plan and Overlay District (PMC 25.97.040), the permitted zoning options include R-2, R-3, and R-4, all of which are subject to the same maximum density of 29 dwelling units per acre, per PMC 25.97.055(1)(b).

   It is important to note that while the Comprehensive Plan density table (PMC 25.215.015) limits the *Medium Density Residential* classification to 20 dwelling units per acre, PMC 25.97.030 clarifies that the provisions of the Broadmoor Overlay District apply in addition to the underlying zoning regulations and take precedence in the event of a 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 August 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/Broadmoor Master 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 Broadmoor Master 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 Broadmoor Master 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 Broadmoor Master 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 July 30 and August 3, 2025, in compliance with this requirement.
4) Pursuant to PMC 25.220.020(c), public notice was mailed on July 24, 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 Broadmoor Master Plan and aligns with the designated land use for the subject property.

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 City has experienced significant growth over the past two decades. According to the Washington State Office of Financial Management, the City's population increased from 32,066 in 2000 to 59,781 in 2010. As of 2022, the estimated population was 80,180, reflecting a 34% increase since 2010. Projections indicate continued growth, with the population expected to reach 121,828 by 2038-an increase of approximately 52% from 2022.

In response to this growth, the Broadmoor Master Plan was developed specifically for the Broadmoor area to guide future development in a more detailed and coordinated manner than the City's Comprehensive Plan. The "Broadmoor Vision and Plan" chapter did not alter the land use designation of the subject site as established in the Comprehensive Plan but did increase the maximum allowable density from 20 to 29 dwelling units per acre.

The applicant has requested an R-3 zoning designation, which aligns with the site's Medium-Density Residential land use designation under the Broadmoor Master Plan.

The Vision and Plan outlines a mixed-use, diverse community designed for efficient bike, pedestrian, and vehicle circulation. This area is expected to support a substantial share of the City's future growth through a more compact development pattern. The intent of the Medium-Density Residential designation is to accommodate a range of housing types, including small-lot single-family homes-both attached and detached-as well as duplexes and multiplexes.

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.*

Planning Principle 2.1.1 (3) Provide a variety of housing choices with a priority on higher density developments.

Burns Road, which fronts the annexed area, is already largely improved with a paved roadway. While the existing conditions do not yet reflect the ultimate design, future development is expected to bring the roadway into conformance with the planned cross-section. The long-term vision for this arterial street includes a 100-foot-wide right-of-way consisting of a 12-foot multi-

use path, a 6.5-foot planter strip or tree wells, an additional 8.5-foot planting strip, a 6.5-foot buffer, an 11-foot travel lane, a 13-foot median, another 11-foot travel lane, another 6.5-foot buffer, a 7.5-foot planting strip, a second 6.5-foot planter strip or tree wells, a 7-foot sidewalk, and underground utilities where feasible along the edges of the street.

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 city limits or in unincorporated areas of the county. The request aligns with the Broadmoor Master Plan's Medium Density Residential designation, and any future development will be required to meet applicable City development standards-including setbacks, buffering, and traffic mitigation-to minimize impacts on adjacent properties.

While not required at this stage, it is worth noting that the petitioner has not identified the specific housing type anticipated following annexation. The property to the east shares the same land use designation and based on its zoning determination application, is anticipated to develop with single-family detached housing. Land use designations to the south and west-focusing on the immediate vicinity-comprise a mix of residential and commercial uses.

The area directly north of the site, across Burns Road, lies within the City's Urban Growth Area but is not part of the Broadmoor planning area. Under current PMC provisions, zoning districts such as R-S-12, R-S-1, and R-1-which apply to portions of this northern area-allow for a variety of dwelling types per lot while maintaining a density of 3 to 6 dwelling units per acre. However, existing lots in this area do not conform to the density standards established in the Comprehensive Plan. Therefore, the proposed zoning for the subject site is not expected to create compatibility concerns and is consistent with the City's broader goal of accommodating and managing future growth.

(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 Broadmoor Master 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.

In response to ongoing community growth, Pasco School District #1 recently completed a Capital Facilities Plan to guide future school facility needs.

(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 Broadmoor Master 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.

The traffic analysis prepared for the Broadmoor Master Plan evaluated the highest-impact development scenarios and assessed their traffic characteristics and potential impacts. The study recommended several mitigation measures at key intersections not associated with I-182, including:

- *Install a traffic signal at Dent Road / Broadmoor Boulevard and widen each approach to allow for dedicated left turn lanes.*
- *Install a traffic signal at Dent Road / Edelman Road / Broadmoor Boulevard and widen each approach to allow for dedicated left turn lanes. The eastbound right turn movement would also benefit from a dedicated right turn lane.*
- *Widen the intersection of Sandifur Parkway / Harris Road / Broadmoor Boulevard for dual northbound left turn lanes, dual southbound left turn lanes, and dual eastbound right turn lanes. Signal timing will need to include an overlap phase so that eastbound right turn movements can occur simultaneously with the northbound left turn movements.*
- *Provide a new signalized intersection serving the Broadmoor Area approximately mid-way between Dent Road / Edelman Road and Dent Road. This access will help relieve turning movements at other major intersections along Broadmoor Boulevard.*

The analysis also concluded that while a coordinated high-density scenario would result in more total trips, those trips would be shorter (reduced Vehicle Miles Travelled) and more likely to remain within the Broadmoor area. Conversely, a moderate-density scenario would still generate more trips but rely more heavily on regional roadways.

Given these planned system-wide improvements and the fact that no specific development is currently proposed, no additional conditions are recommended at this time to mitigate significant adverse impacts.

(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.

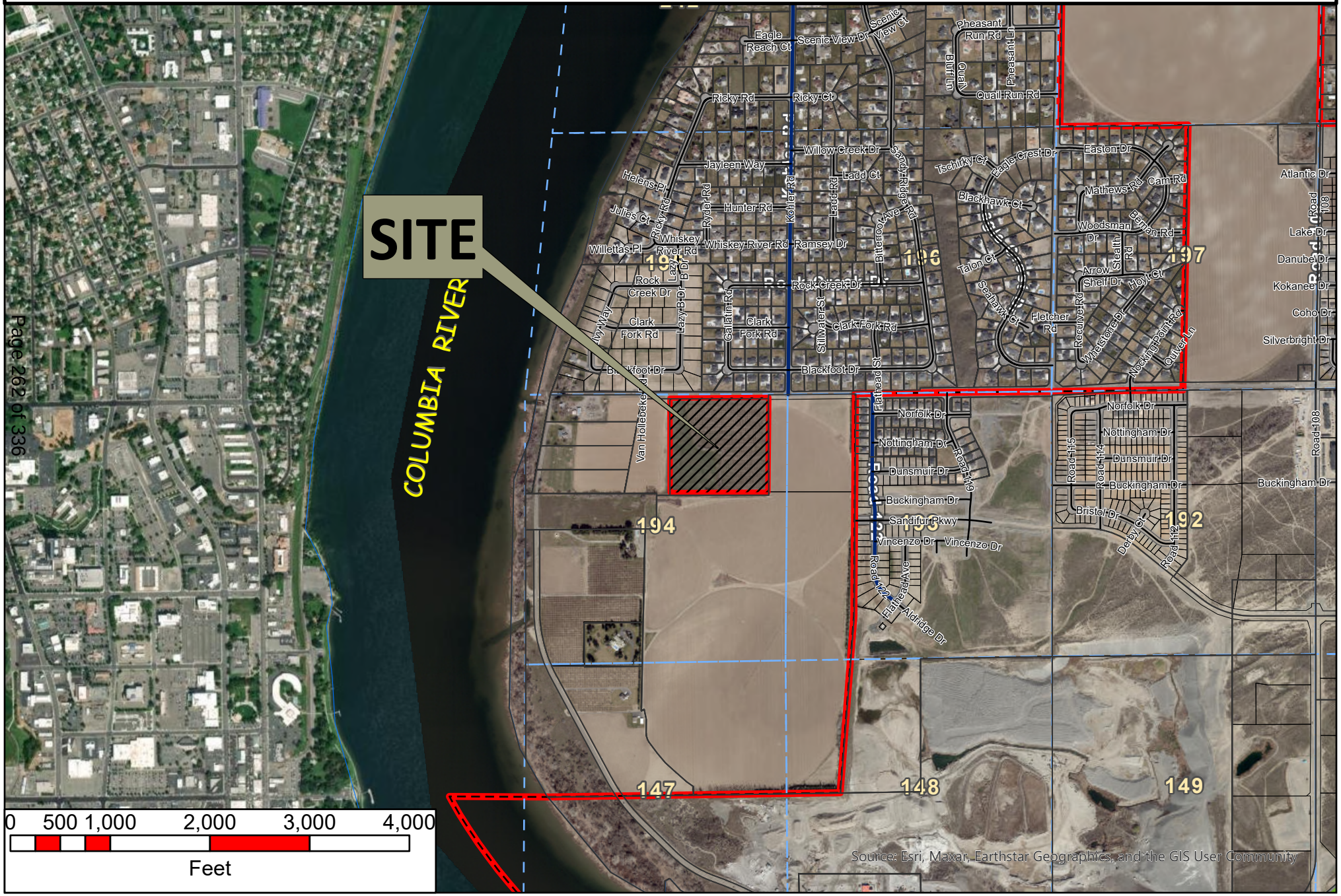
A concomitant agreement is not necessary for this proposal. The project, as presented, meets all applicable City standards and requirements without the need for additional terms or conditions beyond those already outlined in the zoning and development regulations. Furthermore, the planned north-south 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.

