



AGENDA

Hearing Examiner

6:00 PM - Wednesday, April 8, 2026

Pasco City Hall, Council Chambers & Microsoft Teams Webinar & GoToWebinar

Page

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

To attend online please use this link:
<https://events.gcc.teams.microsoft.com/event/2ac97dda-2d74-435a-986b-cee89f1e21a0@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/psctlive and on the City's Facebook page at www.facebook.com/cityofPasco.

2. **CALL TO ORDER**
3. **PUBLIC HEARINGS**

- (a) **SP2026-003 General Contractors' Yard at 1948 N 4th Ave**
The applicant proposes developing a portion of the 2.46-acre lot into a contractor's plant or storage yard. The proposed development is on a parcel within 300' of a residential district.

4. **ADJOURNMENT**

2 - 20



MASTER FILE #: SP 2026-003

PROPONENT: Paul & Sara Little
2220 Road 80
Pasco, WA 99301

APPLICANT: RJH Commercial Ventures
C/O Karen Walton
2644 Harris Ave
Richland, WA 99354

REQUEST: **Special Permit:** To develop a contractor's plant or storage yard within 300' of a residential district.

Timeline:

March 12, 2026	Application Submitted
March 23, 2026	Application Deemed Complete
March 25, 2026	Notice of Public Hearing for SP2026-002 scheduled for April 8, 2026, was posted on the City of Pasco website, published in the Tri-City Herald Newspaper, and mailed to properties within 300 feet of the proposal.
April 1, 2026	Public Hearing Staff Report Published

BACKGROUND

1) PROPERTY DESCRIPTION:

Abbreviated Legal: BUCKS SUBDIV LOTS 9 TO 19

Site Location: 1948 N 4th Ave. (Parcel# 113452185), Pasco, WA 99301

Property Size: 2.46 acres (107,518.46 Square Feet).

2) ACCESS: The site is currently accessed from N 4th Ave to the east.

3) UTILITIES: Municipal water is available in N 4th Ave to the east, N 5th Ave to the west, and within a utility easement that bisects the property. Municipal sewer is available in N 5th Ave to the west, and within an alleyway/ utility easement to the north. The site is currently served by both municipal water and sewer.

4) LAND USE AND ZONING: The property is zoned C-3 (General Business) and is currently developed with a towing and autobody shop. Surrounding properties are zoned and developed as follows:

Direction	Zone	Current Development
North	C-3 and C-1	Manufactured home park & automotive repair businesses
East	C-1 and I-1	Manufacturing business, gas station & multi-family dwelling
South	C-3 and C-1	Single and multi-family dwellings and commercial uses
West	R-1	Single family dwellings

- 5) **COMPREHENSIVE PLAN:** The Comprehensive Plan designates the location as “Low Density Residential” and “Commercial”. The low-density residential designation supports a variety of residential housing at a density of 3 to 6 dwelling units per acre. Which is not in line with the current zoning nor the proposal, however the commercial designation supports neighborhood, community and regional shopping and specialty centers, business parks, service and office uses, which is in line with the commercial nature of the proposal.
- 6) **ENVIRONMENTAL DETERMINATION:** The Special Permit is exempt from SEPA due to the project meeting exemption requirements of WAC 197-11-800(6)(b).

BACKGROUND

Request

The applicant proposes developing a portion of the 2.46-acre lot into a contractor’s plant or storage yard. The proposed development is on a parcel within 300’ of a residential district.

Site

The site has been developed as an autobody shop and towing yard. The current building which houses an office, autobody painting and auto repair facility is approximately 18,660 sq.ft. in size. In addition, the applicant intends to operate a construction and restoration company out of the existing building. The current building will be used as a warehouse space, and for restoration purposes. The site has traditionally housed multiple vehicles outside as well as auto parts for restoration or recycling. The site is currently surfaced with compacted gravel and asphalt. The site currently has a parking lot with +/- 33 parking spaces.

History

The site was annexed into the City on March 15, 1949, with Ordinance #0649. A zoning determination for this annexation is not readily available due to the age of the annexation. The site was rezoned from C-1 (Retail Business) to C-3 (General Business) in 2004 with Z2004-089.

Special Permit 2004-090 was approved on 10/04/2026 to allow for an autobody shop on the property.

Special Permit 10-007 was approved on 05/03/2010 to allow for the expansion of the autobody shop and to allow for automotive repair work on the property.