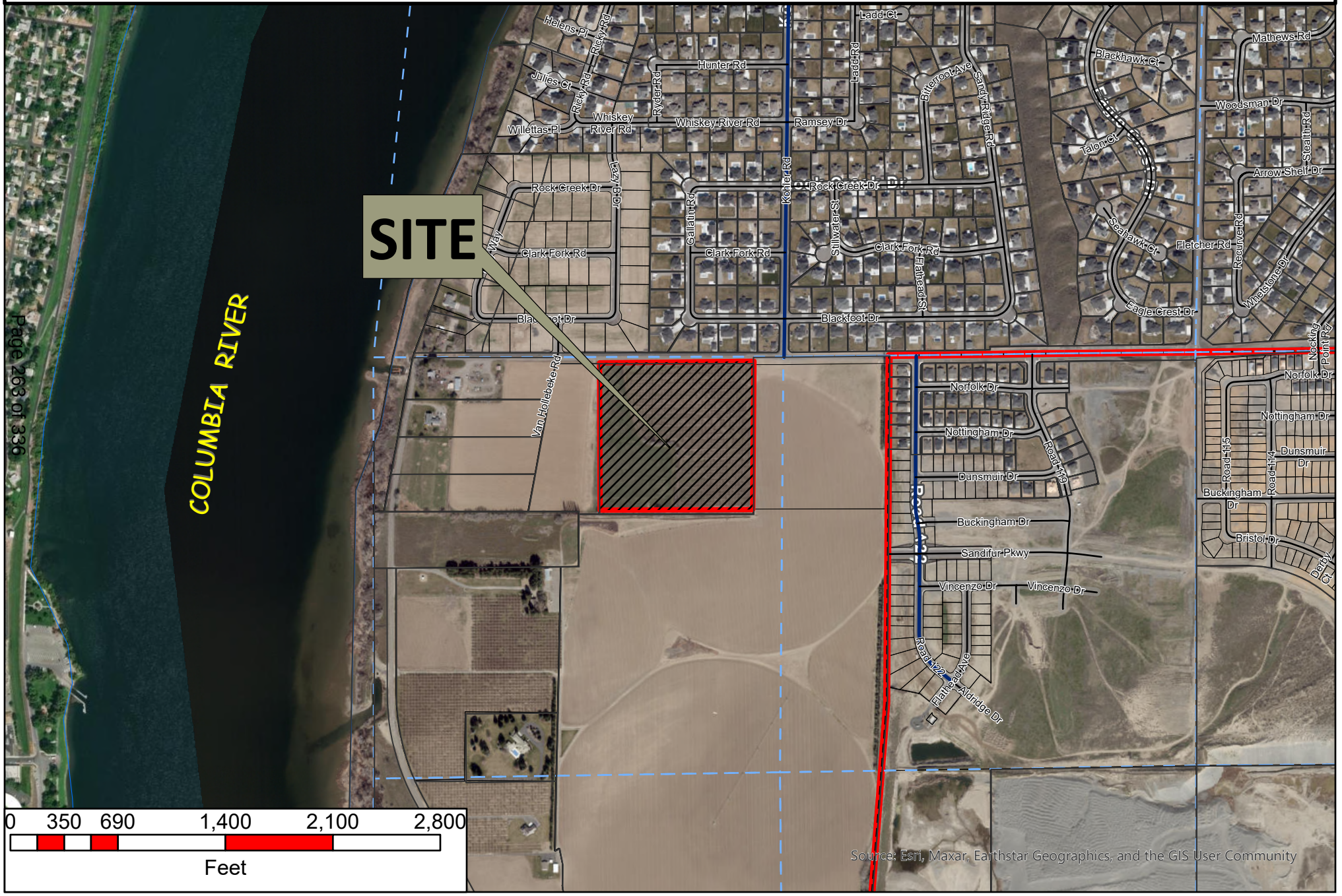
Overview Map

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



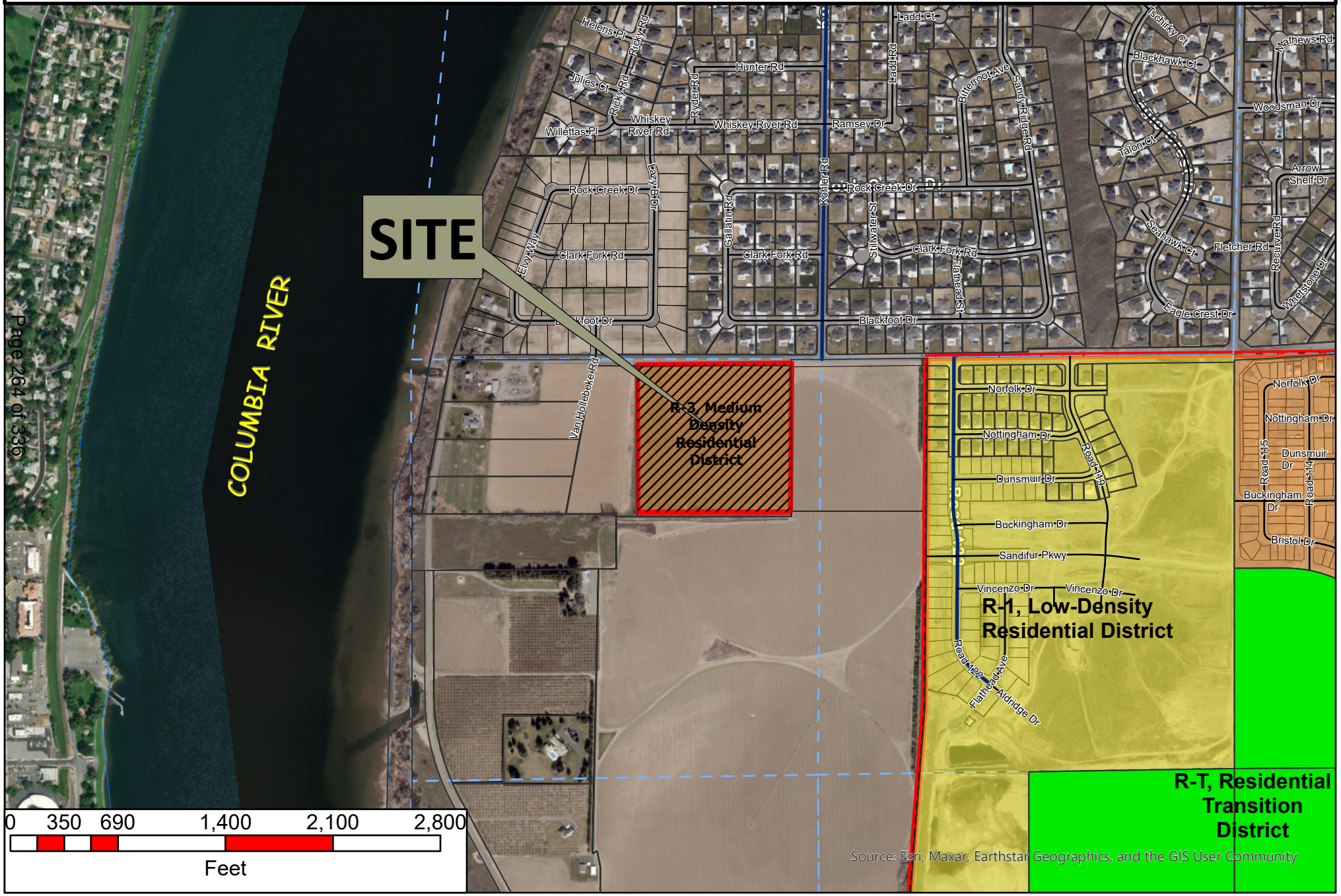
Vicinity Map

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



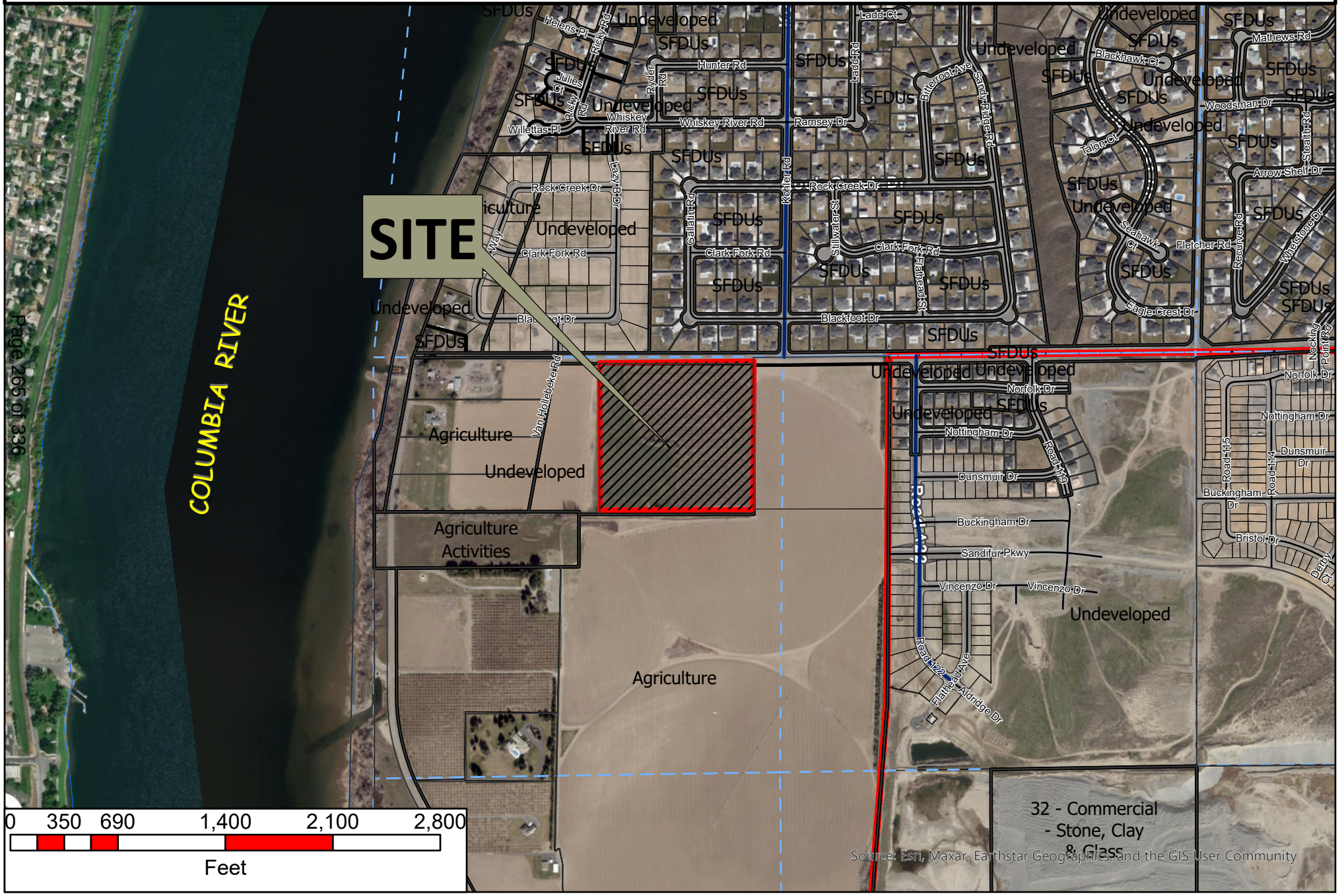
Zoning Map

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



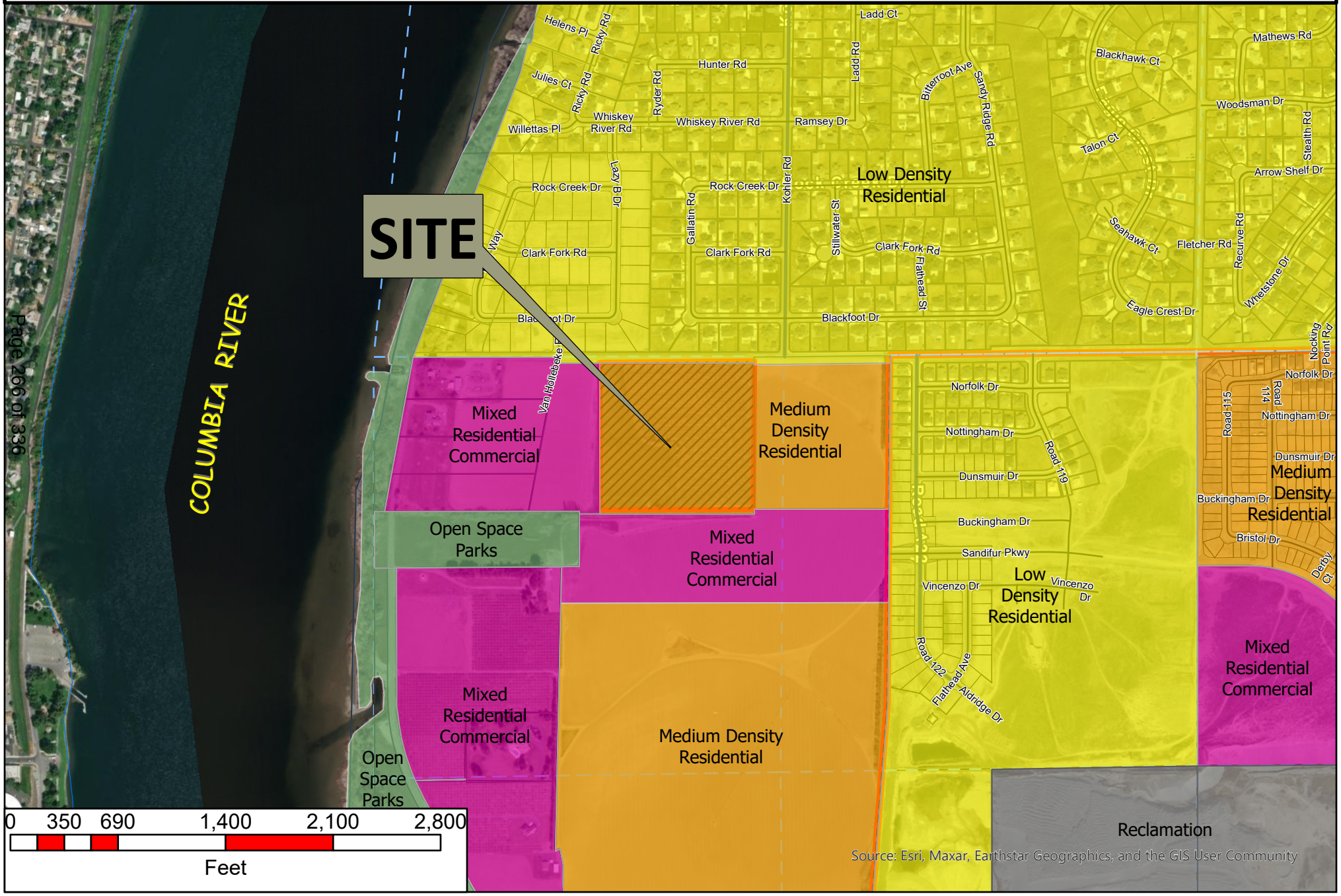
Land Use Map

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 License Number 20115846 Commission Expires 07-23-2028

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

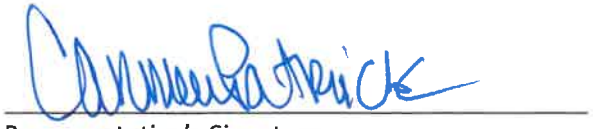
Affidavit of Mailing

In regards to MF# ZD2025-002

I, Carmen Patrick, hereby confirm that notification was sent by mail July 24, 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 24th day, July 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 August 13, 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. Please note that this zoning determination is a recommendation to City Council and not a final decision.

Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m.** on ***August 13, 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 July 21, 2025 by: *Ivan Barragan*, Planner II, PO Box 293 Pasco, WA 99301 (509) 544-4146

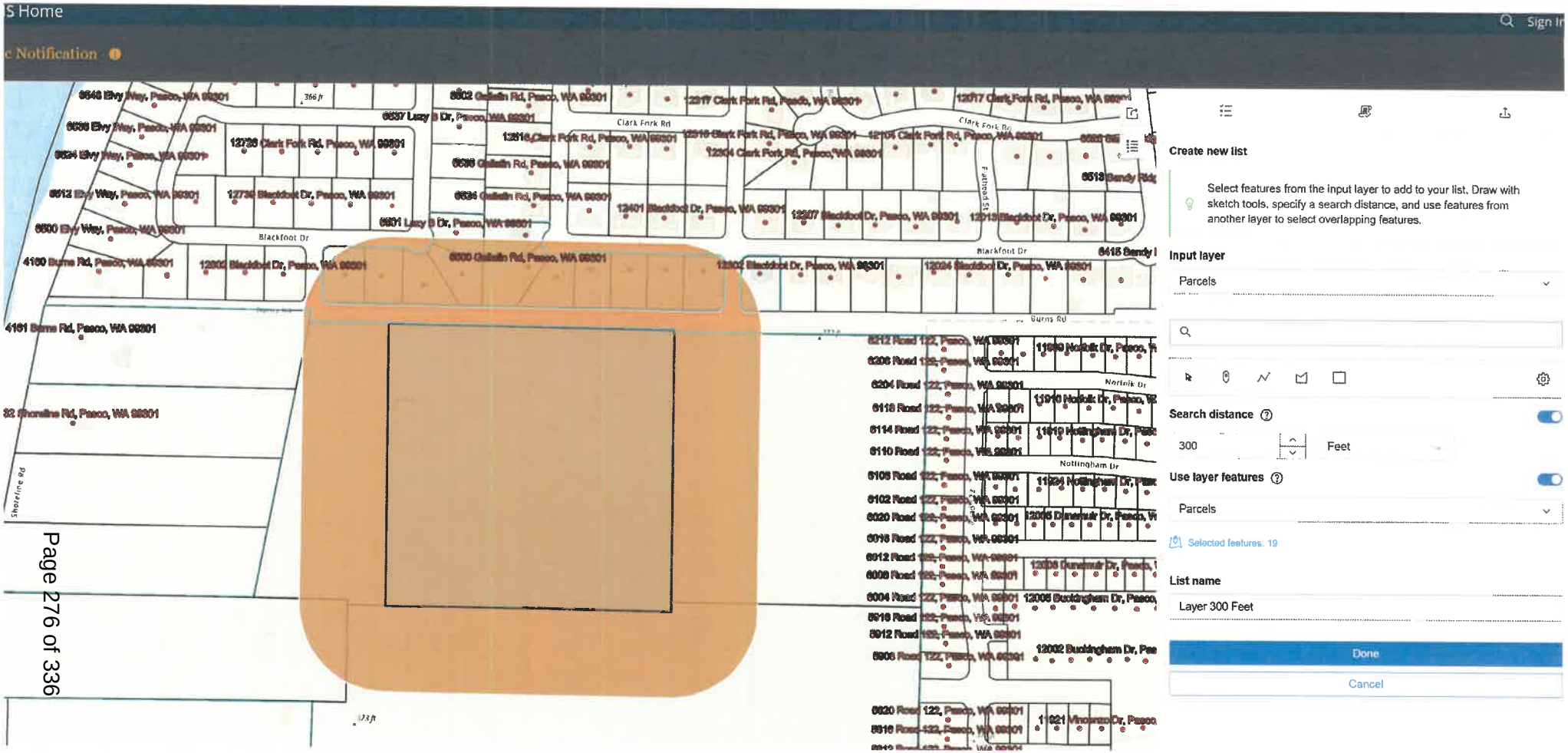
The City of Pasco welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact 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



TAXPAYER_NAME	MAIL_ADDRESS	MAIL_CITYST	ZIP_CODE
HORRIGAN FARMS INC	12905 SHORELINE RD	PASCO WA	99301-9259
SG LAND MANAGEMENT LLC	105609 E WISER PKWY	KENNEWICK WA	99338-1875
CHUBBY CHERRIES LLC (ETAL)	4161 BURNS RD	PASCO WA	99301-8908
USA	GOVERNMENT LAND		98104-0000
TRAVIS R & SHAELYN K URLACHER	12314 BLACKFOOT DR	PASCO WA	99301-4889
MICHAEL & ASHLEY ROBBINS	12400 BLACKFOOT DR	PASCO WA	99301-4872
JERRY & TAMMY WUBBEN	12412 BLACKFOOT DR	PASCO WA	99301-4872
GABRIEL SANTOS URBANO & RACHEL V/	12526 BLACKFOOT DR	PASCO WA	99301-4872
LAVERN & CAROL BRUCKER	12514 BLACKFOOT DR	PASCO WA	99301-4872
GARY SHINDEHITE	12502 BLACKFOOT DR	PASCO WA	99301-4872
DARRELL & HOLLEY SOWARDS	6500 GALLATIN RD	PASCO WA	99301-5834
MARSHALL & KARY MATHEWS	6512 GALLATIN RD	PASCO WA	99301-5834
CHUBBY CHERRIES LLC (ETAL)	4161 BURNS RD	PASCO WA	99301-8908
DESERT BLOOM LLC	6119 BURDEN BLVD	PASCO WA	99301-8502
GRETL J CRAWFORD INTERIORS INC	4808 W 21ST AVE	KENNEWICK WA	99338-1858
GRETL J CRAWFORD INTERIORS INC	4808 W 21ST AVE	KENNEWICK WA	99338-1858
GRETL J CRAWFORD INTERIORS INC	4808 W 21ST AVE	KENNEWICK WA	99338-1858
NEW TRADITION HOMES INC	11815 NE 113TH ST STE 110	VANCOUVER WA	98662-1640
MICHELLE L & JAMES W AUGUST	6501 LAZY B DR	PASCO WA	99301-2644


S Home
Sign In
e Notification
Create new list
Select features from the input layer to add to your list. Draw with sketch tools, specify a search distance, and use features from another layer to select overlapping features.
Input layer
Parcels
Search distance
300
Feet
Use layer features
Parcels
Selected features: 19
List name
Layer 300 Feet
Done
Cancel
Clark Fork Rd
Blackfoot Dr
Burns Rd
Norfolk Dr
Nottingham Dr
Buckingham Dr
Shoreline Rd

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

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Legal Description:

SHORT PLAT 2021-08 LOT 2

Approximately 22 acres (958,320 square feet).

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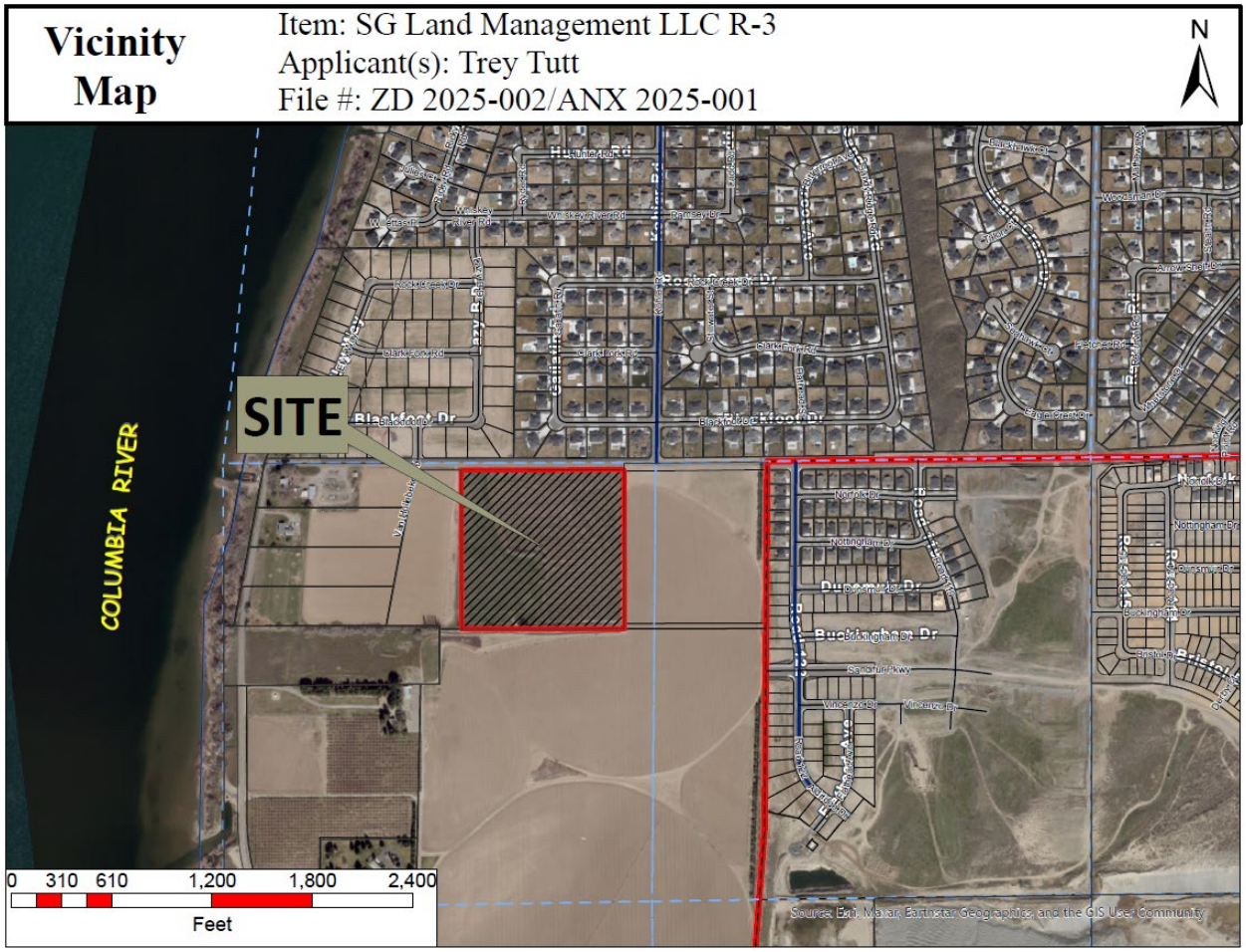
www.pasco-wa.gov/publiccomment

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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 July 21, 2025 by: *Ivan Barragan*, Planner II, PO Box 293 Pasco, WA 99301 (509) 544-4146

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ORDER DETAILS

Order Number:
IPL0256373
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
TRI - Legal Ads
Site:
tricity
Final Cost:
$506.41
Referral Code:
NOPH
Payment Type:
Account Billed
User ID:
IPL0018633

UPDATE STATUS

Current Status:
Submitted
New Status:

Submitted

ORDER NOTES

Additional Information

Update

ACCOUNT INFORMATION

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

TRANSACTION REPORT

Date
July 21, 2025 3:47:07 PM EDT
Amount:
$506.41

SCHEDULE FOR AD NUMBER IPL02563730

July 30, 2025
Tri-City Herald Print Publication
August 3, 2025
Tri-City Herald Print Publication

PREVIEW FOR AD NUMBER IPL02563730

1.54inches x 8.91inches

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 August 13, 2025**, in **the Council Chambers in Pasco City Hall at 525 N 3rd Avenu**e in Pasco, Washington (may use Sylvester Street Parking Lot Entrance). The Hearing Examiner will consider public testimony **concerning the following applications** at this hearing:

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. Please note that this zoning determination is a recommendation to City Council and not a final decision. 509-544-4146 / barragani@pasco-wa.gov

The Above Proposal is subject to the Pasco Municipal Code.
Public Comment Period: Written comments must be submitted to the Community Development Department by **5:00 p.m. on August 13, 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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IPL0256373
Jul 30,Aug 3 2025

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
6D...

Ken Ferguson Law, PLLC
City Attorneys

EXHIBIT A

ANNEXATION LEGAL DESCRIPTION

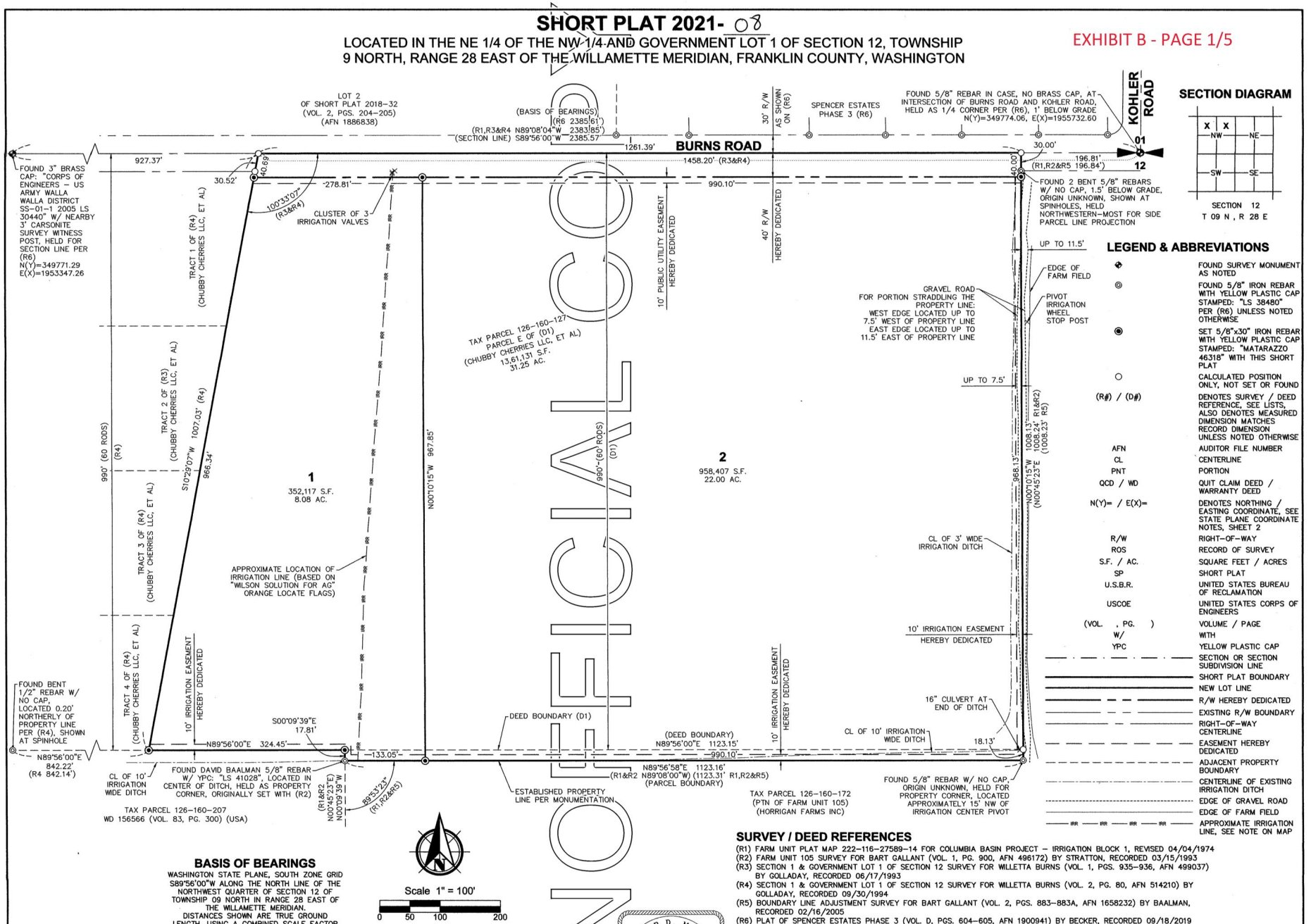
SHORT PLAT 2021-08 LOT 2, AND ALSO

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. Gurule
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 283 of 336

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

Carri 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 Carri 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

Page 284 of 336

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)

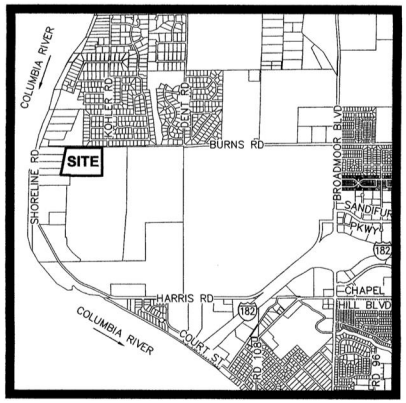
THE OWNER ACKNOWLEDGES THE USE AND EXISTENCE OF IRRIGATION WATER AND DELIVERY SYSTEMS MUST COMPLY WITH ALL DISTRICT RULES AND REGULATIONS AND MAY CAUSE DAMAGE OR BE A HAZARD TO PROPERTY AND PERSONS. THE OWNER ASSUMES ALL RISK ASSOCIATED WITH THE USE AND DELIVERY OF IRRIGATION WATER AND HOLDS THE DISTRICT 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 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
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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

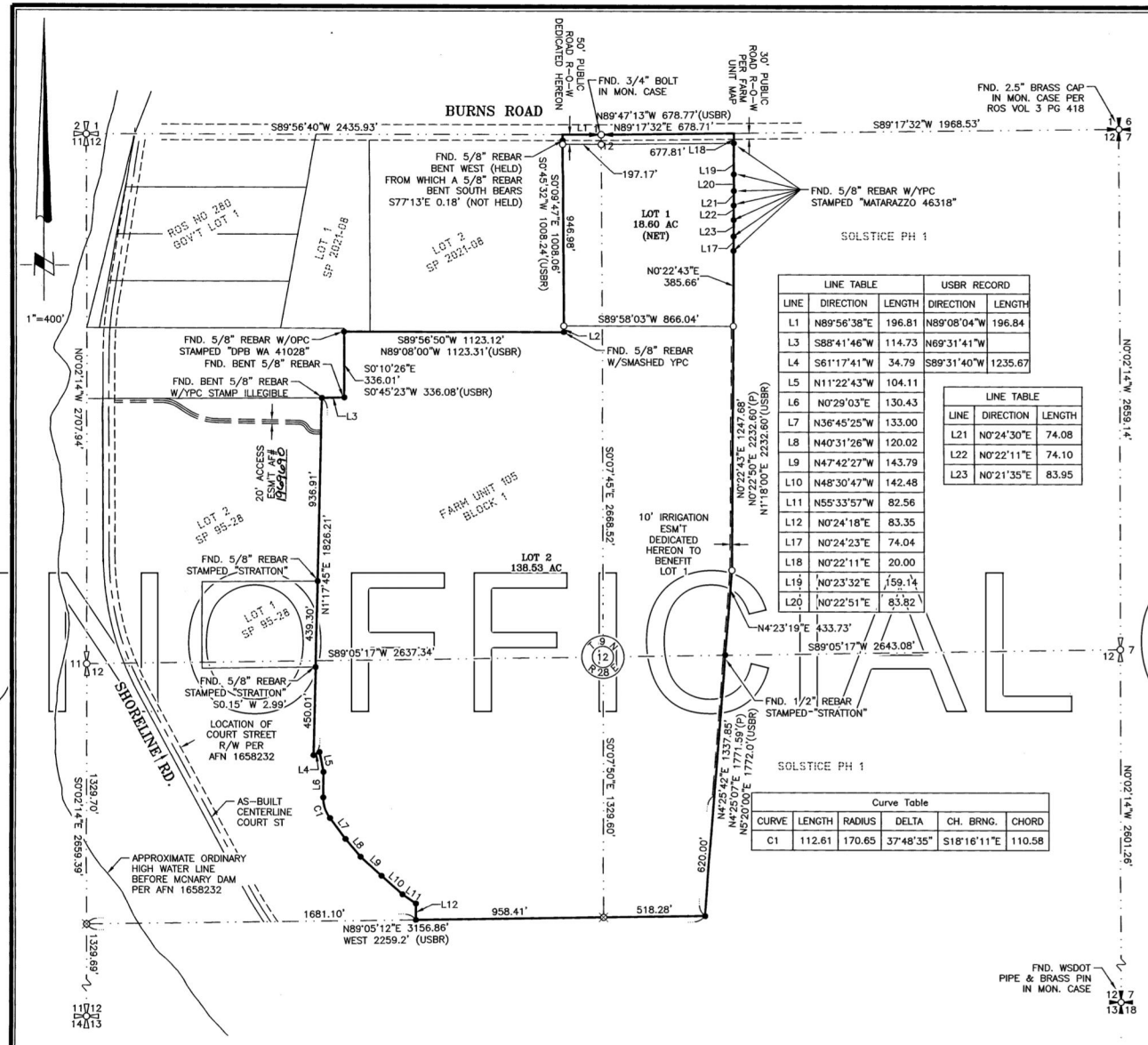
Matt Beaton, Auditor, Franklin County, WA. AFN # 1941262 Recorded 06/18/2021 03:14 PM DocType: SP Page: 3 of 3 Filing Instrument $197.50 RP DEVELOPMENT

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

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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

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.

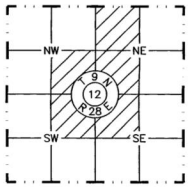
SURVEYOR'S CERTIFICATE

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

SECTION INDEX



400 200 0 400 800 1200
SCALE IN FEET

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

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.

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

RSI 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

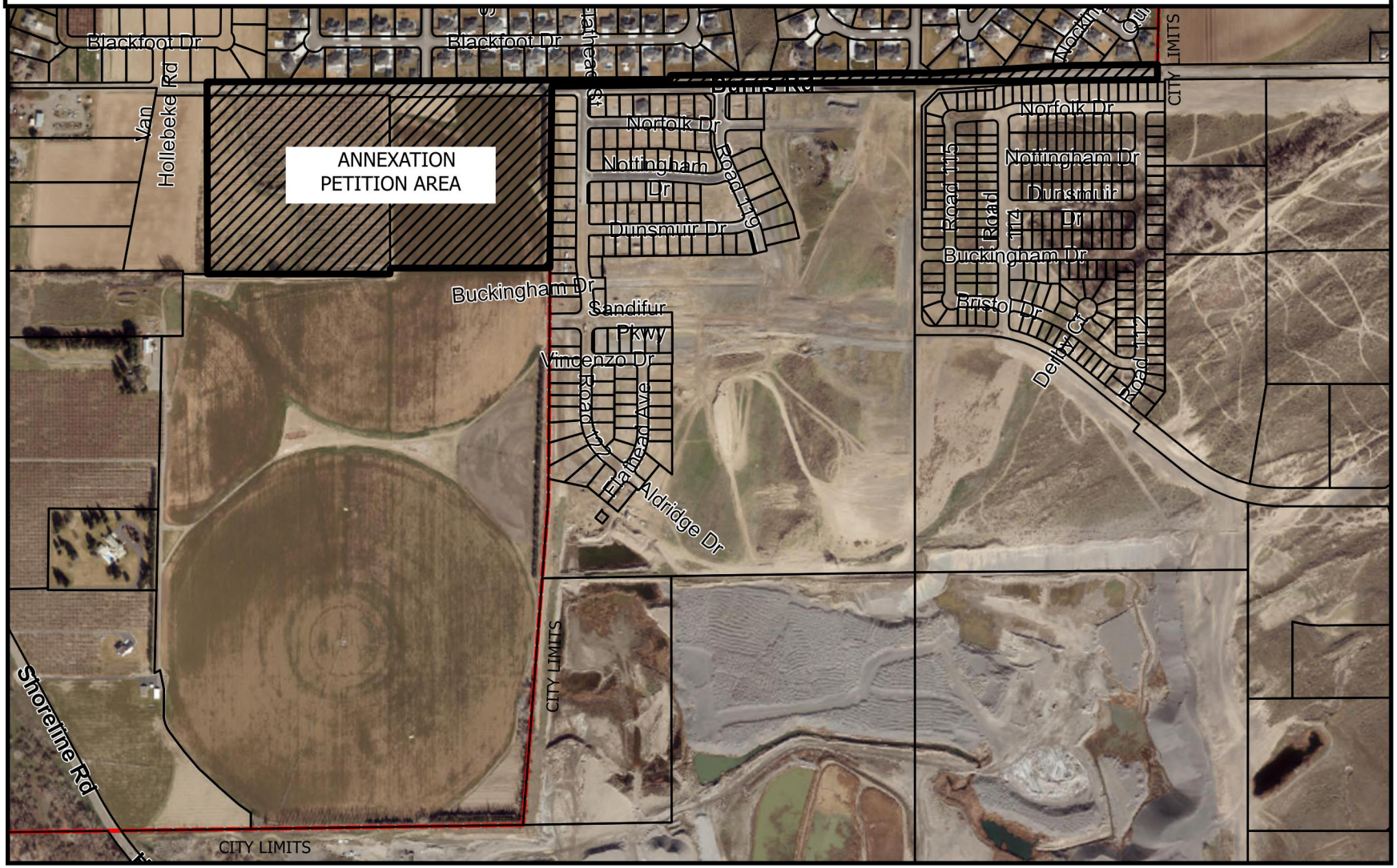
SHORT PLAT 2022-32 LOT 1, AND ALSO

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



FRANKLIN COUNTY ASSESSOR
JOHN A. ROSENAU – ASSESSOR
FENNIE HO – CHIEF DEPUTY
NIKKI MORGAN – CHIEF APPRAISER

July 23, 2025

VALIDATION OF ANNEXATION PETITION

I, John A Rosenau, Franklin County Assessor, do hereby certify that the petition for annexation provided by the City of Pasco for the unincorporated lands ANX 2025-001 known as the SG Land Management LLC and Horrigan Farms LLC Annexation located and described in attached exhibits is sufficient as far as the percentage of valuation required for the annexation.

The specific assessed validation is as follows:

ASSESSED VALUE	SIGNATURES	PERCENTAGE
$5,404,100	$5,404,100	100%

ATTEST:

John A Rosenau
FRANKLIN COUNTY ASSESSOR

Franklin County Assessor
1016 N 4th Ave A104
Pasco, WA 99301
Phone: 509-545-3506
Fax: 509-546-5840
Email: jrosenau@franklincountywa.gov

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

July 21, 2025

John Rosenau
Franklin County Assessor
1016 North 4th Avenue
Pasco, WA 99301

Mr. Rosenau,

Attached is the annexation petition (ANX2025-001) submitted by SG Land Management LLC and Horrigan Farms LLC, which includes a portion of the Burns Road right-of-way, along with the revised legal description. The petition appears to represent at least **60 percent of the assessed value** for the area proposed for annexation. Please review the petition for **sufficiency** in meeting the requirements outlined under the **petition method of annexation**.

The **City Council** will be scheduling a public hearing on the proposed annexation in the near future.

Thank you for your review.

Sincerely,

Ivan Barragan
Planner II
509-544-4146
barragani@pasco-wa.gov

Enclosure: SG Land Management LLC & Horrigan Farms LLC, including a portion of Burns Road right-of-way annexation petition with revised legal description exhibits

Cc: assessor@franklincountywa.gov

NOTICE OF INTENTION TO COMMENCE ANNEXATION PROCEDURES

TO: The City Council of the City of Pasco
525 North Third Avenue
Pasco, Washington 99301

Council Members:

The undersigned, who are the owners of not less than ten percent in value, according to the assessed valuation for general taxation of the property for which annexation is sought, hereby advise the City Council of the City of Pasco that it is the desire of the undersigned owners of the following area to commence annexation proceedings.

The property herein referred to is described on Exhibit "A" attached hereto and is depicted on Exhibit "B" further attached hereto.

It is requested that the City Council of the City of Pasco set a date not later than sixty days after the filing of this request for a meeting with the undersigned to determine:

(1) Whether the City Council will accept the proposed annexation; and,
(2) Whether the City Council will require the assumption of existing City indebtedness by the area to be annexed; and,
(3) Whether the City Council will require simultaneous zoning.

This page is one of a group of pages containing identical text material and is intended by the signers of this Notice of Intention to be presented and considered as one Notice of Intention and may be filed with other pages containing additional signatures which cumulatively may be considered as a single Notice of Intention.

NAME

Peter Strizhak

MAILING ADDRESS, CONTACT EMAIL, PHONE NUMBER

105609 Wiser Pkwy Kennewick WA, Peter@promadehomes.com, 509-392-7080

SIGNATURE

04/02/2025
DATE

Affidavit of Signature
for Annexation Notice of Intent and Petition

Under the penalty of perjury, I declare under oath, that I am authorized to sign deeds and encumbrances on behalf of Peter Strizhak and I am further authorized to sign other documents including Notices of Intent and Petitions.

Signature

4/2/2025
Date

State of Washington)
): ss.
County of Benton)

I certify that I know or have satisfactory evidence that Peter Strizhak (name of person) is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the officer (type of authority, e.g., officer, trustee, etc.) of SG Land Management (name of party on behalf of whom instrument was executed) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 2nd day of April, 2025

SARAH WASHAM
NOTARY PUBLIC
STATE OF WASHINGTON
APPOINTMENT EXPIRES JUNE 21, 2025

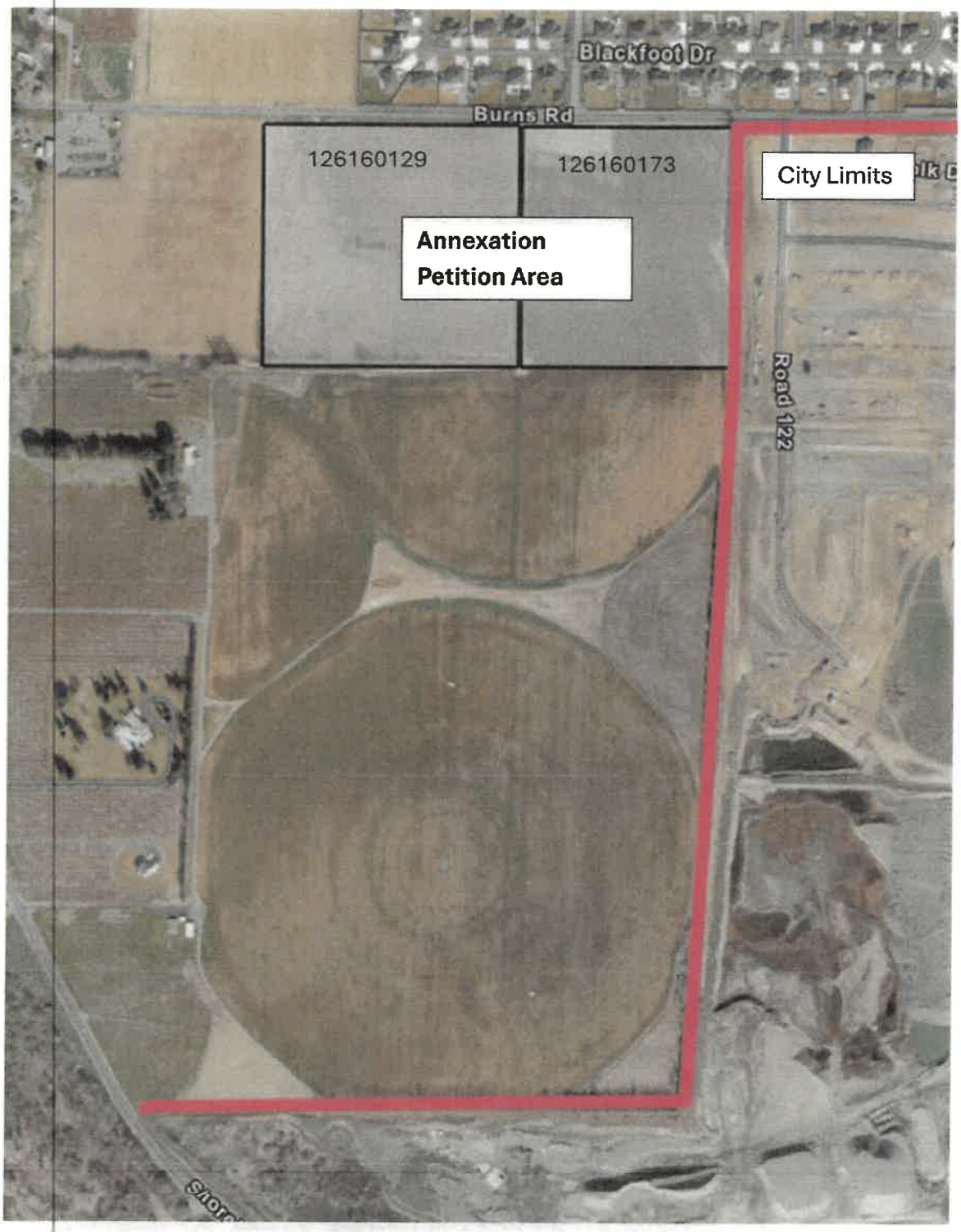
NOTARY PUBLIC in and for the State of Washington Residing at: Richland, WA
My Commission Expires: 04/21/25

Exhibit A
Annexation Legal Description

Short PLAT 2021-08 Lot 2 AND SHORT PLAT 2022-32 LOT 1

EXHIBIT B

Vicinity Map



PETITION FOR ANNEXATION TO THE CITY OF PASCO

TO: City of Pasco City Council
525 N 3rd Avenue
Pasco, WA 99301

The undersigned, being the owners of not less than sixty percent (60%), in value, according to the assessed valuation for general taxation, of the real property described in Exhibit "A" attached hereto, lying contiguous to the City of Pasco, Washington, do hereby petition that such territory be annexed to and made a part of the City of Pasco under the provisions of RCW 35.14.120, et seq., and any amendments thereto, of the State of Washington.