Land Use Regulations

Per Pasco Municipal Code (PMC) 25.100.040(4) Contractor’s plant or storage yard within 300 feet of a residential district requires a special permit.

Per PMC 25.195.020(6) the Hearing Examiner has the authority to make decisions on Land Use Decisions

described in PMC 2.50.080, such as special permits.

STAFF FINDINGS OF FACT

- 1) An application was submitted on March 12, 2026.
- 2) Notice of the public hearing was posted on the City of Pasco website, published in the Tri-City Herald, and mailed to properties within 300 feet of proposal on March 25, 2026.
- 3) The proposed site is Parcel # 113452185 in Pasco, WA.
- 4) The site is zoned C-3 (General Business).
- 5) The site has been developed as an autobody / auto repair shop since 2004.
- 6) Applicant proposes to develop a contractor's plant or storage yard.
- 7) The proposed use is within 300' of a residential district.
- 8) Contractor's plants or storage yards are considered a "Conditional Use" when within 300' of a residential district within the C-3 zoning district.
- 9) Conditional uses in the C-3 zoning district may be permitted through the Special Permit process.

TENTATIVE CONCLUSIONS BASED ON FINDINGS OF FACT

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

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

Policy ED-2-B: Encourage development of a wide range of commercial and industrial uses strategically located near major transportation corridors or facilities and in close proximity to existing or proposed utility infrastructure while supporting local and regional needs.

Goal LU-6: Encourage distinctive quality community and regional commercial and industrial developments that support the city's overall development goals.

Policy LU-6-A: Encourage commercial and higher-density residential uses along major corridors and leverage infrastructure availability.

(2) The proposal will adversely affect public infrastructure;

Access to the site is currently established off N 4th Avenue. Utilities are available on site and have been designed and constructed to accommodate current uses. The proposed contractor's storage yard does not appear to place more of a burden on utilities than the established autobody and auto repair shop currently operating on the property. As such staff finds the proposed use will not increase the need for infrastructure improvements and is unlikely to adversely impact the existing infrastructure.

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

The properties in the general vicinity are a mixture of residential, commercial, and industrial uses. Properties to the north, east, and south of the proposal bordering N 4th Ave include a manufacturing business, a gas station, autobody shop, several apartment complexes, a manufactured home park, and a bakery. Properties to the east of the proposal have been developed as single family dwellings. North 4th Ave is a principal arterial, and the City of Pasco's Comprehensive Plan Land Use Policy 6-A encourages commercial and higher density residential uses along major corridors. An existing solid concrete block wall exists on the property facing N 5th Ave to the east, but the solid fence has a chain link gate on the northeast corner of the property. The concrete block fence appears to be between 6 and 7 feet in height, which will limit noise and visual disturbance from the property as it is a solid barrier between the residential district and the commercial use. There is a gate in

the northwestern corner of the lot that lessens the mitigations provided by the solid concrete block fence. After speaking with the applicant, they have requested to keep the gate as an emergency exit. Therefore as a condition of approval the existing gate will need to be modified into a solid gate and be labelled as a means of emergency egress only. Maintenance and operation of the proposed contractor's yard may interfere with the harmony of the general vicinity, as it may produce excess noise from the movement and storage of product, hours of operations, or unpleasant sights from material storage or stockpiles. These possible interferences to the harmony of the general vicinity will be addressed with conditions included later in this staff report. Staff finds that the proposed contractor's yard, as conditioned, would be in harmony with the mixed commercial, residential, and industrial character of the existing character of the area.

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

The proposed contractor's yard will be subject to the Pasco Municipal Code. The proposed contractor's yard requires the storage of materials outside the existing structures. The location and height of the material storage within the proposal may change as necessitated by the commercial interest of the applicant. If the current or future applicants wish to change the nature of the proposed special permit or add buildings/ land area/ conditionally permitted uses, a new special permit will be required. The proposed contractor's yard will be limited to the area of Parcel No. 113452185. The height of the storage of any materials will be conditioned so as not to discourage the development of permitted uses on property in the general vicinity. The application, as conditioned, will not discourage development of permitted uses on property in the general vicinity or impair their value as the building will meet Pasco Municipal Code Standards.