The territory proposed to be annexed is within Franklin County, Washington, and is described in Exhibit "A," attached hereto.

WHEREFORE, the undersigned respectively petition the Pasco City Council and ask:

(a) That appropriate action be taken to entertain this petition, fixing a date for a public hearing, causing notice to be published and posted, specifying the time and place of such hearing, and inviting all persons interested to appear and voice approval or disapproval of such annexation; and,

(b) That following such hearing the City Council determine by Ordinance that such annexation shall be effective; and that property so annexed shall become a part of the City of Pasco, Washington, subject to its laws and ordinances then and thereafter enforced.

The Petitioners subscribing hereto agree that all property within the territory hereby sought to be annexed shall be required to assume any proportional existing indebtedness and will not require simultaneous adoption of zoning regulations in accordance with the City Council's acceptance of the Notice of Intention to Commence Annexation as indicated in Resolution No. 4606 as recorded in the June 2, 2025 Council minutes of the City of Pasco, Washington.

This Petition is accompanied by and has attached hereto as Exhibit A, the legal description of the property sought to be annexed and, Exhibit B, a diagram which outlines the boundaries of the property sought to be annexed.

WARNING: Every person who signs this petition with any other than their name, or who knowingly signs more than one of these petitions, or signs a petition seeking an election when they not a legal voter, or signs a petition when they are otherwise not qualified to sign, or who makes herein any false statement, shall be guilty of a misdemeanor.

PRAYER OF PETITION: (1) Annexation of area described and depicted in Exhibits "A" and "B", (2) assuming any proportional indebtedness of the City of Pasco, and without (3) simultaneous adoption of the City of Pasco Zoning Regulations.

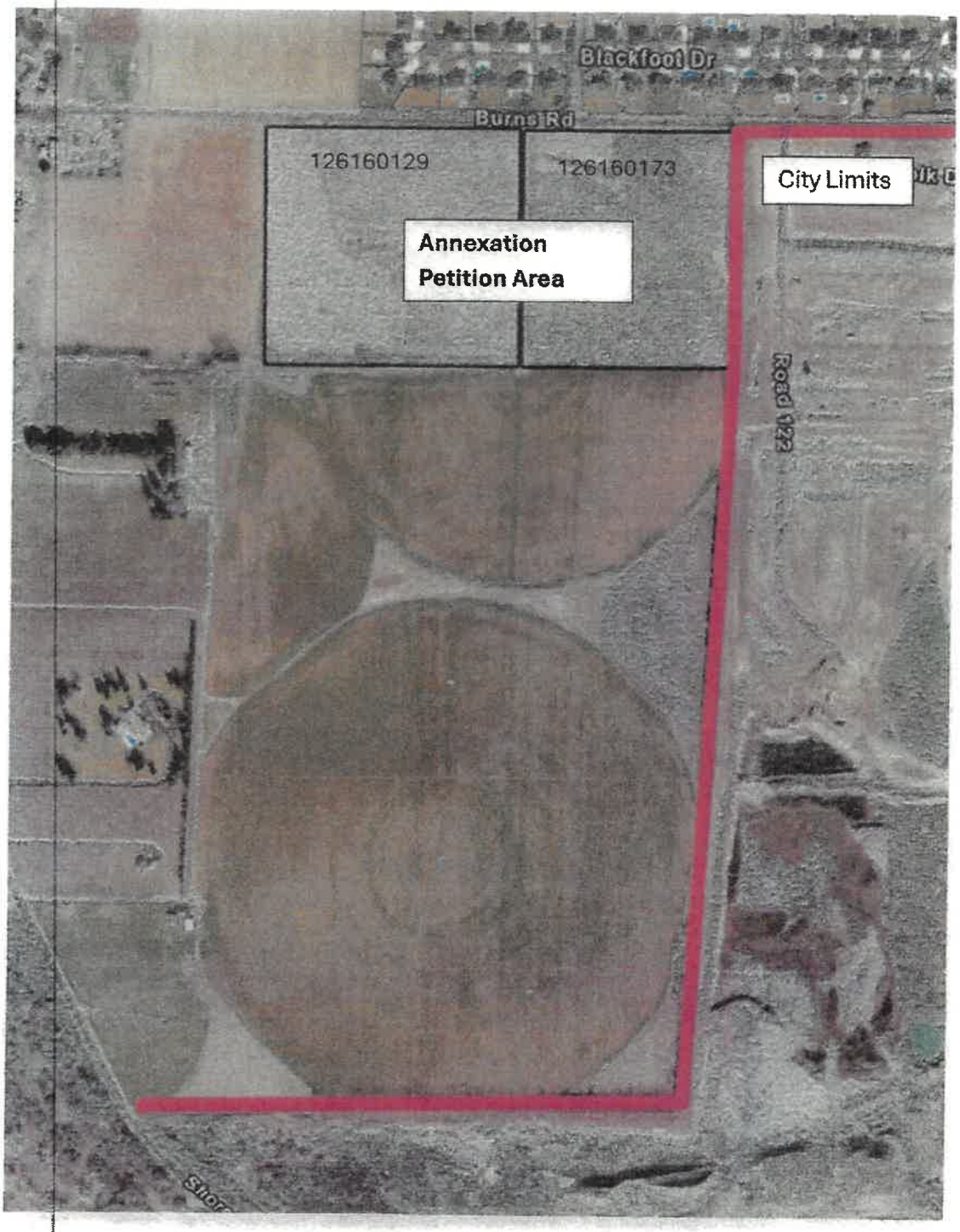
Owner's Printed Name	Mailing Address	Owner's Signature	Date
1. Andrew Lybbert Desert Bloom LLC	6119 Burden Blvd, Ste C Pasco, WA 99301	Andrew C. Lybbert	06/05/2025
2. Peter Strizhak	105609 Wiser PkWy Kennewick WA		6/7/25
3.			
4.			
5.			
6.			

Exhibit A
Annexation Legal Description

Short PLAT 2021-08 Lot 2 AND SHORT PLAT 2022-32 LOT 1

EXHIBIT B

Vicinity Map



Affidavit of Signature
for Annexation Notice of Intent and Petition

Under the penalty of perjury, I declare under oath, that I am authorized to sign deeds and encumbrances on behalf of Desert Bloom LLC and I am further authorized to sign other documents including Notices of Intent and Petitions.

Andrew C Hubbert 06/05/2025

Signature Date

State of Washington)
): ss.
County of Franklin)

I certify that I know or have satisfactory evidence that Andrew Hubbert (name of person) is the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the manager (type of authority, e.g., officer, trustee, etc.) of Desert Bloom LLC (name of party on behalf of whom instrument was executed) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Given under my hand and official seal this 5 day of June, 2025

JESENIA NAVARRO
NOTARY PUBLIC #23034869
STATE OF WASHINGTON
COMMISSION EXPIRES
SEPTEMBER 24, 2027

Jesenia Navarro

NOTARY PUBLIC in and for the State of Washington Residing at: Pasco

My Commission Expires: 09/24/2027

EXHIBIT 'A'
LEGAL DESCRIPTION
CITY OF PASCO ANNEXATION

THOSE PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, AND THAT PORTIONS OF SECTION 6, TOWNSHIP 9 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, FRANKLIN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 1, SHORT PLAT 2022-32, ACCORDING TO THE SHORT PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 1969689. RECORDS OF FRANKLIN COUNTY, WASHINGTON.

TOGETHER WITH LOT 2, SHORT PLAT 2021-08, ACCORDING TO THE SHORT PLAT THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 1941262. RECORDS OF FRANKLIN COUNTY, WASHINGTON.

AND TOGETHER WITH THAT PORTION OF THE PUBLIC ROAD RIGHT OF WAY FOR BURNS ROAD, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY MARGIN OF SAID BURNS ROAD (FROM WHICH THE NORTHEAST CORNER OF SAID LOT 2 BEARS NORTH 89°56'00" EAST 990.10 FEET);

THENCE NORTH 0°10'15" WEST 70.00 FEET TO THE NORTHERLY RIGHT OF WAY MARGIN OF SAID BURNS ROAD;

THENCE NORTH 89°56'00" EAST 1186.76 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN;

THENCE NORTH 89°17'32" EAST 1324.16 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN;

THENCE NORTH 0°52'28" EST 20.01 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN;

THENCE NORTH 89°17'32" EAST 1240.48 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN;

THENCE SOUTH 89°23'04" EAST 187.71 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 7960.00 FEET;

THENCE EASTERLY 86.45 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY MARGIN THROUGH A CENTRAL ANGLE OF 0°37'20" (THE LONG CHORD OF SAID CURVE BEARS NORTH 86°49'15" EAST 86.45 FEET);

THENCE NORTH 86°30'35" EAST 341.80 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 8040.00 FEET;

THENCE EASTERLY 429.16 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY MARGIN THROUGH A CENTRAL ANGLE OF 3°03'30";

THENCE NORTH 89°34'05" EAST 357.93 FEET ALONG SAID NORTHERLY RIGHT OF WAY MARGIN TO THE SOUTHEAST CORNER OF THE PLAT OF ARCHER ESTATES PHASE 2 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME D OF PLATS, PAGE 511, RECORDS OF FRANKLIN COUNTY, WASHINGTON;

THENCE SOUTH 1°01'48" WEST 80.03 FEET ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF SAID PLAT OF ARCHER ESTATES PHASE 2 TO THE SOUTH LINE OF SAID SECTION 6;

THENCE SOUTH 89°34'05" WEST 1318.10 FEET ALONG THE SOUTH LINE OF SAID SECTION 6 TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTH 0°03'29" WEST 50.00 FEET ALONG THE EAST LINE OF SAID SECTION 12 TO THE SOUTHERLY RIGHT OF WAY MARGIN OF SAID BURNS ROAD;

THENCE SOUTH 89°16'59" WEST 1969.53 FEET ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTH 89°18'50" WEST 677.83 FEET ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN;

THENCE SOUTH 89°57'42" WEST 197.17 FEET ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN;

THENCE NORTH 0°10'15" WEST 9.96 FEET ALONG SAID RIGHT OF WAY MARGIN TO THE NORTHEAST CORNER OF SAID LOT 2;

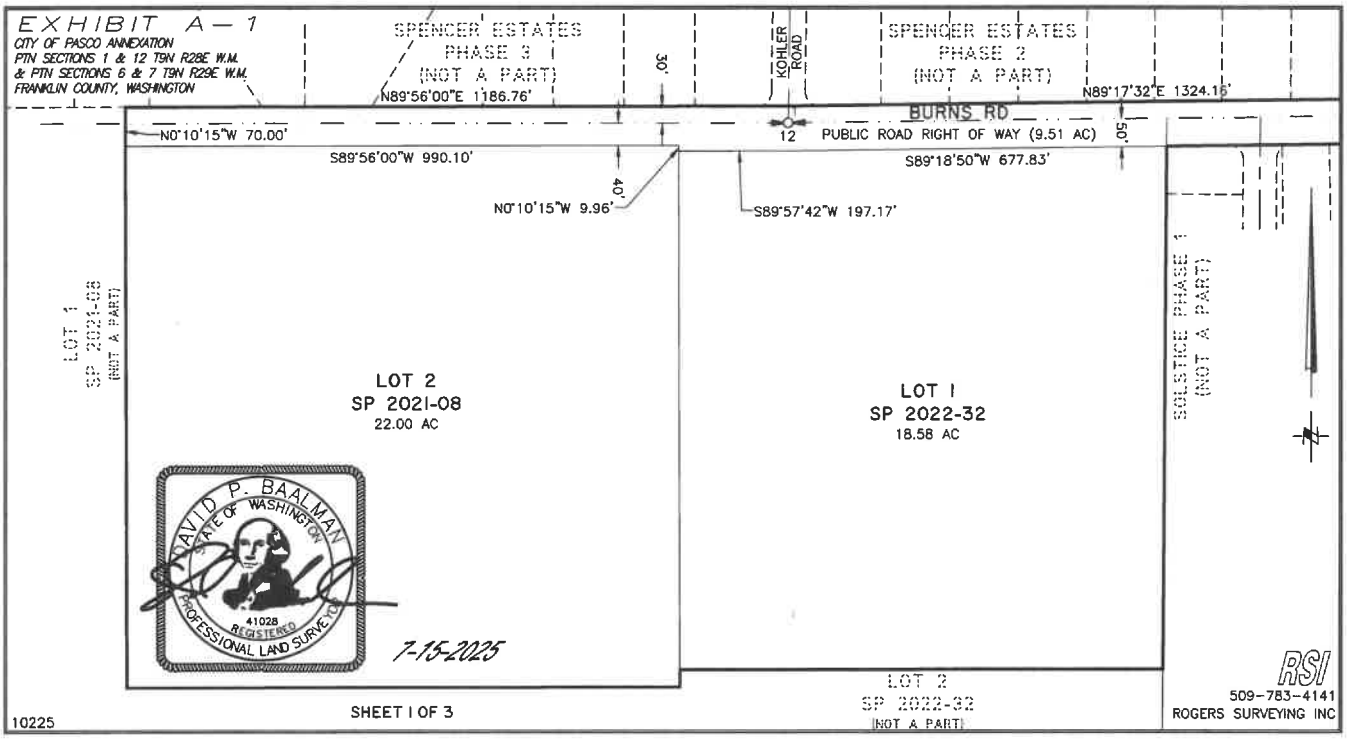
THENCE SOUTH 89°56'00" WEST 990.10 FEET ALONG SAID SOUTHERLY RIGHT OF WAY MARGIN TO THE POINT OF BEGINNING.

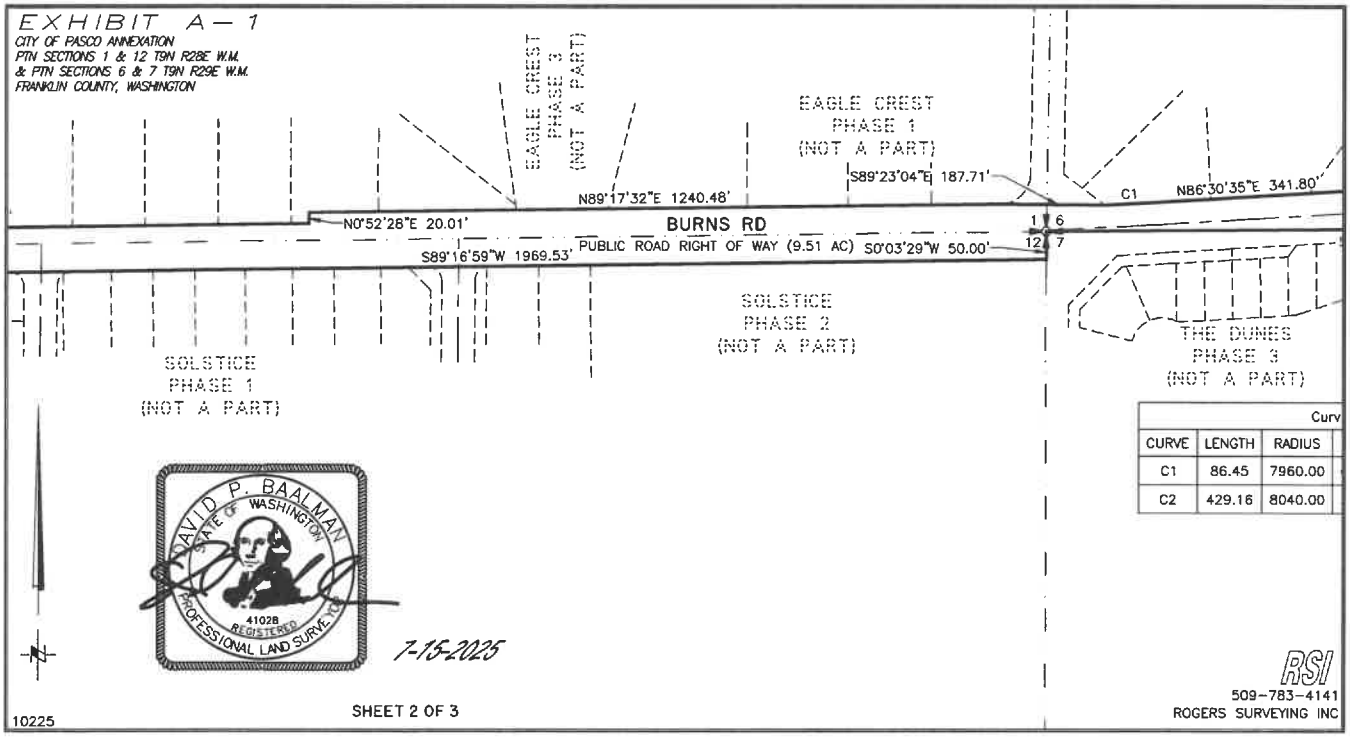
CONTAINS 50.09 ACRES, MORE OR LESS.

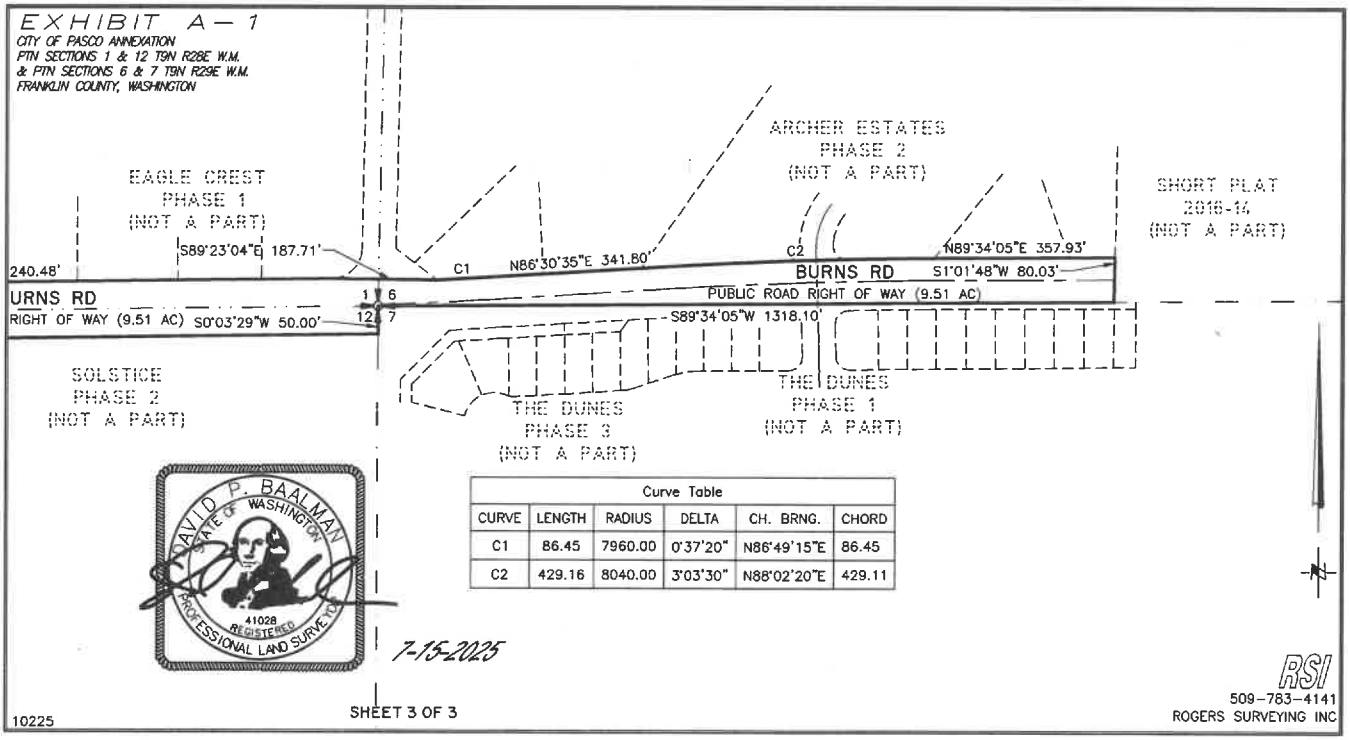


7-15-2025

10225


EXHIBIT A – 1
CITY OF PASCO ANNEXATION
PTN SECTIONS 1 & 12 T9N R28E W.M.
& PTN SECTIONS 6 & 7 T9N R29E W.M.
FRANKLIN COUNTY, WASHINGTON
SPENCER ESTATES
PHASE 3
(NOT A PART)
N89°56'00"E 1186.76'
30'
KOHLER ROAD
SPENCER ESTATES
PHASE 2
(NOT A PART)
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BURNS RD
PUBLIC ROAD RIGHT OF WAY (9.51 AC)
50'
N0°10'15"W 70.00'
12
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S89°18'50"W 677.83'
40'
N0°10'15"W 9.96'
S89°57'42"W 197.17'
LOT 1
SP 2021-08
(NOT A PART)
LOT 2
SP 2021-08
22.00 AC
LOT 1
SP 2022-32
18.58 AC
SOLSTICE PHASE 1
(NOT A PART)
DAVID P. BAALMAN
STATE OF WASHINGTON
41028
REGISTERED
PROFESSIONAL LAND SURVEYOR
7-15-2025
LOT 2
SP 2022-32
(NOT A PART)
RSI
509-783-4141
ROGERS SURVEYING INC
10225
SHEET 1 OF 3


EXHIBIT A — 1
CITY OF PASCO ANNEXATION
PTN SECTIONS 1 & 12 T9N R28E W.M.
& PTN SECTIONS 6 & 7 T9N R29E W.M.
FRANKLIN COUNTY, WASHINGTON
EAGLE CREST PHASE 3 (NOT A PART)
EAGLE CREST PHASE 1 (NOT A PART)
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S89°23'04"E 187.71'
C1
N86°30'35"E 341.80'
N0°52'28"E 20.01'
BURNS RD
PUBLIC ROAD RIGHT OF WAY (9.51 AC)
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S0°03'29"W 50.00'
1
6
12
7
SOLSTICE PHASE 1 (NOT A PART)
SOLSTICE PHASE 2 (NOT A PART)
THE DUNES PHASE 3 (NOT A PART)
Curv
CURVE
LENGTH
RADIUS
C1
86.45
7960.00
C2
429.16
8040.00
DAVID P. BAALMAN
STATE OF WASHINGTON
41028
REGISTERED
PROFESSIONAL LAND SURVEYOR
7-15-2025
RSI
509-783-4141
ROGERS SURVEYING INC
10225
SHEET 2 OF 3



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	86.45	7960.00	0°37'20"	N86°49'15"E	86.45
C2	429.16	8040.00	3°03'30"	N88°02'20"E	429.11

MEMORANDUM

720 SW Washington St
Suite 500
Portland, OR 97205
dksassociates.com

DATE: August 26, 2019

TO: Randy Hermann | TerraGraphics

FROM: Garth Appanaitis | DKS Associates

SUBJECT: Broadmoor Master Plan
Preliminary Transportation Analysis P# 19072-000

The City of Pasco is preparing a land-use Master Plan for approximately 1,600-2,000 acres of undeveloped property in the northwest portion of Pasco, known as the Broadmoor Area. It is the City's vision that the Broadmoor area become a complete mixed-use, residential community, providing a variety of commercial venues and housing to meet the needs of all residents and their families. Defining the predictability for future development in this area is especially important, as current Washington State planning data projects dynamic population growth for the City of Pasco, increasing the residential population by two-thirds over the next 20 years. The transportation analysis summarized in this memorandum provides a preliminary traffic analysis and supplements the Non-Project EIS to better understand the transportation impacts of future development patterns, however a broader regional traffic analysis may be required in a future scope of work.

EXECUTIVE SUMMARY

The City of Pasco is preparing a land-use Master Plan for approximately 1,600-2,000 acres of undeveloped property in the northwest portion of Pasco, known as the Broadmoor Area. Three potential land use alternatives were identified by the Broadmoor Non-Project EIS: a Coordinated High-Density Development, a Coordinated Moderate-Density Development, and a No Action Alternative (consistent with the Comprehensive Plan). Each alternative has the potential to result in differing traffic patterns and implications throughout the study area and the overall region of Pasco and the Tri-Cities.

Traffic analysis was performed for six study intersections during the weekday AM and PM peak hours along Broadmoor Boulevard using Highway Capacity Manual (HCM) methodology. Under existing conditions, all intersections currently meet performance standards except Harris Road / Broadmoor Boulevard, which was identified by the City of Pasco's 2020-2025 6-year Transportation Improvement Plan (TIP) to be realigned with the existing traffic signal at Sandifur Parkway / Broadmoor Boulevard.

Each of the three land use alternatives was modeled using the Benton Franklin Council of Governments (BFCG) travel demand model. The model results indicated that the High-Density Development would approximately double the number of daily trips relative to the No Action alternative, however an additional 10 percent of the daily trips (15 percent compared to the 5 percent in the No Action alternative) would be served within the internal transportation network of the Broadmoor area. This degree of internal trip activity would be due to the mix of uses planned for the area (residential, commercial, employment, etc.) and would allow

residents to both live and work within the area and not impact the external roadway system on a daily basis. While the moderate density alternative would have less overall land use and would generate less daily trips than the high density alternative, having proportionately less non-residential uses relative to the high density alternative would reduce potential for internal trip capture. Thus the moderate density alternative would be reliant on regional connections to non-residential uses and would further rely on access to and from I-182. ITE's 10th Edition Trip Generation Manual rates were also used to estimate vehicle trips and understand the potential for internal trip activity due to the mix of uses present in each scenario. These results followed similar trends indicated by the travel demand model - the Coordinated High-Density Development would generate the most trips but would also have the most potential for internal trip activity.

Year 2040 traffic volumes were projected using existing traffic counts and growth from the BFCG travel demand model to estimate future year traffic volumes and operations. With existing intersection configurations and the proposed realignment of Harris Road / Broadmoor Boulevard, nearly all of the study intersections are projected to fail to meet City of Pasco and WSDOT mobility standards, (LOS D). Potential intersection solutions were identified to accommodate the high-volume demand, including signal installation at Burns Road / Broadmoor Boulevard and Dent Road / Broadmoor Boulevard and additional turn lanes at Harris Road / Sandifur Parkway / Broadmoor Boulevard. Future studies should confirm what intersection improvements would be the most beneficial for the Broadmoor area including consideration of roundabouts.

To accommodate future growth expected in the Broadmoor area that is likely in all three scenarios, a 5-lane roadway extending from the I-182 Eastbound ramps to Dent Road / Broadmoor Boulevard is needed. Access control along Broadmoor Boulevard as well as the construction of east-west collectors through the study area (and providing connectivity through the site) will help to relieve the demand on the existing intersections. In addition, alternative ramp configurations that would provide necessary ramp capacity will need to be further explored.

EXISTING CONDITIONS

The Broadmoor Master Plan area includes parcels of land owned by several independent property and business owners. The properties are situated to the North of I-182 directly east of the Columbia River. Also included are adjacent commercial/residential properties north of Burns Road, on both sides of Sandifur Pkwy adjacent to Broadmoor Blvd., and select properties south of I-182 along Broadmoor Blvd. Figure 1 shows the boundary area and project vicinity. The transportation analysis includes the following six study intersections along Broadmoor Boulevard, also shown in Figure 1:

- I-182 Eastbound Ramp/Broadmoor Boulevard
- I-182 Westbound Ramp/Broadmoor Boulevard
- Harris Road/Broadmoor Boulevard
- Sandifur Parkway/Broadmoor Boulevard
- Burns Road / Broadmoor Boulevard
- Dent Road/Broadmoor Boulevard

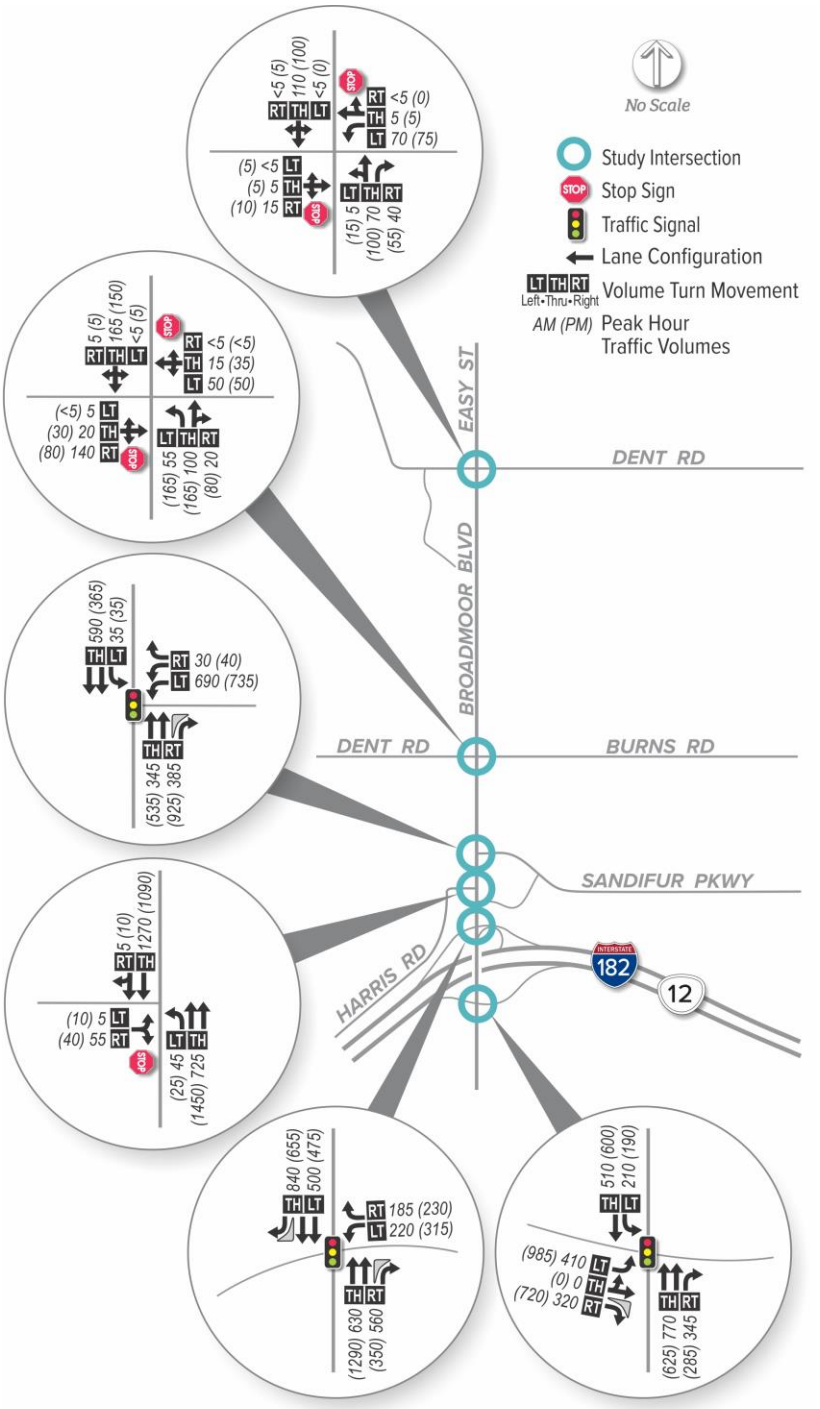
Figure 1: Broadmoor Study Area



Existing Traffic Patterns

Weekday morning (7-9 AM) and evening (4-6 PM) traffic counts were collected at the six study intersections, as shown in Figure 2.[1] At the southernmost study intersection (I-182 ramps), Broadmoor Boulevard is four lanes wide. It widens to a 5-lane cross-section from Harris Road / Broadmoor Boulevard to approximately 700 feet north of the intersection with Sandifur Parkway. The intersections with the highest intersecting volume are located within this stretch of Broadmoor Boulevard. North of the 5-lane section, Broadmoor tapers into a 3-lane section until Burns Road / Broadmoor Boulevard where it transitions to a 2-lane section. Traffic volumes at the northern end of the study area are much lower than volumes near the interchange. Existing traffic counts indicate that approximately 53 percent of the AM peak 2-hour traffic volume occurs during the peak hour (7:15 to 8:15 AM) and 54 percent of the PM peak 2-hour traffic volume occurs during the peak hour (4:30 to 5:30 PM).

Figure 2. Existing 2019 Traffic Volumes

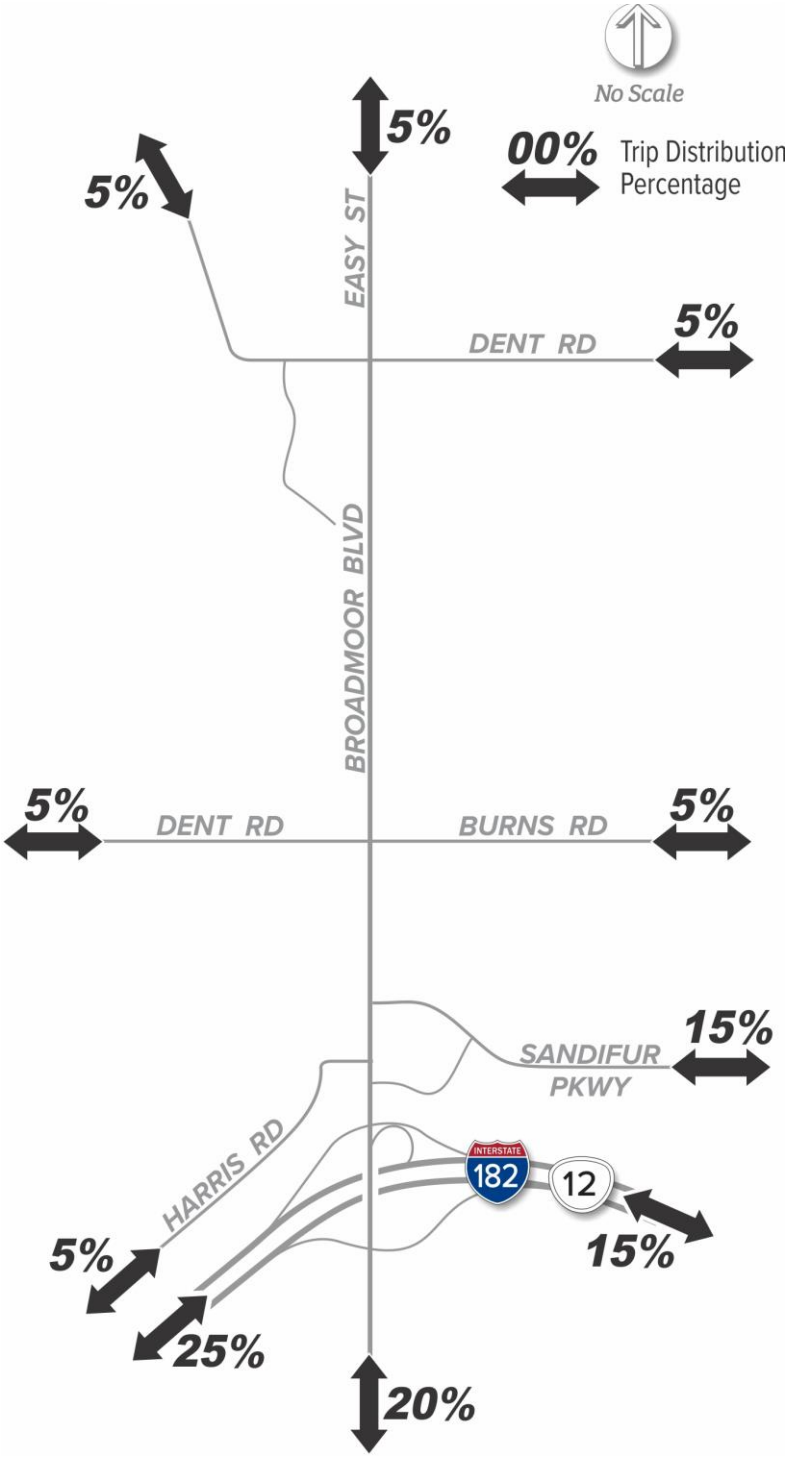


[1] Traffic counts collected on March 26, 2019.

Local Traffic Distribution

Using the traffic counts, general existing local trip distribution patterns were identified for the area, shown in Figure 3. Currently most traffic along the corridor is using the interstate and traveling to and from existing residential developments that are located south of the interchange and east of Broadmoor Boulevard along Sandifur Parkway.