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

Examples of permitted uses in the C-3 (General Commercial) district include but are not limited to: Heavy machine sales and service; warehouses; service stations; wholesale businesses; and contractors plant or storage yard, provided such plant or yard is more than 300 feet from a residential district. The permitted uses in the C-3 district listed above may produce more noise, fumes, vibrations, dust, traffic, and flashing lights than is expected to be produced by proposed contractor's yard. However, as the proposed contractor's yard is within 300' of a residential district it will require conditions to mitigate the potential impacts from likely objectionable factors. Noise, dust, and traffic are the likeliest of the listed objectionable factors to come from a contractor's yard. additional traffic to the site may cause additional noise and dust by bringing material in or taking it from the site. Noise may also come from the movement of the material around the site. Pasco Municipal Code chapter 9.130 regulates noise within the city, this proposal will be conditioned to follow this chapter of the municipal code. Dependent upon materials stored at the site dust may migrate to adjacent properties. Objectionable factors related to dust and traffic will be conditioned in this permit to limit their interference to nearby properties.

Flashing lights, vibrations, and fumes are unlikely to be generated from a contractor's yard in a manner that would be more significant than other uses in the C-3 district.

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

N 4th Ave is a principal arterial where the City of Pasco intends to focus commercial development. The corridor includes a mix of commercial and industrial uses, with portions zoned I-1 Light Industrial. Uses permitted in the I-1 district are generally more intensive and present greater potential impacts to public health and safety than the conditionally permitted use.

The C-3 district allows contractor plants and storage yards outright when located more than 300 feet from a

residential district. As conditioned, the proposed contractor's yard at 1948 N 4th Ave will not endanger public health or safety. It is not expected to create a nuisance, as the same use is permitted outright, without special conditions, in the C-3 district when sufficiently separated from residential zoning. In this particular case, the determining factor for requiring a special permit is proximity to another zoning district, not the nature of the use itself.

The proposal must comply with all relevant provisions of the Pasco Municipal Code, including outdoor lighting and noise regulations. Any violations would trigger enforcement and corrective action. The use will also undergo periodic reviews to ensure ongoing compliance with all permit conditions.

APPROVAL CONDITIONS

- 1) The special permit shall apply to 1948 N 4th Ave. (Parcel# 113452185) and any subsequent subdivision thereof.
- 2) All lighting shall be directed downward and shielded in such a way that no light from the development encroaches onto another property.
- 3) No materials shall be stored in any manner that is 15' in height or greater.
- 4) Noise from the property shall not exceed the maximums allowed by Pasco Municipal Code 9.130.
- 5) Hours of operation shall be no earlier than 7am and no later than 10pm.
- 6) The property shall be screened on all sides in accordance with Pasco Municipal Code 25.180.040, the existing gate on the northwestern corner shall be converted into a solid gate, and be labelled as an emergency exit.
- 7) The site plan shall be developed in substantial conformity to the Special Use Permit application, site plan and any building plans submitted.
- 8) Any modification or change in the nature, character or intensity of the use may require additional review and/or Special Use Permits.
- 9) Applicant shall adhere to all Federal, State and City zoning, building, fire, and safety codes.

RECOMMENDATION

Staff recommends approval of a Special Use Permit located at Parcel # 113452185 to allow for a contractor's plant or yard within 300' of a residential district 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 / F: 509.545.3499

Fee: \$625

CITY OF PASCO SPECIAL PERMIT APPLICATION

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

UNCLASSIFIED USES:

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

REQUIREMENTS:

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

- d. The location of existing and proposed parking areas with each parking space shown.
 - e. Existing and proposed open spaces and landscape areas.
4. The property owner's notarized signature acknowledging the application

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

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

1. The proposal is in accordance with the goals, policies, objectives, maps and/or narrative text of the Comprehensive Plan;
2. The proposal will adversely affect public infrastructure;
3. The proposal will be constructed, maintained and operated to be in harmony with the existing or intended character of the general vicinity;
4. The location and height of proposed structures and the site design will discourage the development of permitted uses on property in the general vicinity or impair the value thereof;
5. The operations in connection with the proposal will be more objectionable to nearby properties by reason of noise, fumes, vibrations, dust, traffic, or flashing lights than would be the operation of any permitted uses within the district; and
6. The proposal will endanger the public health, or safety if located and developed where proposed, or in any way will become a nuisance to uses permitted in the district.

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

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

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



City of
Pasco

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

Fee: \$625

**CITY OF PASCO
SPECIAL PERMIT APPLICATION**

Master File # _____

Date Submitted: 2.25.20

Applicant Info	Owner Info (if different than applicant)
Name: Paul & Sara Little	Name: <u>RJH Commercial Ventures</u>
Address: 2220 Rd 80 Pasco WA 99301	Address: <u>40 Karen Walton</u> <u>2644 Harris Ave</u> <u>Richland, WA 99354</u>
Phone: 509-727-2722	Phone: <u>Polly Frisby 760-985-5435</u>
Email: pslittleacres@gmail.com	Email: <u>Polly kandcfrisby@gmail.com</u>

Project Address: 1948 4th Ave Pasco WA

Project Parcel Number: 113452185
C3

Current Zoning: _____

Source of domestic water: City water

Method of sewage disposal: City Sewer

Present use of the land and structure(s) if any: Previous Towing & Autobody shop

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

No known violations

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

The building will be used for a construction & restoration company. We will have a showroom and place to meet with customers as well as offices for employees. The warehouse space will be used to house materials and tools for construction & restoration purposes. The yard will be used to park company vehicles and trailers.

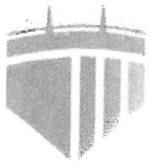
NOTE: Provide a variance report giving a list and mailing address of owners of all property within 300 feet of the applicant's property, as shown by a local title company OR payment of \$50.00 which shall be utilized by the City to obtain a current list of property owners of all properties within 300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

Fee for Special Permit	-	\$500.00
Environmental Checklist	-	\$ 75.00 (If Applicable)
Radius Notification	-	<u>\$ 50.00</u>
		\$625.00

☐ SEPA Checklist (If Applicable)

☐ Site map

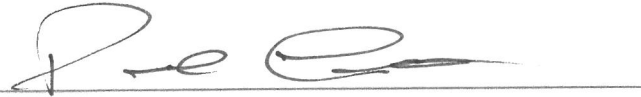
☐ Fee of \$625



City of
Pasco

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

Fee: \$625



Signature of Applicant



*Notarized Signature of Property Owner

State of ~~Washington~~ ^{Arizona})
County of ~~Franklin~~ ^{Maricopa})

ss.

On this 16th day of February, 2026, before me the undersigned, a Notary Public in and for the State of ~~Washington~~ ^{Arizona}, duly commissioned an sworn, personally appeared Polly Frisby 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 16th day of February, 2026.



DRAKE VOSS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 632780
Expires September 2, 2026


Notary Public in and for the State of ~~Washington~~ ^{Arizona}
Residing at Scottsdale, AZ
My Commission expires 9/2/26

Affidavit of Mailing

In regards to MF# SP2026-003

I, Carmen Patrick, hereby confirm that notification was sent by mail March 24, 2026 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, March of 2026.



Representative's Signature



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 April 8th, 2026, at 6:00 pm

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

Proposal: Applicant Paul Little, on behalf of RJH Commercial Ventures, applied for a Special Use Permit (SP2026-003) for the development of a contractors plant or storage yard within 300' of a residential district. The project is located at 1948 N 4th Ave, (Parcel #113452185) Pasco, WA 99301.

Public Comment Period: Written comments must be submitted to the Community Development Department by 5:00 p.m. on **April 8th, 2025**, to be included in the written record. If you have questions on the proposal, contact the Planning Division at (509) 543-5735 or via e-mail to: bagleyj@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: Hearing Examiner will render a Decision on the Special Permit application within ten (10) days of the public hearing.

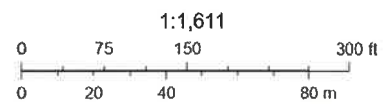
Prepared March 23, 2026 by: *James Bagley*, Planner II, PO Box 293 Pasco, WA 99301 (509) 543-5735