Figure 3. Existing 2019 Traffic Distribution



Intersection Operations Analysis

Base year (2019) intersection operations for the AM and PM peak hours were analyzed using Highway Capacity Manual (HCM) 6th Edition capacity methods. The resulting intersection operations summaries are listed in Table 1. All study intersections are subject to the City of Pasco and Benton Franklin Council of Governments (BFCOG) regional intersection service standards, which is level of service (LOS) D.

Table 1. Existing Study Intersection Operations (2019 AM and PM Peak Hours)

Intersection	Mobility Standard[2]	AM Peak			PM Peak		
		Delay	LOS	V/C	Delay	LOS	V/C
I-182 Eastbound Ramp / Broadmoor Blvd	D	13.9	B	0.76	21.7	C	0.84
I-182 Westbound Ramp / Broadmoor Blvd	D	8.9	A	0.79	8.1	A	0.84
Harris Road / Broadmoor Blvd	D	40.1	B / **E**	0.11 / 0.40	46.5	B / **E**	0.05 / 0.40
Sandifur Pkwy / Broadmoor Blvd	D	8.7	A	0.67	10.3	B	0.73
Burns Rd / Broadmoor Blvd	D	16.7	A / C	0.05 / 0.24	26.1	A / D	0.12 / 0.35
Dent Rd / Broadmoor Blvd	D	11.0	A / B	0.01 / 0.13	11.1	A / B	0.01 / 0.12

*Two way stop-controlled intersections report worst case of major approach / worst case of minor approach.
**Bolded and red LOS results indicate that the intersection is failing to meet the mobility standards identified by the City.

All study intersections currently meet the LOS D operating standard with the exception of Harris Road / Broadmoor Boulevard. The intersection performs at LOS E during both the AM and PM peak periods due to the high conflicting volumes on Broadmoor Boulevard. As an unsignalized intersection, delay is based on the availability of gaps in the major street to allow minor street movements to occur. Driver delay at Harris Road / Broadmoor Boulevard may be resulting in driver frustration and anxiety, loss of time, unnecessary fuel consumption and contributions to air pollution. The intersection is planned to be realigned with the existing Sandifer Parkway traffic signal and is identified in the City of Pasco 6-year 2020-2025 Transportation Improvement Plan (TIP) and will be included in the Future Year (2040) analysis.

[2] Level of Service standards, City of Pasco Comprehensive Plan, 2007.

2040 MASTER PLAN ALTERNATIVES

The City of Pasco is preparing a land-use Master Plan for approximately 1,600-2,000 acres of undeveloped property in the northwestern portion of Pasco, known as the Broadmoor Area. It is the City's vision that the Broadmoor area become a complete mixed-use, residential community, providing a variety of commercial venues and housing to meet the needs of all residents and their families. Defining the predictability for future development in this area is especially important, as current Washington State planning data projects dynamic population growth for the City of Pasco, increasing the residential population by two-thirds over the next 20 years. Three alternatives have been identified for the Master Plan, which are further described in the following section.

Land Use Descriptions

The Non-project EIS analyzes three build-out alternatives for potential impacts with a 20-year planning horizon:

1) Coordinated High Density Development (Maximum Density)
2) Coordinated Moderate Density Development, and
3) No Action Alternative (Existing Comprehensive Plan)

The following sections summarize the character and land use quantities for each alternative.

Preferred Alternative 1 – A Coordinated High Density Development

This alternative will adjust the current land-use zoning to accommodate a denser retail, commercial and residential development, as shown in Figure 2. The planning and positioning of the land uses will promote clusters of diverse residential and commercial land uses that will be connected by open spaces, greenbelts, roadways, and arterials. This alternative alters the existing land-use zoning significantly. Table 2 describes each land use-designation and its respective design guidelines and size throughout the Broadmoor site. Figure 4 provides an overview of the locations of each land use.

Table 2. Coordinated High Density Development Proposed Land Use Descriptions

	Sample Uses	Acres	Units	Standards
Low Density Residential	Single family detached residential	402	1,600	3 – 5 Dwelling Units per acre
Medium Density Residential	Single family detached residential, single family attached residential, duplexes	569	3,250	3 – 8 dwelling units per acre
Med-High Density Residential	Single family attached residential, townhouses, condominiums, and multi-family	125	1,700	8 – 15 dwelling units per acre
Commercial	Retail, wholesale, service and ancillary office uses, as well as appropriate public uses such as government	60	120,000 SF	Varying
Office	Professional office, personal services, offices & technology resource centers, and daycares, ancillary commercial uses	85	280,000 SF	Varying
Mixed-Use Neighborhood	Townhouses, multi-family developments, neighborhood grocer, drug stores, coffee/sandwich/ice-cream shops, live-work spaces, dry cleaner/laundromat, salons/spas, daycares, neighborhood-scale professional offices, medical/dental clinics	78	800 units, 50,000 SF	Varying, minimum 40% residential with 6 – 12 dwelling units per acre
Mixed-Use Regional	Retail operations and shops, grocery stores, residential above commercial or office, high density residential, restaurants, entertainment uses, major employment centers, clean industry, and other appropriate regional serving uses	208	500 units, 750,000 SF	General mixed-use, minimum 10% residential, no more than 50% retail
Mixed-Use Interchange	Commuter services, technology/research, business parks, limited office, retail	24	120,000 SF	Varying

Figure 4. Coordinated High Density Development Proposed Land Use



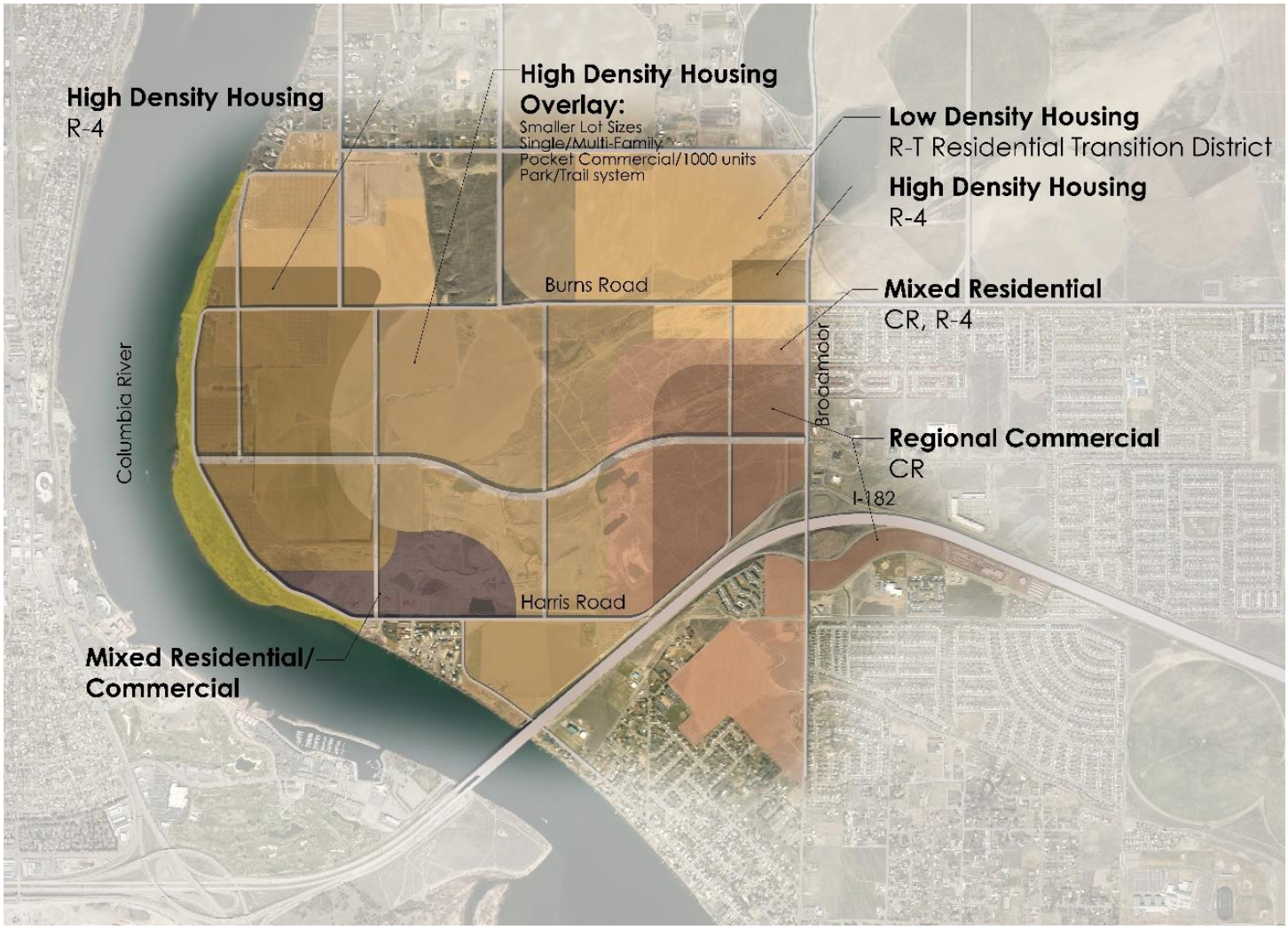
Preferred Alternative 2 – A Coordinated Moderate Density Development

The Moderate Density alternative adopts a majority of the current land use zoning but creates new land use areas with denser residential development. This alternative will accommodate open space for parks and recreation as well as green belts, roadways, and arterials. Detailed land-use designation descriptions and design guidelines are included in Table 3. Figure 5 provides an overview of the described land use.

Table 3. Coordinated Moderate Density Development Proposed Land Use Descriptions

	Sample Uses	Acres	Units	Standards
Low Density Residential	Single family detached residential	366	78	3 – 5 Dwelling Units per acre
High Density Housing Overlay	Multi-family housing mixed with single family, pocket retail and commercial districts	682.2	3,802	3 – 15 Dwelling Units per acre
High Density Housing	Single family attached residential, townhouses, condominiums, and multi-family	210	1,077	8 – 15 Dwelling Units per acre
Mixed Residential	Retail, wholesale, service and ancillary office uses, as well as appropriate public uses such as government	240	598 DU 300,000 SF	Varying
Regional Commercial	Commuter services, technology/research, business parks, limited office, retail	166	400,000 SF	Varying

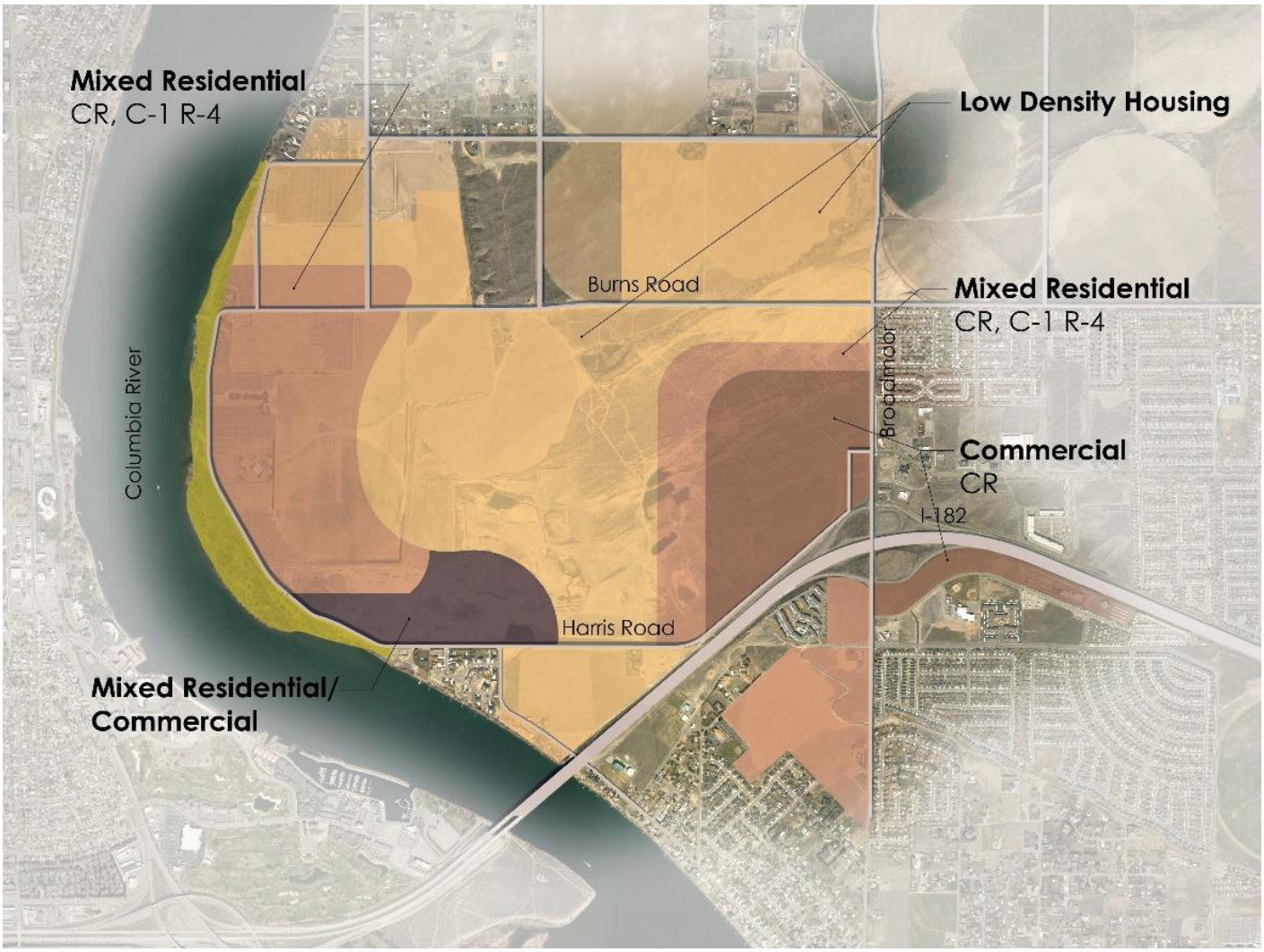
Figure 5. Coordinated Moderate Density Development Proposed Land Use



Alternative 3 – No Action Alternative

The no-action alternative assumes that development would occur consistent with the existing land use designations and would undergo developmental and environmental review on a project-by-project basis. Because there is no guiding masterplan, the ultimate build out of the parcels under a no action alternative is less predictable. Figure 6 shows current Land Use zoning according to the City of Pasco's Comprehensive Plan designations.

Figure 6. No Action Proposed Land Use



Summary of Land Use Alternatives

Table 4 provides a brief summary of the three land use alternatives and lists residential units and non-residential square footage. Number of units and non-residential square footage for the no action alternative were estimated from the BFCG Travel Demand Model[3]. As shown, the coordinated high-density development has the greatest number of units and non-residential square footage, with nearly triple the number of residential units than the no action alternative and nearly double the amount of non-residential square footage from the moderate density development. The following section will describe how each alternative would impact the street network.

[3] It has been noted that the regional travel model may underestimate the amount of land use for the Comprehensive Plan in the Broadmoor Area. However, this summary is provided from the travel model as a relative comparison to the other alternatives and to provide a consistent basis for the estimated trips on the street network.

Table 4. Master Planned Alternatives Comparison

Alternative	Residential Units	Non-Residential
1) Coordinated High Density Development	9,266	1,320,000 sf
2) Coordinated Moderate Density Development	7,492	700,000 sf
3) No Action	3,062	*unknown*

Trip Generation Comparison

To estimate the impact of each land use alternative, vehicle trips entering and exiting the proposed development were estimated using two methods: the Institute of Transportation Engineer's (ITE) Trip Generation 10th Edition methodology, and land use adjustments made in the Benton Franklin Council of Government (BFCG) Travel Demand Model. While the travel model results were used to derive future traffic volume projections for the intersection capacity analysis, the ITE Trip generation estimates provide a comparison and indicate potential for internal trip activity.

ITE 10th Edition

The Institute of Transportation Engineers (ITE) Trip Generation, 10th Edition manual was used to determine the estimated number of trips each alternative will generate.[4] Land uses described in the Draft EIS were matched to ITE land use categories and descriptions, as shown in Table 5.

For land uses that include a mix of uses, trips can be made between the various land uses on site without utilizing the external major street system. These internally captured trips can be made by walking or driving using internal roadways and are therefore subtracted from the overall trip generation of the development. An internal capture rate was estimated for the portion of the study area north of the interchange using the methodologies outlined in the ITE Trip Generation Handbook. Resulting internal capture rates vary among the land uses, as shown in Table 5.

.

[4] Trip Generation, 10th Edition, Institute of Transportation Engineers, 2017.

Table 5. ITE Trip Generation Categories and Internal Trip Reductions

Land Use Description	ITE Land Use (Code)	Land Use Category	Internal Trip Reduction Rate	
			AM	PM
Commercial	Shopping Center (820)	Retail	23% entering, 23% exiting	18% entering, 28% exiting
Office	General Office Building (710)	Office	7% entering, 27% exiting	82% entering, 20% exiting
Mixed-Use Neighborhood – Neighborhood grocer, drug stores, coffee/sandwich/ice-cream shops, daycares, etc	Shopping Center (820)	Retail	23% entering, 23% exiting	18% entering, 28% exiting
Mixed-Use Regional – Retail Operations and Shops	Shopping Center (820)	Retail	23% entering, 23% exiting	18% entering, 28% exiting
All residential uses	Single Family Detached Home (210), Multifamily Housing (Low-Rise) (220), or Mid-Rise Residential with 1st-Floor Commercial (231)	Residential	1% entering, 1% exiting	4% entering, 3% exiting

In addition to internally captured trips, pass-by vehicle trips coming from the adjacent traffic stream that would not create new trips within the study area were estimated using the methodology outlined in the ITE Trip Generation Handbook. Pass-by trips would result in new driveway turning movement trips only and would not increase the total traffic to the adjacent roadways. Notably, pass-by rates are only applied to retail uses and were estimated to be 34% for retail within the Broadmoor study area.

Detailed trip generation calculations for each alternative are included in the Appendix. The trip generation calculations indicate that with higher density development and a balance of land use types (residential, office, commercial, etc.) there is a higher percentage of trips that will be internally captured within the internal street network, therefore resulting in a proportionately smaller impact on the external street network. Table 6 provides an overall comparison for the alternatives. The High Density Alternative includes additional land use and would contribute to more trips during the weekday AM and PM peak hour than the Moderate Density alternative.

Table 6. ITE Trip Generation Comparison of Coordinated Development Master Planned Alternatives (Weekday Peak Hour, Net New External Trips)

Alternative	AM Total	PM Total
Coordinated High Density Development	4,612	5,919
Coordinated Moderate Density Development	2,739	4,273

Travel Demand Model

Trip generation was also estimated using the BFCG travel demand model by adjusting the number of households and employees in the Broadmoor area under each alternative. Table 7 lists estimated units per acre and employee calculations for each land use. Notably, total households are already provided in the EIS for mixed-use development and are not included in the table below.

Table 7. Land Use Types and Employee Calculations for BFCG Travel Demand Model

Land Use	Household Calculations	Employee Calculations		
	Units / Acre	Type of Employment	% of total employment in land use	Employee density / KSF
Low Density Residential	4	-	-	-
Medium Density Residential	6.5 (multifamily), 4 (single family)	-	-	-
Medium-High Density Residential	8.5	-	-	-
Commercial	-	Retail	100%	1.5
Office	-	FIRE [a]	100%	3
Mixed-Use Neighborhood	-	Retail	25%	1.5
	-	FIRE	25%	3
	-	Service	50%	1.5
Mixed-Use Regional	-	Retail	50%	1.5
	-	FIRE	50%	3
Mixed-Use Interchange	-	Wholesale	25%	0.5
	-	Other	75%	1.5

[a] FIRE = Financial, Insurance, Real Estate and Engineering employment.

A summary of the estimations for total households, population, and employees added to the Broadmoor area under each alternative is shown in Table 8. Both coordinated development alternatives estimate additional households and employees than what was originally included in the 2040 travel demand model.

Table 8. Household and Employee Estimations for each Master Planned Alternative

Alternative	Households	Average HH Size	Population	Employees
Coordinated High Density Development	9,266	2.82	26,168	3,530
Coordinated Moderate Density Development	6,850	2.81	19,248	1,551
No Action	3,027	2.55	7,730	751

A summary of the resulting daily trips for each alternative is shown in Table 9. Trips are categorized as either internal or external to the Broadmoor area, where external trips start or end outside of the study area and internal trips start and end inside of the study area.

Table 9. BFCG Travel Demand Model Daily Trip Estimations

Alternative	Internal	External	Overall Total
Coordinated High Density Development	15,137	85,549	100,686
Coordinated Moderate Density Development	3,543	70,172	73,715
No Action	2,128	43,411	45,539

Due to the nature of higher density development, the percentage of internal trips greatly increases under the coordinated high-density development alternative, resulting in a smaller relative impact on the existing external roadway network. In addition, average trip lengths in the coordinated high-density alternative are over 10% shorter than the no action alternative.

Summary of Trip Generation

The Coordinated High-Density Development and Moderate Density Development Alternatives generate more trips than the no action alternative according to trip generation estimates using both ITE methodology and results from the BFCG travel demand model. Notably, the coordinated high-density development has the potential to keep some of the additional trips within the development site, which would create less of an impact on the external street network. By addressing the expected mixed-use development in the Broadmoor Master

Plan, the City can plan the internal street network to account for the larger volume of internal trips and manage congestion within the study area as well as along Broadmoor Boulevard.

Travel Model Corridor Impacts

The following figures show the approximate difference in 2-hour peak traffic volume for each proposed alternative and the existing traffic. Figure 7 shows the difference in volume between the high density coordinated development alternative and existing volumes, Figure 8 shows the difference in volume between the moderate density coordinated development alternative and existing volumes, and Figure 9 shows the difference in volume between the no action alternative (Regional Transportation Plan) and existing volumes.

The highest increase in traffic volumes along the corridor would be in the northbound direction during the PM period, where the directional 2-hour traffic volume would increase approximately 2,600 vehicles. The most significant volume differences for each alternative would occur near the intersection of Sandifur Parkway / Harris Road / Broadmoor Boulevard, which is expected to be realigned in the future.[5] Additionally, greater volume differences are apparent along Broadmoor Boulevard between Sandifur Parkway and Powerline / Burns Road under all three scenarios. The added volume may require additional widening of Broadmoor Boulevard north of Powerline / Burns Road, regardless of which alternative is identified in the Master Plan. The following section will discuss the corridor impacts further, as well as the operational impact at the intersection level under the Preferred Alternative.

[5] Proposed realignment and extension of Harris Road / Sandifur Boulevard identified in the City of Pasco 2020-2025 6-year Transportation Improvement Plan (TIP).

Figure 7. High Density Future Year (2040) 2-Hour Volume Difference from Existing Traffic

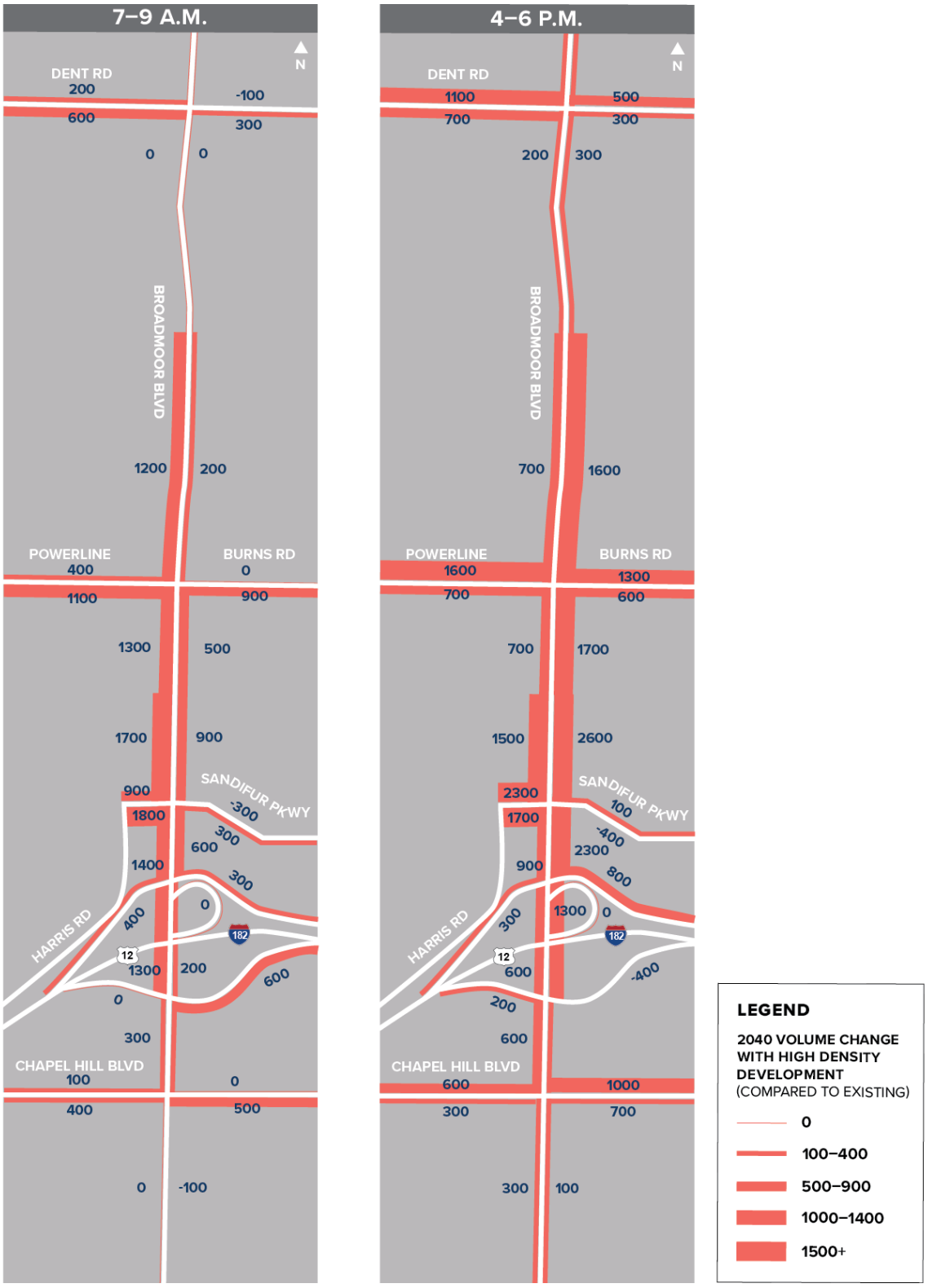


Figure 8. Moderate Density Future Year (2040) 2-Hour Volume Difference from Existing Traffic

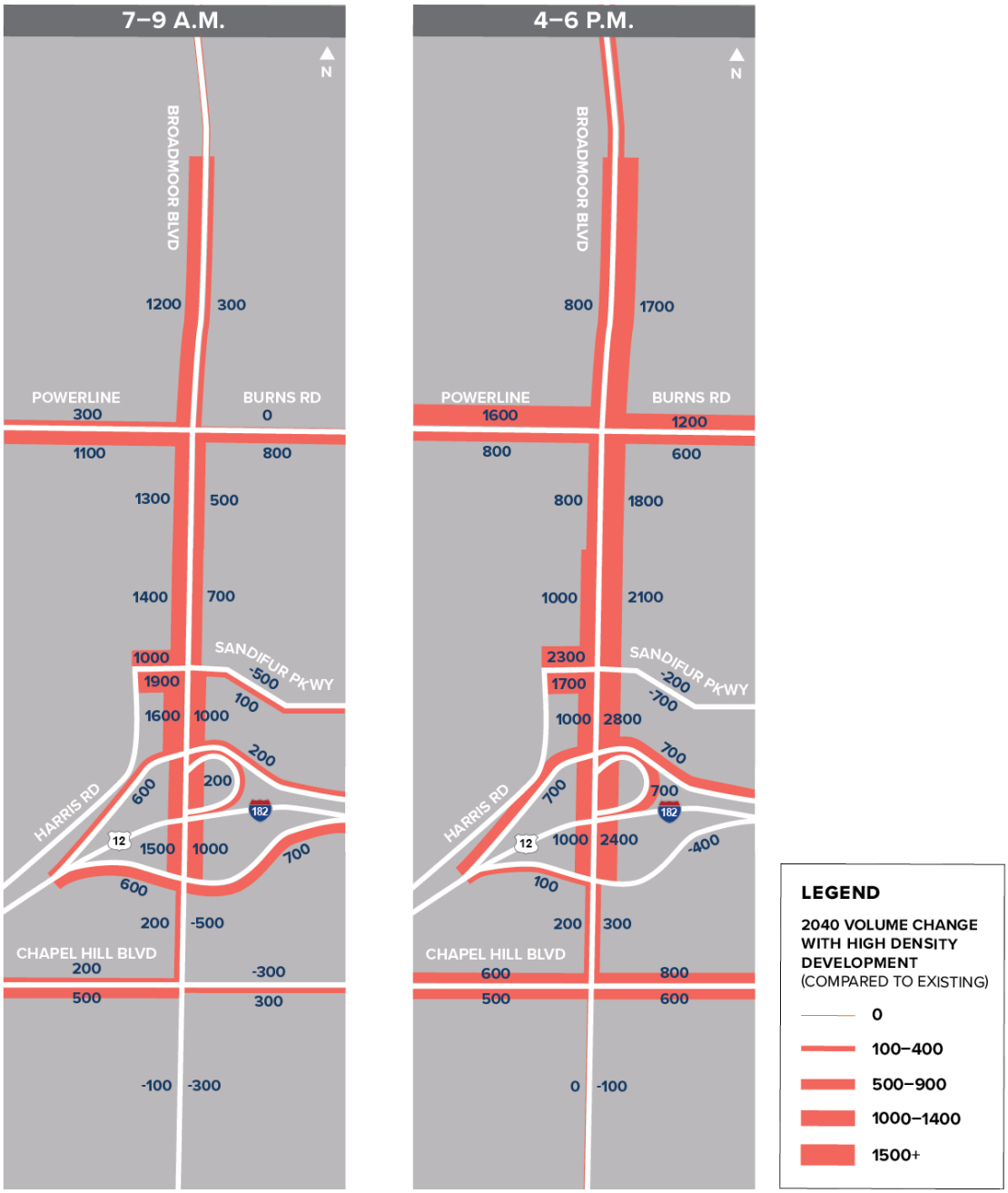
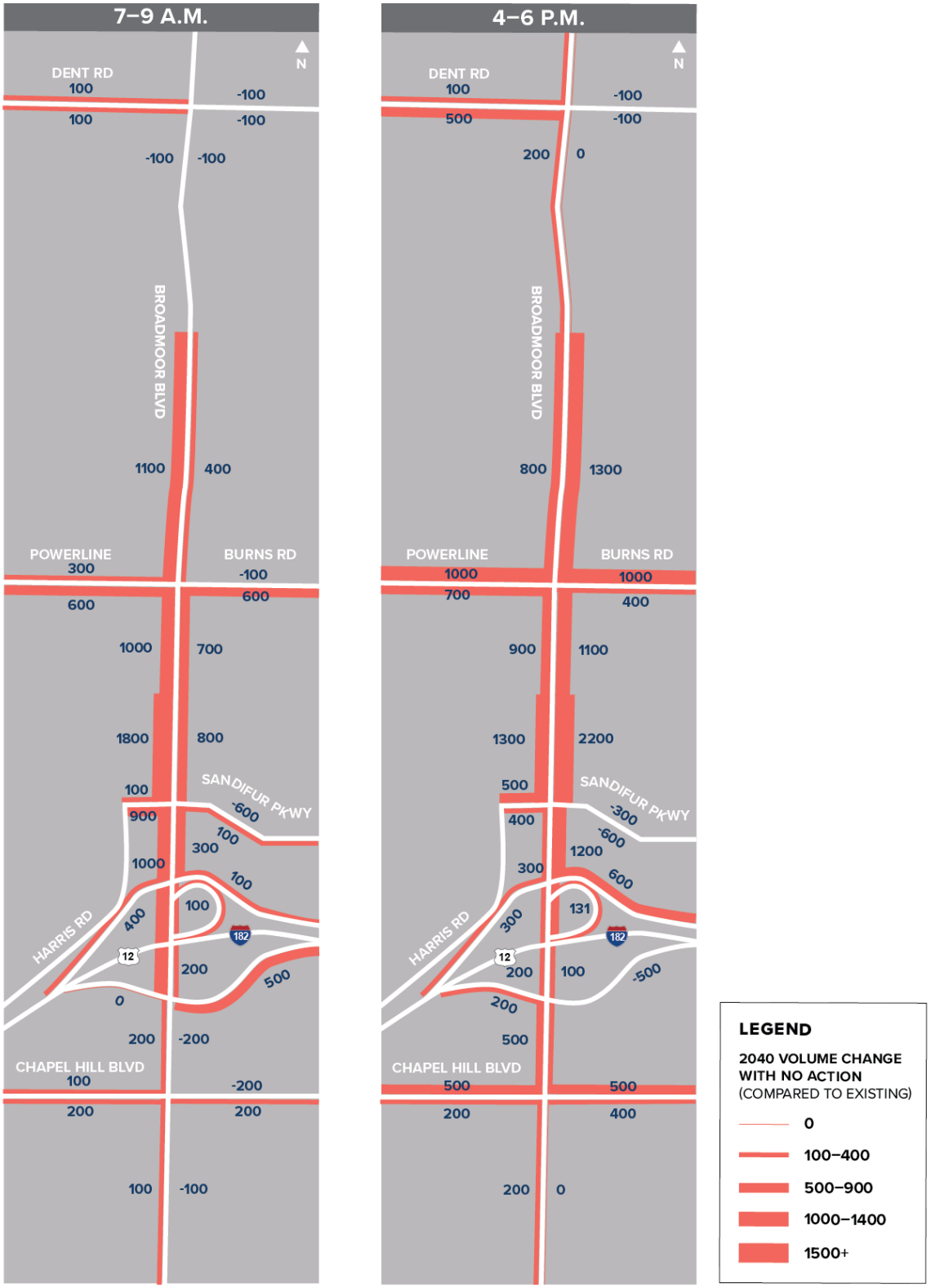


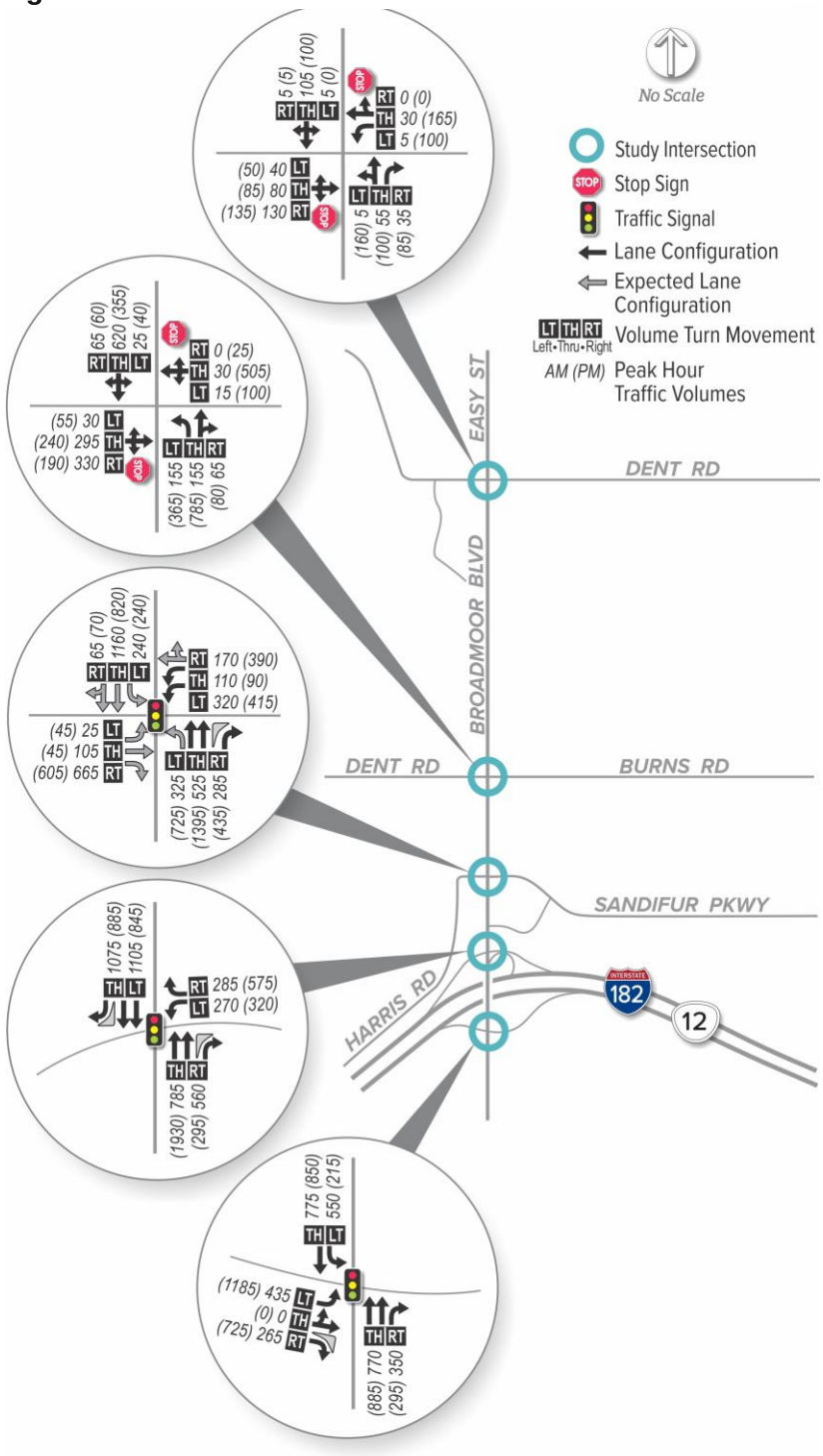
Figure 9. No Action Future Year (2040) 2-Hour Volume Difference from Existing Traffic



Preferred Land Use Alternative Analysis

The High Density Coordinated development alternative has been selected as the Preferred Alternative by the EIS. To better understand what conditions travelers would experience, traffic volumes were developed and analyzed at an intersection level to determine whether the existing size of Broadmoor Boulevard will appropriately serve the City of Pasco and the Broadmoor Area. As previously noted, Harris Road was identified by the City's Transportation Improvement Plan (TIP) to be realigned with the intersection of Sandifur Parkway / Broadmoor Boulevard. The approach geometry for the new intersection is unknown at this time. Additional projects to be completed within the study area include the extension of Sandifur Parkway directly west towards the river, as well as bicycle and pedestrian improvements on Broadmoor Boulevard on the I-182 overpass between the ramps.