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



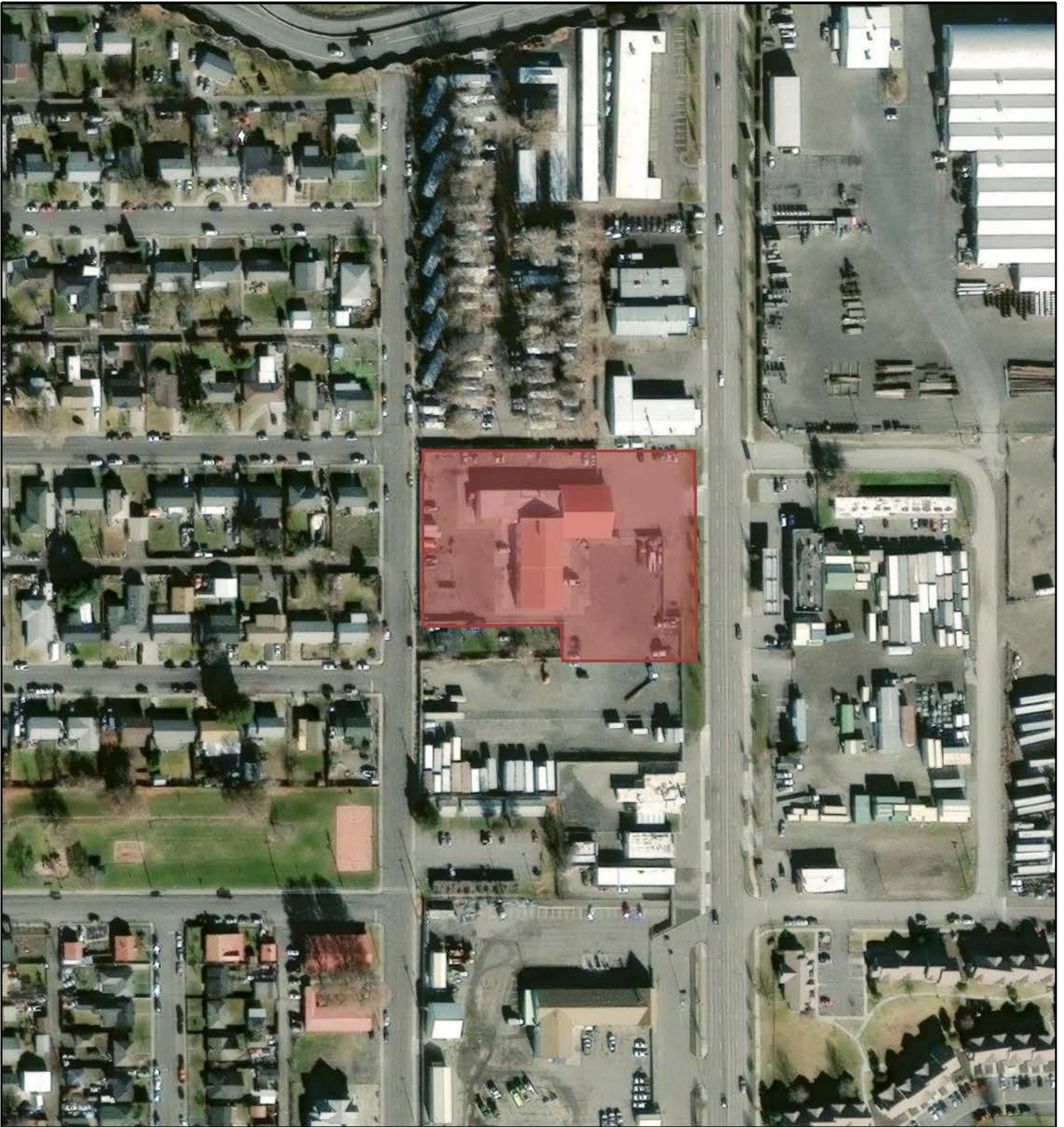
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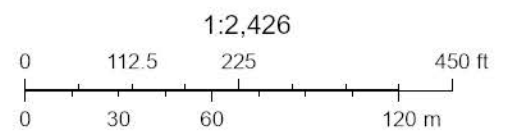
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

TAXPAYER_NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_ST	ZIP_CODE
STEPHEN & JOY MOBERLY	703 W JAN ST	PASCO	WA	99301-3623
NOEL & DONNA GARCIA	467 SUNDANCE DR	RICHLAND	WA	99352-8625
GRICELDA V CAMPOS	711 W JAN ST	PASCO	WA	99301-3623
GUNTER GERVAIS	715 W JAN ST	PASCO	WA	99301-3623
R C WEATHERS	712 W JAY ST	PASCO	WA	99301-3628
ELOY GOMEZ	708 W JAY ST	PASCO	WA	99301-3628
JERI BOURSAW	704 W JAY ST	PASCO	WA	99301-3628
VICTOR VALLADARES (ETUX)	716 W JAN ST	PASCO	WA	99301-3624
JUANA VARGAS MADRIGAL (JTWROS)	712 W JAN ST	PASCO	WA	99301-3624
NORMAN & JULIA C MAGANA (TR)	PO BOX 52408	OXNARD	CA	93031-2408
VICENTE GARCIA	702 W JAN ST	PASCO	WA	99301-3624
MARTIN RAMIREZ MANRIQUEZ (ETUX)	703 W LEOLA ST	PASCO	WA	99301-3629
KARINA SUJEY UZARRAGA RIVERA	302 S HARRISON ST	KENNEWICK	WA	99336-2007
SARA C ESPINOZA	711 W LEOLA ST	PASCO	WA	99301-3629
TYLER D & ASHLEY D RUSH	715 W LEOLA ST	PASCO	WA	99301-3629
CHAS & KATHRYN DAUGHERY	716 W LEOLA ST	PASCO	WA	99301-3630
MAYOLA TOWNSEND	PO BOX 4765	PASCO	WA	99302-4765
MARIA R CASTANEDA-MUNGUIA (ETAL)	708 W LEOLA ST	PASCO	WA	99301-3630
MANUEL & ESTHER VIERA	704 W LEOLA ST	PASCO	WA	99301-3630
CITY OF PASCO	PO BOX 293	PASCO	WA	99301-0293
DONALD & JENNINE LENSEIGNE	72705 E GRAND BLUFF LOOP	KENNEWICK	WA	99338-5905
GERALD & PATRICIA JOHNSON	6004 W YELLOWSTONE AVE	KENNEWICK	WA	99336-1218
GERALD & PATRICIA JOHNSON	6004 W YELLOWSTONE AVE	KENNEWICK	WA	99336-1218
GERALD & PATRICIA (ETAL) JOHNSON	5900 W CLEARWATER AVE	KENNEWICK	WA	99336-1846
CONNIE CAMACHO	2120 N 4TH AVE	PASCO	WA	99301-3730
LARRY & ANGELA STIRLING	PO BOX 2588	PASCO	WA	99302-2588
ROBERT & JEANNIE KOPP	1912 N 4TH AVE	PASCO	WA	99301-3729
RJH COMMERCIAL VENTURES LLC	1925 N 4TH AVE	PASCO	WA	99301-3728
ALEX ALBERTO MARTINEZ	1223 W JAN ST	PASCO	WA	99301-3548
CARLOS ARELLANO (ETAL)	114 RIDGEMONT DR	EAST WENATCHEE	WA	98802-5450
JAS & SONS LLC	1949 N 4TH AVE	PASCO	WA	99301-3728
RJH COMMERCIAL VENTURES LLC	1925 N 4TH AVE	PASCO	WA	99301-3728
RJH COMMERCIAL VENTURES LLC	1925 N 4TH AVE	PASCO	WA	99301-3728
SONIA URBACH	1691 BELLEVUE RD	PASCO	WA	99301-8864
FRANKLIN COUNTY PUD #1	PO BOX 2407	PASCO	WA	99302-2407
BRYAN WALSH	PO BOX 1296	RICHLAND	WA	99352-1296
RJH COMMERCIAL VENTURES LLC	1925 N 4TH AVE	PASCO	WA	99301-3728
RJH COMMERCIAL VENTURES LLC	1925 N 4TH AVE	PASCO	WA	99301-3728
RJH COMMERCIAL VENTURES LLC	1925 N 4TH AVE	PASCO	WA	99301-3728