Figure 10. Future 2040 Traffic Volumes



2040 Preferred Alternative Volumes

Future 2040 intersection turn movement volumes were developed for the AM and PM peak hours using existing traffic counts and the land use alternative modeled in the BFCG travel demand model. Intersection turn movements were post-processed following NCHRP 765 methods and are shown in Figure 10.

2040 Preferred Alternatives Intersection Operations Analysis

Future year (2040) intersection operations for the AM and PM peak hours were analyzed using Highway Capacity Manual (HCM) 6th Edition capacity methods, and the results are summarized in Table 10.

Table 10. Preferred Alternative 2040 Peak Hour Intersection Operations

Intersection	Mobility Standard[6]	AM Peak			PM Peak		
		Delay	LOS	V/C	Delay	LOS	V/C
I-182 Eastbound Ramp / Broadmoor Blvd	D	43.2	D	1.27	74.3	**E**	1.13
I-182 Westbound Ramp / Broadmoor Blvd	D	9.6	A	0.85	47.5	D	0.98
Harris Road / Sandifur Pkwy / Broadmoor Blvd	D	211.8	**F**	> 2	291.8	**F**	> 2
Burns Rd / Broadmoor Blvd	D	> 300	B / **F**	> 2	> 300	B / **F**	0.34
Dent Rd / Broadmoor Blvd	D	12.7	A / B	0.39	36.7	B / **E**	0.75

*Two way stop-controlled intersections report worst case of major approach / worst case of minor approach.
**Bolded and red results indicate that the intersection is failing to meet the mobility standards.

In PM peak hour conditions, nearly all intersections fail to meet City of Pasco and regional mobility standards. Harris Road / Sandifur Parkway / Broadmoor Boulevard and Burns Road / Broadmoor Boulevard are projected to be failing in both the AM and PM peak hour. Major traffic control upgrades are necessary at these intersections to achieve LOS standards. Potential solutions include the installation of a traffic signal at Burns Road / Broadmoor Boulevard and widening for additional turn lanes at Harris Road / Sandifur Parkway / Broadmoor Boulevard. Resulting operations with these improvements are listed in Table 11, however prior to implementation of these mitigations additional alternatives should be considered to address the higher volume demand including roundabouts and other potential solutions.

[6] Level of Service standards, City of Pasco Comprehensive Plan, 2007.

Table 11. Future Year (2040) Mitigated Operations with Potential Solutions

Intersection	Mobility Standard[7]	AM Peak			PM Peak		
		Delay	LOS	V/C	Delay	LOS	V/C
Harris Road / Sandifur Pkwy / Broadmoor Blvd	D	39.5	D	0.95	45.4	D	0.91
Burns Rd / Broadmoor Blvd	D	16.8	B	0.89	14.5	B	0.84
Dent Rd / Broadmoor Blvd	D	11.1	B	0.72	10.0	B	0.54

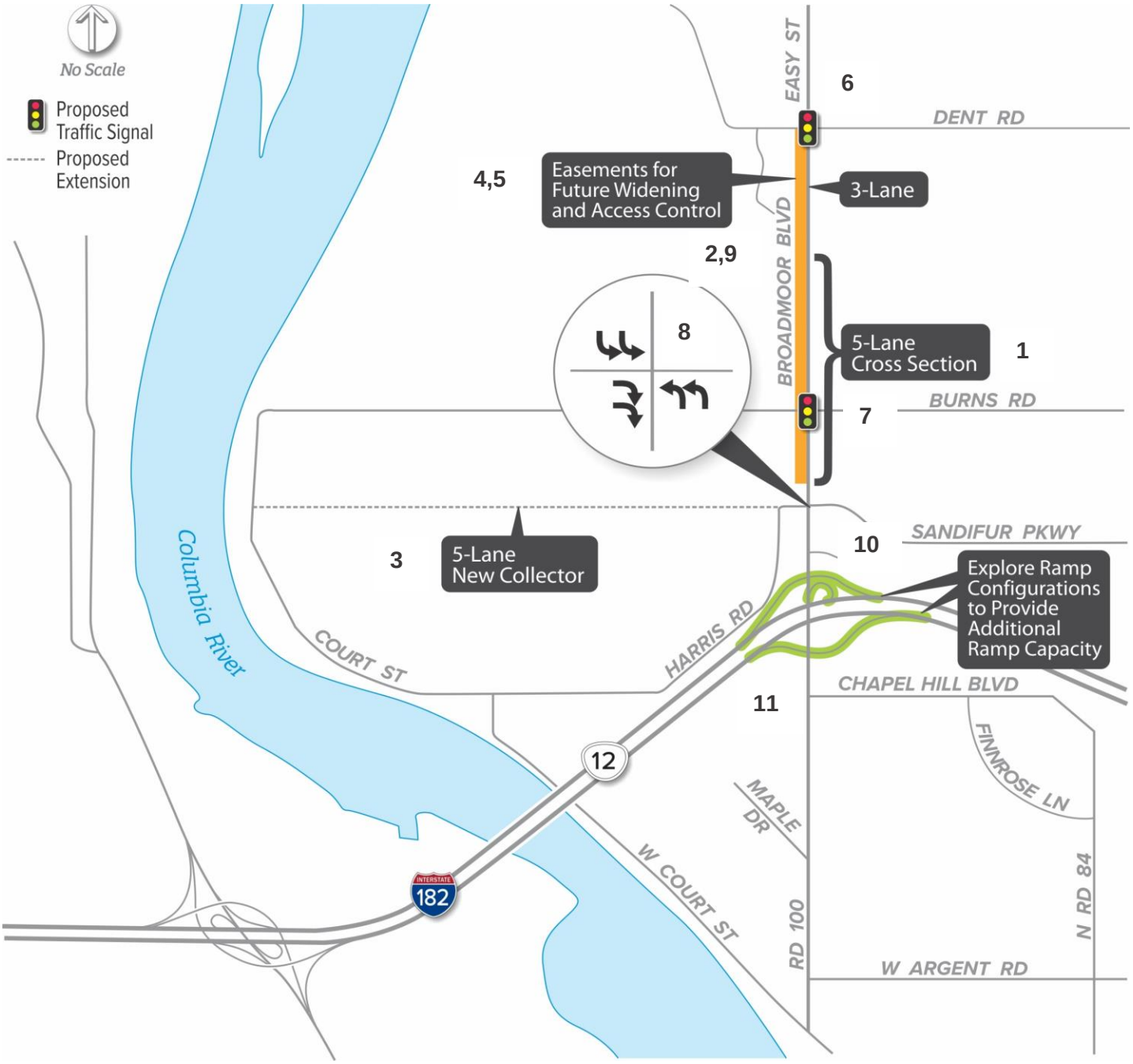
Potential transportation improvements along the corridor are described in the following sections.

Study Area Improvements

To mitigate additional traffic within the study area resulting from the Preferred Alternative High Density Coordinated Development, several high-level improvements were identified as shown in Figure 11. While intersection operations analysis was not completed for the Moderate Density Coordinated Development or the No Action alternative, it is expected that many of these improvements would be beneficial for traffic under all three scenarios according to the additional volume that would result from any development within the study area.

[7] Level of Service standards, City of Pasco Comprehensive Plan, 2007.

Figure 11. Potential Study Area Improvements



Note: Descriptions for each numbered improvement appear in narrative following figure.

Corridor Needs

As shown in Figure 11 and based on volume estimations resulting from the high-density coordinated development alternative, the following recommendations could mitigate future volumes:

1. Broadmoor Boulevard should be widened to a 5-lane cross section with two northbound lanes, two southbound lanes, and a two-way left-turn lane in the median from the I-182 Westbound Ramps to approximately halfway between Dent Road / Edelman Road and Dent Road – which is assumed to be the site of a new signalized intersection that would provide access to the Broadmoor Area.
2. An additional east-west connection located approximately mid-way between Dent Road / Broadmoor Boulevard and Edelman Road / Dent Road / Broadmoor Boulevard would provide an alternative access for vehicles entering the proposed developments, relieving demand on intersections further south.
3. The new collector extending west from the realigned intersection of Sandifur Parkway / Harris Road / Broadmoor Boulevard should be 5-lanes wide to accommodate project-related traffic.
4. Development on the west side of Broadmoor Boulevard should accommodate larger easements to account for potential future widening that may be necessary within the study area (including the flexibility to expand to seven lanes). This widening may be needed to support future development to the north and the critical regional connection to I-182 that is served by Broadmoor Boulevard.
5. Access points along Broadmoor Boulevard should be controlled to limit the number of intersections and decrease the potential number of conflict points. This strategy will improve the efficiency of traffic flow along the corridor and help manage additional widening needs.

Intersection Needs

Multiple intersections fail to meet City mobility standards in both AM and PM peak hour conditions with future traffic volumes under the Preferred Alternative. The following recommendations would mitigate failing operations at the study intersections not associated with I-182:

6. Install a traffic signal at Dent Road / Broadmoor Boulevard and widen each approach to allow for dedicated left turn lanes.
7. Install a traffic signal at Dent Road / Edelman Road / Broadmoor Boulevard and widen each approach to allow for dedicated left turn lanes. The eastbound right turn movement would also benefit from a dedicated right turn lane.
8. Widen the intersection of Sandifur Parkway / Harris Road / Broadmoor Boulevard for dual northbound left turn lanes, dual southbound left turn lanes, and dual eastbound right turn lanes. Signal timing will need to include an overlap phase so that eastbound right turn movements can occur simultaneously with the northbound left turn movements.
9. Provide a new signalized intersection serving the Broadmoor Area approximately mid-way between Dent Road / Edelman Road and Dent Road. This access will help relieve turning movements at other major intersections along Broadmoor Boulevard.

Portal Needs (I-182 Ramps) [Note: More Clarification to be Added]

Both I-182 ramp intersections with Broadmoor Boulevard are either failing or close to failing in future year AM and PM peak hour conditions under the preferred alternative. The following recommendations provide guidance for future improvements necessary to maintain mobility throughout the study area and along I-182. Future interchange improvements or configurations should be explored to address the following needs:

Eastbound I-182 Ramps

10. Explore capacity improvements to the eastbound I-182 ramps, which include:
    - Address high volume going north through the intersection.
    - Explore on and off-ramp configuration to provide additional capacity for eastbound travelers.

Westbound I-182 Ramps

11. Explore capacity improvements to the westbound I-182 ramps, which include:
    - Widen westbound off-ramp approach at intersection to include a second westbound right turn lane.
    - Explore on and off-ramp configuration to provide additional capacity for westbound travelers.

APPENDIX

ITE 10th Edition High Density Alternative Trip Generation Estimations

	Land Use Described in EIS	ITE Land Use Code	Size	AM Peak			PM Peak		
				In	Out	Total	IN	OUT	Total
Non-Residential Uses	**Commercial**	820	120 KSF	70	43	113	219	238	457
	Internal Reduction (AM 23% in, 23% out; PM 18% in, 28% out)			*16*	*10*	*26*	*40*	*67*	*107*
	Pass-By Trips (34%)			*18*	*11*	*30*	*61*	*58*	*119*
	Office (above interchange)	710	184 KSF	184	30	214	34	178	212
	Internal Reduction (82% entering, 20% exiting)			*13*	*8*	*21*	*28*	*36*	*64*
	Office (below interchange)	710	58 KSF	58	9	67	11	56	67
	Mixed-Use Neighborhood								
	Neighborhood grocer, drug stores, coffee/sandwich/ice-cream shops, daycares, etc	820	50 KSF	29	18	47	91	99	190
	Internal Reduction (AM 23% in, 23% out; PM 18% in, 28% out)			*7*	*4*	*11*	*16*	*28*	*44*
	Pass-By Trips (34%)			*8*	*5*	*12*	*24*	*26*	*50*
	Mixed-Use Regional								
	Retail operations and shops	820	50 KSF	29	18	47	91	99	190
	Internal Reduction (AM 23% in, 23% out; PM 18% in, 28% out)			*7*	*4*	*11*	*16*	*28*	*44*
	Pass-By Trips (34%)			*8*	*5*	*12*	*24*	*26*	*50*
	Mixed-Use Interchange								
	Technology, research, business parks, limited office, retail	770	216 KSF	53	34	87	42	49	91
			Total Non-Res Trips	*422*	*152*	*575*	*488*	*719*	*1207*
			Internal Trips	*43*	*26*	*69*	*100*	*159*	*259*
			Pass-By Trips	*34*	*21*	*54*	*109*	*110*	*219*
			Net New Non-Residential Trips	*346*	*105*	*452*	*279*	*450*	*729*
Residential	**Low-Density Res (above interchange)**	210	1220 DU	226	676	902	761	446	1207
	Medium-Density Res	220	2550 DU	270	903	1173	900	528	1428
		210	700 DU	130	388	518	437	256	693
	Medium-High Density Res	220	1700 DU	180	602	782	600	352	952
	High Density Res	220	440 DU	36	122	158	155	91	246
	Townhomes, multi-family development	220	800 DU	85	283	368	282	166	448
	Res above commercial or office	231	60 DU	5	13	18	15	7	22
	Total Internal Trips for above residential land uses (AM 1% in, 1% out; PM 4% in, 3% out)			*9*	*30*	*40*	*125*	*56*	*182*
	Low-Density Res (below interchange)	210	380 DU	70	211	281	237	139	376
			Total Residential Trips	*1002*	*3198*	*4200*	*3387*	*1985*	*5372*
			Internal Trips	*9*	*30*	*40*	*125*	*56*	*182*
			Pass-By Trips	-	-	-	-	-	-
			Net New Residential Trips	*993*	*3168*	*4160*	*3262*	*1929*	*5190*
			OVERALL TOTAL			***4612***			***5919***

ITE 10th Edition Moderate Density Alternative Trip Generation Estimations

	Land Use Described in EIS	ITE Land Use Code	Size	AM Peak In	AM Peak Out	AM Peak Total	PM Peak IN	PM Peak OUT	PM Peak Total
Non-Residential Uses	*Mixed Residential*								
	Retail, wholesale service and ancillary office uses (# above interchange, # below interchange)	820	93 KSF (12.3 KSF)	54 (7)	33 (4)	88 (12)	170 (22)	184 (24)	355 (47)
	Internal Reduction to trips above interchange (AM 22% in, 22% out; PM 18% in, 28% out)			*12*	*7*	*19*	*31*	*52*	*82*
	Pass-By Trips (34%)			*14 (2)*	*9 (1)*	*23 (4)*	*47 (8)*	*45 (8)*	*93 (16)*
		710	173 KSF (22.8 KSF)	172 (23)	28 (4)	201 (26)	32 (4)	167 (22)	199 (26)
	Internal Reduction to trips above interchange (AM 7% in, 27% out; PM 73% in, 20% out)			*12*	*8*	*20*	*23*	*33*	*57*
	Regional Commercial								
	Commuter services, technology/research, business parks, limited office, retail (# above interchange, # below interchange)	820	147 KSF (52.5 KSF)	86 (31)	53 (19)	138 (49)	269 (96)	291 (104)	560 (200)
	Internal Reduction to trips above interchange (AM 22% in, 22% out; PM 18% in, 28% out)			*19*	*12*	*30*	*48*	*82*	*130*
	Pass-By Trips (34%)			*23 (10)*	*14 (6)*	*37 (17)*	*75 (33)*	*71 (35)*	*146 (68)*
		770	147 KSF (52.5 KSF)	36 (13)	23 (8)	59 (21)	28 (10)	33 (12)	62 (22)
	Internal Reduction to trips above interchange (AM 7% in, 27% out; PM 73% in, 20% out)			*3*	*6*	*9*	*21*	*7*	*27*
			Total Non-Res Trips	*422*	*172*	*594*	*631*	*837*	*1471*
			Internal Trips	*46*	*33*	*78*	*123*	*174*	*296*
			Pass-By Trips	*49*	*30*	*81*	*163*	*159*	*323*
			Net New Non-Residential Trips	*327*	*109*	*435*	*345*	*504*	*852*
Residential	**Low-Density Res**	210	78 DU	14	43	58	49	29	77
	High Density Housing Overlay	220	1342 DU	142	475	617	473	278	752
		221	2460 DU	230	655	886	660	422	1082
	High Density Res	220	1077 DU	114	381	495	380	223	603
	Mixed Res (above interchange)	220	336 DU	36	119	155	119	70	188
	Total Internal Trips for above residential land uses (AM – 2% in, 1% out; PM - 8% in, 8% out)			*11*	*17*	*28*	*134*	*82*	*216*
	Mixed Res (below interchange)	220	262 DU	28	93	121	92	54	147
			Total Residential Trips	*564*	*1766*	*2332*	*1773*	*1076*	*2849*
			Internal Trips	*11*	*17*	*28*	*134*	*82*	*216*
			Pass-By Trips	-	-	-	-	-	-
			Net New Residential Trips	*553*	*1749*	*2304*	*1639*	*994*	*2633*
			OVERALL TOTAL			***2739***			***4273***

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October 3, 2019

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Subject: Broadmoor Master Plan – Traffic Analysis

The preliminary traffic analysis for the Broadmoor Master Plan is completed; please find the attached document for your review. In March of 2017, the City issued the EIS scope, and one of the required components was the analysis of future development on the local transportation system.

The attached transportation analysis covers approximately 1,600 – 2,000 acres of predominately-undeveloped property in northwest Pasco. The Broadmoor Non-Project EIS identified three potential land-use and development alternatives: Coordinated High-Density, Coordinated Moderate-Density and a No-Action that is consistent with the existing comprehensive plan.

The analysis determined that the Coordinated-High Density alternative would have the highest increase of total vehicle trips; however, the trip types would be shorter (decrease of VMT) and have a higher chance of remaining within the Broadmoor area. The moderate density scenario would also increase the amount of total trips and would be more dependent on local and state facilities.

The analysis completed for the Broadmoor Master Plan will be included in the ongoing development of the City of Pasco Comprehensive Plan. We look forward to coordinating with the WSDOT, the Benton-Franklin Council of Governments and our regional/state partner agencies on this effort.

Please contact our office at (509) 545-3441.