Vicinity Map



4/1/2026, 10:13:54 AM



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

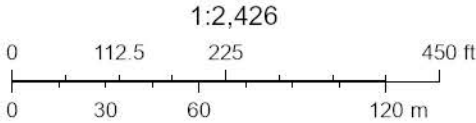
Zoning Map



4/1/2026, 10:16:05 AM

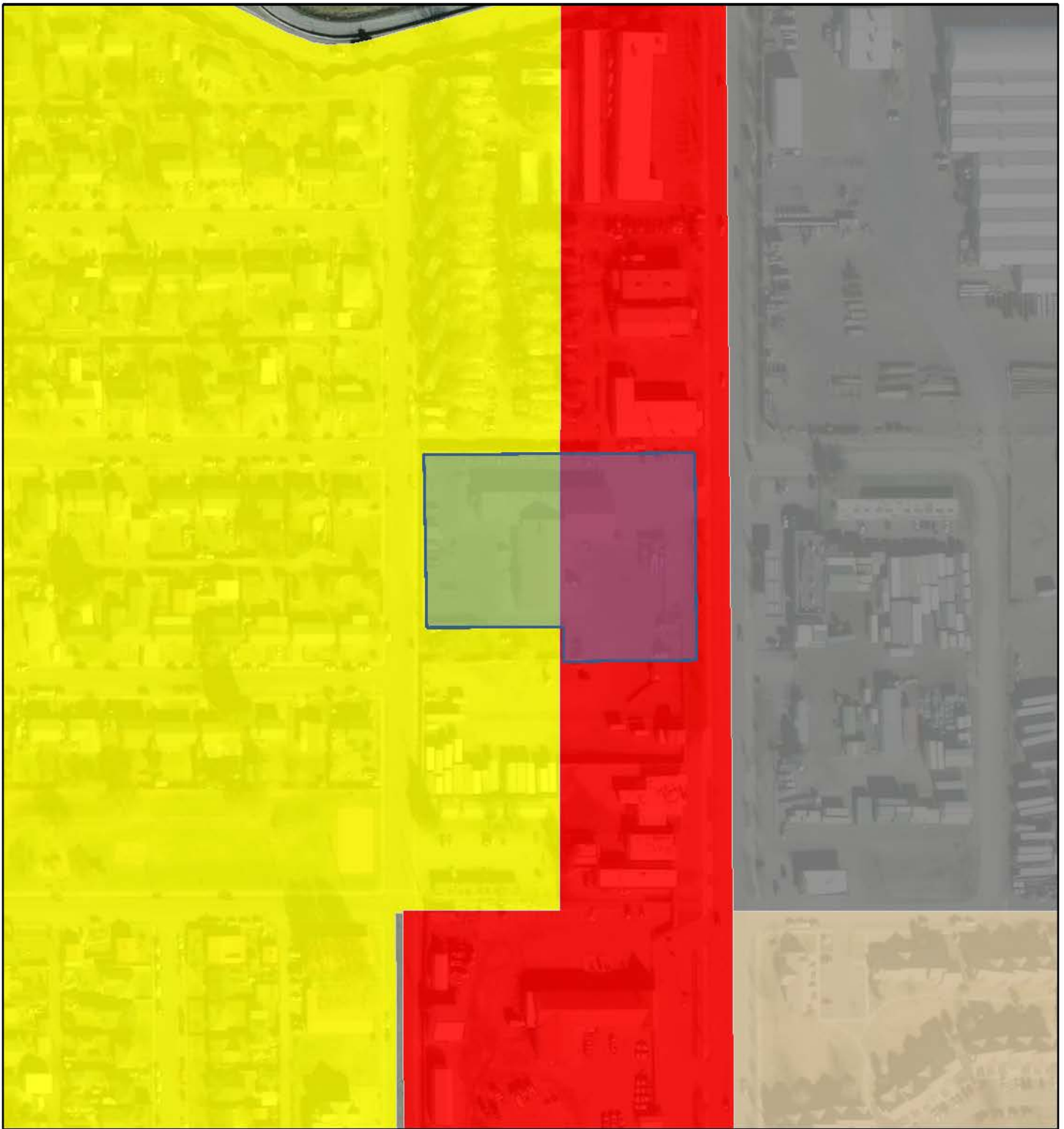
Zoning

- C-1, Retail Business District
- C-3, General Business District
- I-1, Light Industrial District
- R-1, Low-Density Residential District
- R-3, Medium-Density Residential District



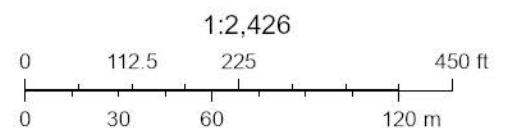
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Land Use Map



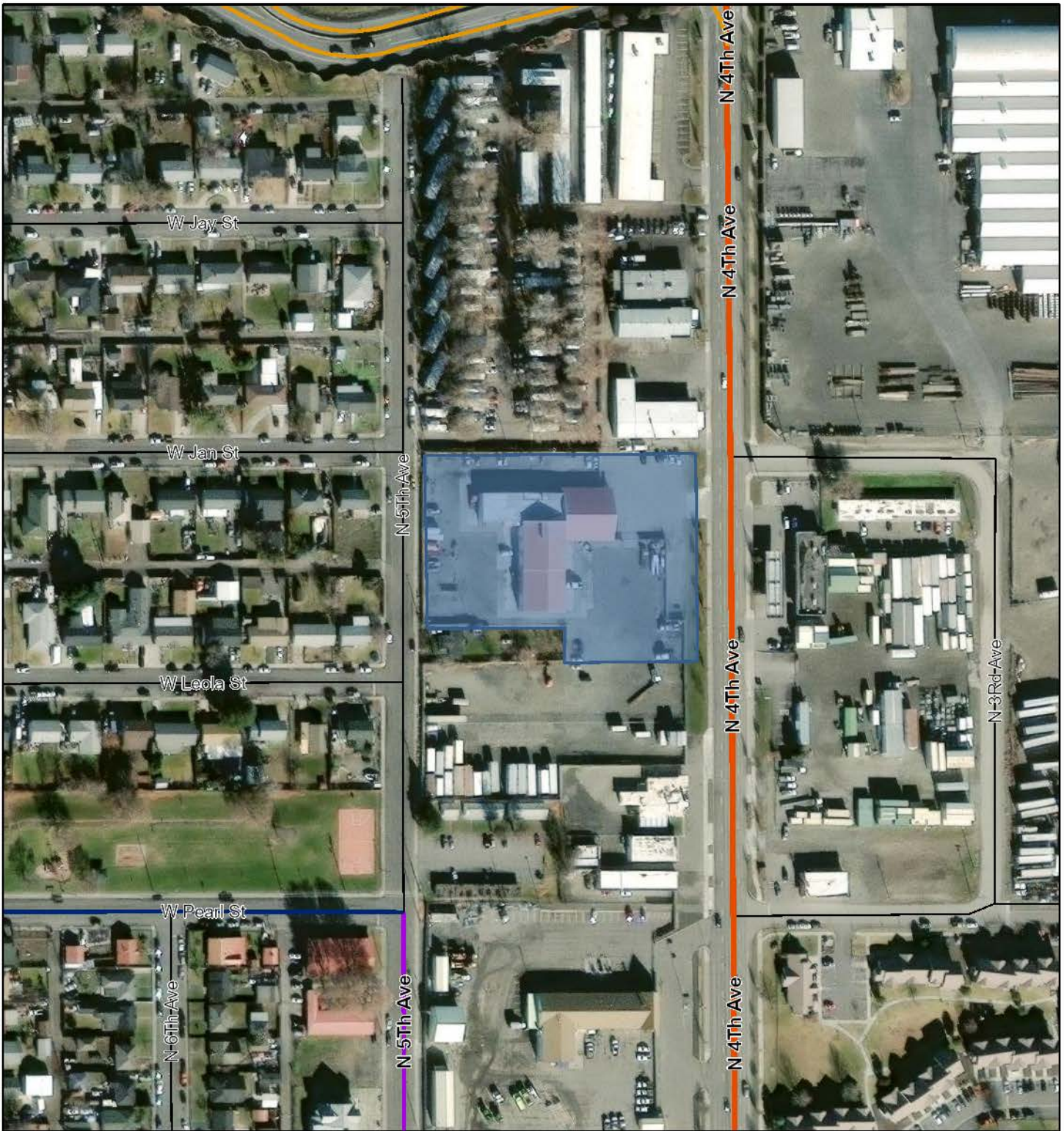
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Land Use	
	Airport Reserve
	Open Space Parks
	Public Quasi-Public
	Reclamation
	Office
	Commercial
	Confederated Tribes - Colville
	DNR Reserve
	High Density Residential
	Low Density Residential
	Medium Density Residential
	Medium High Density Residential
	Mixed Residential Commercial
	Mixed Use Interchange
	Mixed Use Neighborhood
	Mixed Use Regional



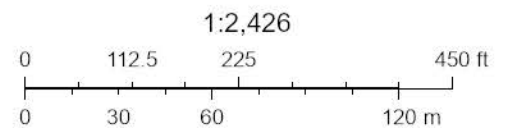
Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Transportation Map



4/1/2026, 10:19:47 AM

Road Centerlines	Minor Collector	Minor Collector Future
Interstate	Neighborhood Collector	Minor Arterial Future
Highway	Local	Neighborhood Collector Future
Ramp	Other	Railroads
Principal Arterial	Principal Arterial Future	Sidetrack
Minor Arterial	Major Collector Future	Main
Major Collector		



1:2,426

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